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Appendix to Additional Sustainability Appraisal of North Essex Local Plan Section 1

Site information forms

Prepared by North Essex Authorities
July 2019

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Client: North Essex Authorities

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Site information forms

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July 2019

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1 Introduction

- 1.1 This document forms an appendix to the Additional SA of the North Essex Section 1 Local Plan.
- 1.2 The North Essex Authorities (NEAs) engaged with each site promoter via a site information form (SIF) to confirm what would be likely to be provided as part of development coming forward at different scales of development. The forms also served to confirm the NEAs' wider understanding of what was being proposed (for example any discrepancies in site boundaries) and to gain a declaration that the proposal is viable in light of stated infrastructure requirements and other aspects of sustainable development. Copies of all of the SIFs are provided in this appendix to the main SA report.
- 1.3 The NEAs made a reasonable effort to contact relevant site promoters using information from their SHLAAs. Where site ownership was fragmented, such as where there are small land holdings within a larger site, engagement focussed on the largest land parcels as smaller sized residential only greenfield developments were assumed to be deliverable and viable on their own. On some occasions, such as at VE4 Weeley Garden Village where the site was more equally split, all relevant site promoters were contacted and multiple SIFs were received, as published.
- 1.4 SIFs were received and moderated by the NEAs in accordance with the instructions provided to site promoters at the time of sending. NEAs have made edits where appropriate to summarise responses, update factual information, correct clear errors, or ensure consistency on the assumptions made for the provision of generic infrastructure.

2 Site information forms

Confirmation of Site Proposals - ALTGC2

The purpose of this document is to provide a summary of the proposals for development at the site referred to in the table below. The information within this document will be used to inform the Additional Sustainability Appraisal work required to address the Inspectors concerns (set out in his letter of 8 June 2018 – IED011). This form has been pre-filled by the NEAs and represents their understanding of the site proposals. Please fill in the deliverability and employment information where requested below. Please also amend the other details within this document if you consider them to be inaccurate.

Site Ref	ALTGC02
Site Name	Land east of Silver End
Site Boundary Please confirm whether the site boundary in the appendix is correct or if not, please provide a revised site boundary.	Yes
Site Promoter(s) (Please confirm the person(s) / organisation(s) who are promoting the site through the local plan process)	Strutt & Parker
Land ownership and control (Please state the person(s) / organisation(s) who own and / or control the land on the site, and whether this is by ownership, option agreement or other means)	<u>Summary</u> Single landownership, higher deliverability. <u>Ownership / control</u> Option Agreement
Gross site area (Ha)	165
Demand for housing Please confirm that there is demand for housing in this location (and provide a high level justification)	Yes - Located in the central corridor housing market value area in Braintree value area 3 This is a high value market area within the NEAs.

Capacity options and proposal specifics

The Inspector requested that each site is tested at a range of dwelling capacities. Using standardised formula, the dwelling capacities in the columns of the table below have been calculated. For each dwelling capacity option set out in the columns, please confirm whether the information set out is correct.

	2,500	1,800
Delivery rate Please confirm the anticipated rate of housing delivery.	250 dwellings per annum from 2023/24	200 dwellings per annum from 2023/24
Delivery by 2033 Please confirm that if allocated in the Section 1 plan by 2020, the site will be able to provide a minimum of 2,250 dwellings prior to March 2033.	Yes	N/A
Deliverability Are you aware of any issues or constraints that might prevent development taking place on the site, for example in relation to any consultation undertaken with relevant bodies and statutory undertakers? If so, please provide a high level summary of these.	No	No
Employment provision Please provide the approximate amount of employment land (in hectares) to be provided within the site (if any).	10-20ha, based on indicative proposals put forward in Concept Statement	10-20ha, based on indicative proposals put forward in Concept Statement
Strategic Infrastructure Please confirm the strategic infrastructure listed is required to support development of the site at the relevant dwelling capacity. Infrastructure should be policy compliant, viable and deliverable ¹ . ¹ please note that the list of infrastructure provided is a focussed view of what may be required, to inform the sustainability appraisal work. NEAs reserve the right to refine and add to items should they feel this is justified.	Yes <ul style="list-style-type: none"> A120 route option D&E Grade-separated A120 junction at Silver End RTS links to Braintree Town, Braintree Freeport and Colchester 	Yes <ul style="list-style-type: none"> A120 route option D&E Grade-separated A120 junction at Silver End
Local Infrastructure and mitigation Please confirm that the infrastructure and environmental mitigation listed will form part of the proposals. ² Open Space includes country park, mitigation for Habitats Regulations and landscape mitigation as required.	Yes <ul style="list-style-type: none"> Early Years Primary School(s) Youth Centre provision Open Space² Bus services Local centre facilities Community meeting spaces 	Yes <ul style="list-style-type: none"> Early Years Primary School(s) Youth Centre provision Open Space² Bus services Local centre facilities Community meeting spaces
Viability Please confirm that the site can viably deliver policy compliant sustainable	Yes <ul style="list-style-type: none"> External funding required for A120 route option D&E 	Yes <ul style="list-style-type: none"> External funding required for A120 route option D&E

	2,500	1,800
<p>development³ and all necessary environmental mitigation, whilst also achieving a benchmark land value in accordance with national planning policy and guidance, at the dwelling capacity in each column.</p> <p>Please make clear any related factors, such as reliance on any external funding.</p>	<ul style="list-style-type: none"> ▪ External funding required for grade-separated A120 junction at Silver End ▪ RTS links will require external funding from transport operating companies. 	<ul style="list-style-type: none"> ▪ External funding required for grade-separated A120 junction at Silver End

³ Policy Compliant Sustainable Development is development which provides for the following:

Community and stakeholder empowerment in the design and delivery of the site;

At an early stage of the delivery of the site, establish a sustainable funding and governance mechanism for future stewardship, management, maintenance and renewal of community infrastructure and assets;

Provide supporting infrastructure ahead of or in tandem with the development it supports;

Provides a minimum of 30% affordable housing;

Provide a mix of housing types and tenures including self-build, custom-build and starter homes at appropriate densities to their context;

Be planned to result in a step change in providing for more sustainable transport, prioritise walking, cycling and use of public transport over private car use and include foot and cycle ways throughout the development;

Be structured to provide sociable, vibrant and walkable neighbourhoods with equality of access for all;

Provide convenient and effective active travel or public transport connections with the surrounding town and service centres and major employment locations;

Provide appropriate access to the highway network;

Protect and/or enhance heritage and biodiversity assets within and surrounding the site and secure net gains in local biodiversity and significant green infrastructure connectivity within and linking to/from the site;

Provide appropriate buffers along strategic road and rail infrastructure to protect new development;

Secure the highest standards of energy efficiency and innovation in technology to reduce the impact of climate change;

Provide for water efficiency (and water neutrality in areas of serious water stress);

Provide, manage and maintain sustainable surface water management measures;

Secure sustainable waste and mineral management including consideration of potential on-site mineral resources through a Minerals Resource Assessment by the Minerals Planning Authority;

High speed and reliable broadband will be provided and homes will include specific spaces to enable working from home; and

Provides measures to support the new community.

Confirmation of Site Proposals - ALTGC3

The purpose of this document is to provide a summary of the proposals for development at the site referred to in the table below. The information within this document will be used to inform the Additional Sustainability Appraisal work required to address the Inspectors concerns (set out in his letter of 8 June 2018 – IED011). This form has been pre-filled by the NEAs and represents their understanding of the site proposals. Please fill in the deliverability and employment information where requested below. Please also amend the other details within this document if you consider them to be inaccurate.

Site Ref	ALTGC03
Site Name	The Pattiswick Estate (Monks Wood)
Site Boundary Please confirm whether the site boundary in the appendix is correct or if not, please provide a revised site boundary.	Yes
Site Promoter(s) (Please confirm the person(s) / organisation(s) who are promoting the site through the local plan process)	Lightwood Strategic
Land ownership and control (Please state the person(s) / organisation(s) who own and / or control the land on the site, and whether this is by ownership, option agreement or other means)	<u>Summary</u> Single landownership, higher deliverability. <u>Ownership / control</u> Promotional agreement
Gross site area (Ha)	909
Demand for housing Please confirm that there is demand for housing in this location (and provide a high level justification)	Yes - Located within Braintree Rural Fringe housing market area in Braintree Value Area 3. This is a high value area within the NEAs.

Capacity options and proposal specifics

The Inspector requested that each site is tested at a range of dwelling capacities. Using standardised formula, the dwelling capacities in the columns of the table below have been calculated. For each dwelling capacity option set out in the columns, please confirm whether the information set out is correct.

	13,500	5,500	2,000
Delivery rate Please confirm the anticipated rate of housing delivery.	250 dwellings per annum from 2023/24	250 dwellings per annum from 2023/24	250 dwellings per annum from 2023/24
Delivery by 2033 Please confirm that if allocated in the Section 1 plan by 2020, the site will be able to provide a minimum of 2,250 dwellings prior to March 2033.	Yes	Yes	N/A
Deliverability Are you aware of any issues or constraints that might prevent development taking place on the site, for example in relation to any consultation undertaken with relevant bodies and statutory undertakers? If so, please provide a high level summary of these.	No	No	No
Employment provision Please provide the approximate amount of employment land (in hectares) to be provided within the site (if any).	Minimum 25h.2a for B 'uses' 16.2ha for Local Centre 'A' uses. Additional B1 space optional within local centres.	25h.2a for B 'uses' has been identified in the master plan /land use budget plan that underpins the Alder King Viability Report for Monks Wood (March 2019) at 5,500 homes Likewise, 16.2ha has been identified for Retail /District/Local Centre 'A' uses. Upper floors can provide alternative or additional B1 space to that within the 25.2ha referred to above	The level of employment land to be provided for a 2,000 homes would likely be reduced proportionality. Thus land for B uses would be around 35% of the land identified for 5,500 i.e. 8.8ha. However, this is not a cap and a viable employment land strategy could involve provision of more than 8.8ha Retail provision would comprise 2-5ha (to be agreed at masterplanning stage).

	13,500	5,500	2,000
Strategic Infrastructure Please confirm the strategic infrastructure listed is required to support development of the site at the relevant dwelling capacity. Infrastructure should be policy compliant, viable and deliverable ¹ . ¹ please note that the list of infrastructure provided is a focussed view of what may be required, to inform the sustainability appraisal work. NEAs reserve the right to refine and add to items should they feel this is justified.	Yes <ul style="list-style-type: none"> RTS links to Braintree Town, Braintree Freeport and Colchester Sustainable transport link to Kelvedon Station Realignment and upgrading of A120 route and junctions to accommodate traffic generated 	Yes <ul style="list-style-type: none"> RTS links to Braintree Town, Braintree Freeport and Colchester Sustainable transport link to Kelvedon Station Realignment and upgrading of A120 route and junctions to accommodate traffic generated 	Yes <ul style="list-style-type: none"> Sustainable transport link to Kelvedon Station
Local Infrastructure and mitigation Please confirm that the infrastructure and environmental mitigation listed will form part of the proposals. ² Open Space includes country park, mitigation for Habitats Regulations and landscape mitigation as required.	Yes <ul style="list-style-type: none"> Early Years Primary School(s) Secondary School Youth Centre provision Open Space² Bus services District and Local centre facilities Healthcare facilities Community meeting spaces 	Yes <ul style="list-style-type: none"> Early Years Primary School(s) Secondary School Youth Centre provision Open Space² Bus services District and Local centre facilities Community meeting spaces 	Yes <ul style="list-style-type: none"> Early Years Primary School(s) Youth Centre provision Open Space² Bus services Local centre facilities Community meeting spaces

³ Policy Compliant Sustainable Development is proposed to be development which provides for the following:

Community and stakeholder empowerment in the design and delivery of the site;

At an early stage of the delivery of the site, establish a sustainable funding and governance mechanism for future stewardship, management, maintenance and renewal of community infrastructure and assets;

Provide supporting infrastructure ahead of or in tandem with the development it supports;

Provides a minimum of 30% affordable housing;

Provide a mix of housing types and tenures including self-build, custom-build and starter homes at appropriate densities to their context;

Be planned to result in a step change in providing for more sustainable transport, prioritise walking, cycling and use of public transport over private car use and include foot and cycle

ways throughout the development;

Be structured to provide sociable, vibrant and walkable neighbourhoods with equality of access for all;

Provide convenient and effective active travel or public transport connections with the surrounding town and service centres and major employment locations;

Provide appropriate access to the highway network;

Protect and/or enhance heritage and biodiversity assets within and surrounding the site and secure net gains in local biodiversity and significant green infrastructure connectivity within and linking to/from the site;

Provide appropriate buffers along strategic road and rail infrastructure to protect new development;

Secure the highest standards of energy efficiency and innovation in technology to reduce the impact of climate change;

Provide for water efficiency (and water neutrality in areas of serious water stress);

Provide, manage and maintain sustainable surface water management measures;

Secure sustainable waste and mineral management including consideration of potential on-site mineral resources through a Minerals Resource Assessment by the Minerals Planning Authority;

High speed and reliable broadband will be provided and homes will include specific spaces to enable working from home; and

Provides measures to support the new community.

Confirmation of Site Proposals - ALTGC4

The purpose of this document is to provide a summary of the proposals for development at the site referred to in the table below. The information within this document will be used to inform the Additional Sustainability Appraisal work required to address the Inspectors concerns (set out in his letter of 8 June 2018 – IED011). This form has been pre-filled by the NEAs and represents their understanding of the site proposals. Please fill in the deliverability and employment information where requested below. Please also amend the other details within this document if you consider them to be inaccurate.

Site Ref	ALTGC04
Site Name	Land at Marks Tey Option 1 (North)
Site Boundary Please confirm whether the site boundary in the appendix is correct or if not, please provide a revised site boundary.	Yes
Site Promoter(s) (Please confirm the person(s) / organisation(s) who are promoting the site through the local plan process)	L&Q, Cirrus Land and Gateway 120
Land ownership and control (Please state the person(s) / organisation(s) who own and / or control the land on the site, and whether this is by ownership, option agreement or other means)	<u>Summary</u> Owned freehold by multiple landownerships, medium deliverability. <u>Ownership / control</u> Promotion agreement with consortium of landowners.
Gross site area (Ha)	1,000
Demand for housing Please confirm that there is demand for housing in this location (and provide a high level justification)	Yes - Located within Tiptree and rural housing market value area within the Colchester Market Area. This is a medium value area within the NEAs.

Capacity options and proposal specifics

The Inspector requested that each site is tested at a range of dwelling capacities. Using standardised formula, the dwelling capacities in the columns of the table below have been calculated. For each dwelling capacity option set out in the columns, please confirm whether the information set out is correct.

	21,000	17,000	2,000
Delivery rate Please confirm the anticipated rate of housing delivery.	250 dwellings per annum from 2023/24	350 dwellings per annum from 2023/24	250 dwellings per annum from 2023/24
Delivery by 2033 Please confirm that if allocated in the Section 1 plan by 2020, the site will be able to provide a minimum of 2,250 dwellings prior to March 2033.	Yes	Yes	Yes
Deliverability Are you aware of any issues or constraints that might prevent development taking place on the site, for example in relation to any consultation undertaken with relevant bodies and statutory undertakers? If so, please provide a high level summary of these.	No	There are no issues or constraints that would prevent the development taking place in the format, and to the scale	No
Employment provision Please provide the approximate amount of employment land (in hectares) to be provided within the site (if any).	The site includes a dedicated employment park of 40 hectares and includes provision for a significant level of employment within the town centre and other local centres	The site includes a dedicated employment park of 40 hectares and includes provision for a significant level of employment within the town centre and other local centres	Includes provision of employment within local centres
Strategic Infrastructure Please confirm the strategic infrastructure listed is required to support development of the site at the relevant dwelling capacity. Infrastructure should be policy compliant, viable and deliverable ¹ .	Yes <ul style="list-style-type: none"> RTS links to Braintree Town, Braintree Freeport and Colchester Realignment and upgrading of A120 route and junctions to accommodate traffic generated 	Yes <ul style="list-style-type: none"> RTS links to Braintree Town, Braintree Freeport and Colchester Realignment and upgrading of A120 route and junctions to accommodate traffic generated 	Yes

	21,000	17,000	2,000
¹ please note that the list of infrastructure provided is a focussed view of what may be required, to inform the sustainability appraisal work. NEAs reserve the right to refine and add to items should they feel this is justified.			
Local Infrastructure and mitigation Please confirm that the infrastructure and environmental mitigation listed will form part of the proposals. ² Open Space includes country park, mitigation for Habitats Regulations and landscape mitigation as required.	Yes <ul style="list-style-type: none"> ▪ Early Years ▪ Primary School(s) ▪ Secondary School ▪ Youth Centre provision ▪ Open Space² ▪ Bus services ▪ Local centre facilities ▪ Medical facilities ▪ Community meeting spaces 	Yes <ul style="list-style-type: none"> ▪ Early Years ▪ Primary School(s) ▪ Secondary School ▪ Youth Centre provision ▪ Open Space² ▪ Bus services ▪ Local centre facilities ▪ Medical facilities ▪ Community meeting spaces 	Yes <ul style="list-style-type: none"> ▪ Early Years ▪ Primary School(s) ▪ Youth Centre provision ▪ Open Space² ▪ Bus services ▪ Local centre facilities ▪ Community meeting spaces
Viability Please confirm that the site can viably deliver policy compliant sustainable development ³ and all necessary environmental mitigation, whilst also achieving a benchmark land value in accordance with national planning policy and guidance, at the dwelling capacity in each column. Please make clear any related factors, such as reliance on any external funding.	Yes <ul style="list-style-type: none"> ▪ RTS links will require external funding from transport operating companies. 	Yes <ul style="list-style-type: none"> ▪ RTS links will require external funding from transport operating companies. 	Yes

³ Policy Compliant Sustainable Development is development which provides for the following:

Community and stakeholder empowerment in the design and delivery of the site;

At an early stage of the delivery of the site, establish a sustainable funding and governance mechanism for future stewardship, management, maintenance and renewal of community infrastructure and assets;

Provide supporting infrastructure ahead of or in tandem with the development it supports;

Provides a minimum of 30% affordable housing;

Provide a mix of housing types and tenures including self-build, custom-build and starter homes at appropriate densities to their context;

Be planned to result in a step change in providing for more sustainable transport, prioritise walking, cycling and use of public transport over private car use and include foot and cycle ways throughout the development;

Be structured to provide sociable, vibrant and walkable neighbourhoods with equality of access for all;

Provide convenient and effective active travel or public transport connections with the surrounding town and service centres and major employment locations;

Provide appropriate access to the highway network;

Protect and/or enhance heritage and biodiversity assets within and surrounding the site and secure net gains in local biodiversity and significant green infrastructure connectivity within and linking to/from the site;

Provide appropriate buffers along strategic road and rail infrastructure to protect new development;

Secure the highest standards of energy efficiency and innovation in technology to reduce the impact of climate change;

Provide for water efficiency (and water neutrality in areas of serious water stress);

Provide, manage and maintain sustainable surface water management measures;

Secure sustainable waste and mineral management including consideration of potential on-site mineral resources through a Minerals Resource Assessment by the Minerals Planning Authority;

High speed and reliable broadband will be provided and homes will include specific spaces to enable working from home; and

Provides measures to support the new community.

Confirmation of Site Proposals - ALTGC6

The purpose of this document is to provide a summary of the proposals for development at the site referred to in the table below. The information within this document will be used to inform the Additional Sustainability Appraisal work required to address the Inspectors concerns (set out in his letter of 8 June 2018 – IED011). This form has been pre-filled by the NEAs and represents their understanding of the site proposals. Please fill in the deliverability and employment information where requested below. Please also amend the other details within this document if you consider them to be inaccurate.

Site Ref	ALTGC06
Site Name	Land at Marks Tey Option 3 (South)
Site Boundary Please confirm whether the site boundary in the appendix is correct or if not, please provide a revised site boundary.	Yes – in accordance with ALTGC05A (AMP17012_15)
Site Promoter(s) (Please confirm the person(s) / organisation(s) who are promoting the site through the local plan process)	AM Planning on behalf of Crest Nicholson Operations Limited, RF West Limited, Livelands and David G. Sherwood.
Land ownership and control (Please state the person(s) / organisation(s) who own and / or control the land on the site, and whether this is by ownership, option agreement or other means)	<u>Summary</u> RF West Limited, Livelands and David G. Sherwood (owners). <u>Ownership / control</u> Crest Nicholson Option Agreement on eastern part
Gross site area (Ha)	326
Demand for housing Please confirm that there is demand for housing in this location (and provide a high level justification)	Yes - Located within Tiptree and rural housing market value area within the Colchester Market Area. This is a medium value area within the NEAs.

Capacity options and proposal specifics

The Inspector requested that each site is tested at a range of dwelling capacities. Using standardised formula, the dwelling capacities in the columns of the table below have been calculated. For each dwelling capacity option set out in the columns, please confirm whether the information set out is correct.

	5,000	3,500	2,000
Delivery rate Please confirm the anticipated rate of housing delivery.	250 dwellings per annum from 2023/24	250 dwellings per annum from 2023/24	250 dwellings per annum from 2023/24
Delivery by 2033 Please confirm that if allocated in the Section 1 plan by 2020, the site will be able to provide a minimum of 2,250 dwellings prior to March 2033.	Yes	Yes	N/A
Deliverability Are you aware of any issues or constraints that might prevent development taking place on the site, for example in relation to any consultation undertaken with relevant bodies and statutory undertakers? If so, please provide a high level summary of these.	No insurmountable on-site technical or environmental constraints, but need to protect and enhance the group of listed buildings at Marks Tey Hall and their setting, which are currently blighted by uncertainty over delays on progressing the Section 2 Local Plans together with selection of the final route of the A12 realignment.	No insurmountable on-site technical or environmental constraints, but need to protect and enhance the group of listed buildings at Marks Tey Hall and their setting, which are currently blighted by uncertainty over delays on progressing the Section 2 Local Plans together with selection of the final route of the A12 realignment.	No insurmountable on-site technical or environmental constraints, but need to protect and enhance the group of listed buildings at Marks Tey Hall and their setting, which are currently blighted by uncertainty over delays on progressing the Section 2 Local Plans together with selection of the final route of the A12 realignment.

	5,000	3,500	2,000
Employment provision Please provide the approximate amount of employment land (in hectares) to be provided within the site (if any).	6 – 10 ha Not including Local Centre employment	5 – 6 ha Not including Local Centre employment	4-5 ha Not including Local Centre employment
Strategic Infrastructure Please confirm the strategic infrastructure listed is required to support development of the site at the relevant dwelling capacity. Infrastructure should be policy compliant, viable and deliverable ¹ . ¹ please note that the list of infrastructure provided is a focussed view of what may be required, to inform the sustainability appraisal work. NEAs reserve the right to refine and add to items should they feel this is justified.	Yes <ul style="list-style-type: none"> RTS links to Braintree Town, Braintree Freeport and Colchester Minor enhancements to A120 to accommodate traffic generated Realignment of the A12 and improved connectivity Improved connectivity to Marks Tey Station 	Yes <ul style="list-style-type: none"> RTS links to Braintree Town, Braintree Freeport and Colchester Minor enhancements to A120 to accommodate traffic generated Realignment of the A12 and improved connectivity Improved connectivity to Marks Tey Station 	Yes <ul style="list-style-type: none"> Realignment of the A12 and improved connectivity Improved connectivity to Marks Tey Station
Local Infrastructure and mitigation Please confirm that the infrastructure and environmental mitigation listed will form part of the proposals. ² Open Space includes country park, mitigation for Habitats Regulations and landscape mitigation as required.	Yes <ul style="list-style-type: none"> Early Years Primary School(s) Secondary School Youth Centre provision Open Space² Bus services Local centre facilities Community meeting spaces 	Yes <ul style="list-style-type: none"> Early Years Primary School(s) Youth Centre provision Open Space² Bus services Local centre facilities Community meeting spaces 	Yes <ul style="list-style-type: none"> Early Years Primary School(s) Youth Centre provision Open Space² Bus services Local centre facilities Community meeting spaces
Viability Please confirm that the site can viably deliver policy compliant sustainable development ³ and all necessary environmental mitigation, whilst also achieving a benchmark land value in accordance with national planning policy and guidance, at the dwelling capacity in	Yes <ul style="list-style-type: none"> RTS links will require external funding from transport operating companies. Major Strategic road improvements will require external funding. 	Yes <ul style="list-style-type: none"> RTS links will require external funding from transport operating companies. Major Strategic road improvements will require external funding. 	Yes <ul style="list-style-type: none"> Major Strategic road improvements will require external funding.

	5,000	3,500	2,000
each column. Please make clear any related factors, such as reliance on any external funding.			

³ Policy Compliant Sustainable Development is development which provides for the following:

Community and stakeholder empowerment in the design and delivery of the site;

At an early stage of the delivery of the site, establish a sustainable funding and governance mechanism for future stewardship, management, maintenance and renewal of community infrastructure and assets;

Provide supporting infrastructure ahead of or in tandem with the development it supports;

Provides a minimum of 30% affordable housing;

Provide a mix of housing types and tenures including self-build, custom-build and starter homes at appropriate densities to their context;

Be planned to result in a step change in providing for more sustainable transport, prioritise walking, cycling and use of public transport over private car use and include foot and cycle ways throughout the development;

Be structured to provide sociable, vibrant and walkable neighbourhoods with equality of access for all;

Provide convenient and effective active travel or public transport connections with the surrounding town and service centres and major employment locations;

Provide appropriate access to the highway network;

Protect and/or enhance heritage and biodiversity assets within and surrounding the site and secure net gains in local biodiversity and significant green infrastructure connectivity within and linking to/from the site;

Provide appropriate buffers along strategic road and rail infrastructure to protect new development;

Secure the highest standards of energy efficiency and innovation in technology to reduce the impact of climate change;

Provide for water efficiency (and water neutrality in areas of serious water stress);

Provide, manage and maintain sustainable surface water management measures;

Secure sustainable waste and mineral management including consideration of potential on-site mineral resources through a Minerals Resource Assessment by the Minerals Planning Authority;

High speed and reliable broadband will be provided and homes will include specific spaces to enable working from home; and

Provides measures to support the new community.

Confirmation of Site Proposals - ALTGC7

The purpose of this document is to provide a summary of the proposals for development at the site referred to in the table below. The information within this document will be used to inform the Additional Sustainability Appraisal work required to address the Inspectors concerns (set out in his letter of 8 June 2018 – IED011). This form has been pre-filled by the NEAs and represents their understanding of the site proposals. Please fill in the deliverability and employment information where requested below. Please also amend the other details within this document if you consider them to be inaccurate.

Site Ref	ALTGC07
Site Name	Land at North East of Colchester Option One
Site Boundary Please confirm whether the site boundary in the appendix is correct or if not, please provide a revised site boundary.	See updated plan
Site Promoter(s) (Please confirm the person(s) / organisation(s) who are promoting the site through the local plan process)	Catesby Estates Ltd Persimmon
Land ownership and control (Please state the person(s) / organisation(s) who own and / or control the land on the site, and whether this is by ownership, option agreement or other means)	<u>Summary</u> Catesby Estates Ltd control part of the site through a promotional agreement. Persimmon control part of the site through an option agreement. <u>Ownership / control</u> Multiple land ownership with Promotion and Option Agreements
Gross site area (Ha)	132 (in accordance with attached plan).
Demand for housing Please confirm that there is demand for housing in this location (and provide a high level justification)	Yes - Located within Central Colchester market value area within the Colchester Broad Rental Market Area. This is a medium value area within the NEAs. Over the past 5 years the councils have delivered an average of 0% affordable dwellings (Tendring) and 11% (Colchester) when Right to Buy losses are taken into account. There are a significant number of applicants on the Housing Register in both Tendring and Colchester – in Tendring 1,361 people and in Colchester 4,392, all of whom are recognised as being in need of affordable housing and requiring assistance with meeting their housing needs. There is an acute affordable housing need in addition to the market housing need.

Capacity options and proposal specifics

The Inspector requested that each site is tested at a range of dwelling capacities. Using standardised formula, the dwelling capacities in the columns of the table below have been calculated. For each dwelling capacity option set out in the columns, please confirm whether the information set out is correct.

	4,000	2,000
Delivery rate Please confirm the anticipated rate of housing delivery.	250 dwellings per annum from 2023/24	250 dwellings per annum from 2023/24
Delivery by 2033 Please confirm that if allocated in the Section 1 plan by 2020, the site will be able to provide a minimum of 2,250 dwellings prior to March 2033.	Yes	Yes
Deliverability Are you aware of any issues or constraints that might prevent development taking place on the site, for example in relation to any consultation undertaken with relevant bodies and statutory undertakers? If so, please provide a high level summary of these.	<ul style="list-style-type: none"> - Bullock Wood is a designated Site of Special Scientific Interest (SSSI) which borders part of the site's western boundary. In addition, this is ancient woodland which would require a minimum 15m stand off from built development which can be sensitively designed to incorporate this stand-off. - Planted buffers and acoustic measures will be proposed where the site abuts the A120 and the existing railway line, creating visual and acoustic screens. - The site falls within Environment Agency Flood Map for Planning (Rivers and Seas), Flood Zone 1 'low probability' and is not at risk of any river or reservoir flooding. Small areas at risk of surface water flooding have been identified and can be accommodated within a sensitively designed scheme. - A 1375mm public surface water sewer crosses the northern part of the site with an associated 13m easement which can be incorporated into the open space and public realm through a sensitively designed scheme. - Primary vehicular access for new development on site could be in the form of a new link road connecting Ipswich Road in the west to St John's Road to the south with Parson's Heath/Harwich Road/Colchester Road (A137) to the east. 	
Employment provision Please provide the approximate amount of employment land (in hectares) to be provided within the site (if any).	No as the site is within walking distance to existing employment provision, including but not limited, Servalls Industrial Park	No as the site is within walking distance to existing employment provision, including but not limited, Servalls Business Park

<p>Strategic Infrastructure</p> <p>Please confirm the strategic infrastructure listed is required to support development of the site at the relevant dwelling capacity. Infrastructure should be policy compliant, viable and deliverable¹.</p> <p>¹ please note that the list of infrastructure provided is a focussed view of what may be required, to inform the sustainability appraisal work. NEAs reserve the right to refine and add to items should they feel this is justified.</p>	<p>Yes</p> <p>RTS links to Colchester</p>	<p>Yes</p> <p>Link road between Ipswich Road and Harwich Road</p>
<p>Local Infrastructure and mitigation</p> <p>Please confirm that the infrastructure and environmental mitigation listed will form part of the proposals.</p> <p>² Open Space includes country park, mitigation for Habitats Regulations and landscape mitigation as required.</p>	<p>Yes</p> <ul style="list-style-type: none"> ▪ Early Years ▪ Primary School(s) ▪ Youth Centre provision ▪ Open Space² ▪ Bus services ▪ Local centre facilities <p>Community meeting spaces</p>	<p>Yes</p> <ul style="list-style-type: none"> ▪ Early Years ▪ Primary School(s) ▪ Youth Centre provision ▪ Open Space² ▪ Bus services ▪ Local centre facilities <p>Community meeting spaces</p>
<p>Viability</p> <p>Please confirm that the site can viably deliver policy compliant sustainable development³ and all necessary environmental mitigation, whilst also achieving a benchmark land value in accordance with national planning policy and guidance, at the dwelling capacity in each column.</p> <p>Please make clear any related factors, such as reliance on any external funding.</p>	<p>Yes</p> <p>RTS links will require external funding from transport operating companies.</p>	<p>Yes</p>

³ Policy Compliant Sustainable Development is development which provides for the following:

Community and stakeholder empowerment in the design and delivery of the site;

At an early stage of the delivery of the site, establish a sustainable funding and governance mechanism for future stewardship, management, maintenance and renewal of community infrastructure and assets;

Provide supporting infrastructure ahead of or in tandem with the development it supports;

Provides a minimum of 30% affordable housing;

Provide a mix of housing types and tenures including self-build, custom-build and starter homes at appropriate densities to their context;

Be planned to result in a step change in providing for more sustainable transport, prioritise walking, cycling and use of public transport over private car use and include foot and cycle ways throughout the development;

Be structured to provide sociable, vibrant and walkable neighbourhoods with equality of access for all;

Provide convenient and effective active travel or public transport connections with the surrounding town and service centres and major employment locations;

Provide appropriate access to the highway network;

Protect and/or enhance heritage and biodiversity assets within and surrounding the site and secure net gains in local biodiversity and significant green infrastructure connectivity within and linking to/from the site;

Provide appropriate buffers along strategic road and rail infrastructure to protect new development;

Secure the highest standards of energy efficiency and innovation in technology to reduce the impact of climate change;

Provide for water efficiency (and water neutrality in areas of serious water stress);

Provide, manage and maintain sustainable surface water management measures;

Secure sustainable waste and mineral management including consideration of potential on-site mineral resources through a Minerals Resource Assessment by the Minerals Planning Authority;

High speed and reliable broadband will be provided and homes will include specific spaces to enable working from home; and

Provides measures to support the new community.

Confirmation of Site Proposals - ALTGC8

The purpose of this document is to provide a summary of the proposals for development at the site referred to in the table below. The information within this document will be used to inform the Additional Sustainability Appraisal work required to address the Inspectors concerns (set out in his letter of 8 June 2018 – IED011). This form has been pre-filled by the NEAs and represents their understanding of the site proposals. Please fill in the deliverability and employment information where requested below. Please also amend the other details within this document if you consider them to be inaccurate.

Site Ref	ALTGC08
Site Name	Land at East of Colchester Option Two
Site Boundary Please confirm whether the site boundary in the appendix is correct or if not, please provide a revised site boundary.	Yes
Site Promoter(s) (Please confirm the person(s) / organisation(s) who are promoting the site through the local plan process)	Beverley Overton, Stanfords
Land ownership and control (Please state the person(s) / organisation(s) who own and / or control the land on the site, and whether this is by ownership, option agreement or other means)	<u>Summary</u> Multiple landownership, medium deliverability. <u>Ownership / control</u>
Gross site area (Ha)	151
Demand for housing Please confirm that there is demand for housing in this location (and provide a high level justification)	Yes - Located within Central Colchester market value area within the Colchester Broad Rental Market Area. This is a medium value area within the NEAs.

Capacity options and proposal specifics

The Inspector requested that each site is tested at a range of dwelling capacities. Using standardised formula, the dwelling capacities in the columns of the table below have been calculated. For each dwelling capacity option set out in the columns, please confirm whether the information set out is correct.

	2,000
Delivery rate Please confirm the anticipated rate of housing delivery.	250 dwellings per annum from 2023/24
Delivery by 2033 Please confirm that if allocated in the Section 1 plan by 2020, the site will be able to provide a minimum of 2,250 dwellings prior to March 2033.	Yes
Deliverability Are you aware of any issues or constraints that might prevent development taking place on the site, for example in relation to any consultation undertaken with relevant bodies and statutory undertakers? If so, please provide a high level summary of these.	Yes
Employment provision Please provide the approximate amount of employment land (in hectares) to be provided within the site (if any).	None
Strategic Infrastructure Please confirm the strategic infrastructure listed is required to support development of the site at the relevant dwelling capacity. Infrastructure should be policy compliant, viable and deliverable ¹ . ¹ please note that the list of infrastructure provided is a focussed view of what may be required, to inform the sustainability appraisal work. NEAs reserve the right to refine and add to items should they feel this is justified.	Yes
Local Infrastructure and mitigation Please confirm that the infrastructure and environmental mitigation listed will form part of the proposals. ² Open Space includes country park, mitigation for Habitats Regulations and landscape mitigation as required.	Yes <ul style="list-style-type: none"> ▪ Early Years ▪ Primary School(s) ▪ Youth Centre provision ▪ Open Space² ▪ Bus services ▪ Local centre facilities ▪ Community meeting spaces
Viability Please confirm that the site can viably deliver policy compliant sustainable development ³ and all necessary environmental mitigation, whilst also achieving a benchmark land value in accordance with national planning policy and guidance, at the dwelling capacity in each column. Please make clear any related factors, such as	Yes

	2,000
reliance on any external funding.	

³ Policy Compliant Sustainable Development is development which provides for the following:

Community and stakeholder empowerment in the design and delivery of the site;

At an early stage of the delivery of the site, establish a sustainable funding and governance mechanism for future stewardship, management, maintenance and renewal of community infrastructure and assets;

Provide supporting infrastructure ahead of or in tandem with the development it supports;

Provides a minimum of 30% affordable housing;

Provide a mix of housing types and tenures including self-build, custom-build and starter homes at appropriate densities to their context;

Be planned to result in a step change in providing for more sustainable transport, prioritise walking, cycling and use of public transport over private car use and include foot and cycle ways throughout the development;

Be structured to provide sociable, vibrant and walkable neighbourhoods with equality of access for all;

Provide convenient and effective active travel or public transport connections with the surrounding town and service centres and major employment locations;

Provide appropriate access to the highway network;

Protect and/or enhance heritage and biodiversity assets within and surrounding the site and secure net gains in local biodiversity and significant green infrastructure connectivity within and linking to/from the site;

Provide appropriate buffers along strategic road and rail infrastructure to protect new development;

Secure the highest standards of energy efficiency and innovation in technology to reduce the impact of climate change;

Provide for water efficiency (and water neutrality in areas of serious water stress);

Provide, manage and maintain sustainable surface water management measures;

Secure sustainable waste and mineral management including consideration of potential on-site mineral resources through a Minerals Resource Assessment by the Minerals Planning Authority;

High speed and reliable broadband will be provided and homes will include specific spaces to enable working from home; and

Provides measures to support the new community.

Confirmation of Site Proposals - ALTGC9

The purpose of this document is to provide a summary of the proposals for development at the site referred to in the table below. The information within this document will be used to inform the Additional Sustainability Appraisal work required to address the Inspectors concerns (set out in his letter of 8 June 2018 – IED011). This form has been pre-filled by the NEAs and represents their understanding of the site proposals. Please fill in the deliverability and employment information where requested below. Please also amend the other details within this document if you consider them to be inaccurate.

Site Ref	ALTGC09
Site Name	Land at East of Colchester Option Three
Site Boundary Please confirm whether the site boundary in the appendix is correct or if not, please provide a revised site boundary.	Yes
Site Promoter(s) (Please confirm the person(s) / organisation(s) who are promoting the site through the local plan process)	Phase 2 Planning
Land ownership and control (Please state the person(s) / organisation(s) who own and / or control the land on the site, and whether this is by ownership, option agreement or other means)	<u>Summary</u> Single landownership, higher deliverability. <u>Ownership / control</u> Option Agreement
Gross site area (Ha)	213
Demand for housing Please confirm that there is demand for housing in this location (and provide a high level justification)	Yes - Located within Central Colchester market value area within the Colchester Broad Rental Market Area. This is a medium value area within the NEAs.

Capacity options and proposal specifics

The Inspector requested that each site is tested at a range of dwelling capacities. Using standardised formula, the dwelling capacities in the columns of the table below have been calculated. For each dwelling capacity option set out in the columns, please confirm whether the information set out is correct.

	3,000	2,000
Delivery rate Please confirm the anticipated rate of housing delivery.	250 dwellings per annum from 2023/24	250 dwellings per annum from 2023/24
Delivery by 2033 Please confirm that if allocated in the Section 1 plan by 2020, the site will be able to provide a minimum of 2,250 dwellings prior to March 2033.	Yes	N/A
Deliverability Are you aware of any issues or constraints that might prevent development taking place on the site, for example in relation to any consultation undertaken with relevant bodies and statutory undertakers? If so, please provide a high level summary of these.	Yes	Yes
Employment provision Please provide the approximate amount of employment land (in hectares) to be provided within the site (if any).	None	None
Strategic Infrastructure Please confirm the strategic infrastructure listed is required to support development of the site at the relevant dwelling capacity. Infrastructure should be policy compliant, viable and deliverable ¹ . ¹ please note that the list of infrastructure provided is a focussed view of what may be required, to inform the sustainability appraisal work. NEAs reserve the right to refine and add to items should they feel this is justified.	Yes ▪ RTS links to Colchester	Yes
Local Infrastructure and mitigation Please confirm that the infrastructure and environmental mitigation listed will form part of the proposals. ² Open Space includes country park, mitigation for Habitats Regulations and landscape mitigation as required.	Yes ▪ Early Years ▪ Primary School(s) ▪ Youth Centre provision ▪ Open Space ² ▪ Bus services ▪ Local centre facilities ▪ Community meeting spaces	Yes ▪ Early Years ▪ Primary School(s) ▪ Youth Centre provision ▪ Open Space ² ▪ Bus services ▪ Local centre facilities ▪ Community meeting spaces
Viability Please confirm that the site can viably deliver policy compliant sustainable	Yes ▪ RTS links will require external funding from transport	Yes

	3,000	2,000
development ³ and all necessary environmental mitigation, whilst also achieving a benchmark land value in accordance with national planning policy and guidance, at the dwelling capacity in each column. Please make clear any related factors, such as reliance on any external funding.	operating companies.	

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Community and stakeholder empowerment in the design and delivery of the site;

At an early stage of the delivery of the site, establish a sustainable funding and governance mechanism for future stewardship, management, maintenance and renewal of community infrastructure and assets;

Provide supporting infrastructure ahead of or in tandem with the development it supports;

Provides a minimum of 30% affordable housing;

Provide a mix of housing types and tenures including self-build, custom-build and starter homes at appropriate densities to their context;

Be planned to result in a step change in providing for more sustainable transport, prioritise walking, cycling and use of public transport over private car use and include foot and cycle ways throughout the development;

Be structured to provide sociable, vibrant and walkable neighbourhoods with equality of access for all;

Provide convenient and effective active travel or public transport connections with the surrounding town and service centres and major employment locations;

Provide appropriate access to the highway network;

Protect and/or enhance heritage and biodiversity assets within and surrounding the site and secure net gains in local biodiversity and significant green infrastructure connectivity within and linking to/from the site;

Provide appropriate buffers along strategic road and rail infrastructure to protect new development;

Secure the highest standards of energy efficiency and innovation in technology to reduce the impact of climate change;

Provide for water efficiency (and water neutrality in areas of serious water stress);

Provide, manage and maintain sustainable surface water management measures;

Secure sustainable waste and mineral management including consideration of potential on-site mineral resources through a Minerals Resource Assessment by the Minerals Planning Authority;

High speed and reliable broadband will be provided and homes will include specific spaces to enable working from home; and

Provides measures to support the new community.

Confirmation of Site Proposals - ALTGC10

The purpose of this document is to provide a summary of the proposals for development at the site referred to in the table below. The information within this document will be used to inform the Additional Sustainability Appraisal work required to address the Inspectors concerns (set out in his letter of 8 June 2018 – IED011). This form has been pre-filled by the NEAs and represents their understanding of the site proposals. Please fill in the deliverability and employment information where requested below. Please also amend the other details within this document if you consider them to be inaccurate.

Site Ref	ALTGC10
Site Name	Land at East of Colchester Option Four
Site Boundary Please confirm whether the site boundary in the appendix is correct or if not, please provide a revised site boundary.	Yes
Site Promoter(s) (Please confirm the person(s) / organisation(s) who are promoting the site through the local plan process)	Phase 2 Planning
Land ownership and control (Please state the person(s) / organisation(s) who own and / or control the land on the site, and whether this is by ownership, option agreement or other means)	<u>Summary</u> Single landownership, higher deliverability. <u>Ownership / control</u> Option Agreement
Gross site area (Ha)	289
Demand for housing Please confirm that there is demand for housing in this location (and provide a high level justification)	Yes - Located within Central Colchester market value area within the Colchester Broad Rental Market Area. This is a medium value area within the NEAs.

Capacity options and proposal specifics

The Inspector requested that each site is tested at a range of dwelling capacities. Using standardised formula, the dwelling capacities in the columns of the table below have been calculated. For each dwelling capacity option set out in the columns, please confirm whether the information set out is correct.

	4,500	2,000
Delivery rate Please confirm the anticipated rate of housing delivery.	250 dwellings per annum from 2023/24	250 dwellings per annum from 2023/24
Delivery by 2033 Please confirm that if allocated in the Section 1 plan by 2020, the site will be able to provide a minimum of 2,250 dwellings prior to March 2033.	Yes	Yes
Deliverability Are you aware of any issues or constraints that might prevent development taking place on the site, for example in relation to any consultation undertaken with relevant bodies and statutory undertakers? If so, please provide a high level summary of these.	Yes	Yes
Employment provision Please provide the approximate amount of employment land (in hectares) to be provided within the site (if any).	None	None
Strategic Infrastructure Please confirm the strategic infrastructure listed is required to support development of the site at the relevant dwelling capacity. Infrastructure should be policy compliant, viable and deliverable ¹ . ¹ please note that the list of infrastructure provided is a focussed view of what may be required, to inform the sustainability appraisal work. NEAs reserve the right to refine and add to items should they feel this is justified.	Yes ▪ RTS links to Colchester	Yes
Local Infrastructure and mitigation Please confirm that the infrastructure and environmental mitigation listed will form part of the proposals. ² Open Space includes country park, mitigation for Habitats Regulations and landscape mitigation as required.	Yes ▪ Early Years ▪ Primary School(s) ▪ Secondary School ▪ Youth Centre provision ▪ Open Space ² ▪ Bus services ▪ Local centre facilities ▪ Community meeting spaces	Yes ▪ Early Years ▪ Primary School(s) ▪ Youth Centre provision ▪ Open Space ² ▪ Bus services ▪ Local centre facilities ▪ Community meeting spaces
Viability Please confirm that the site can viably	Yes ▪ RTS links will require external	Yes

	4,500	2,000
<p>deliver policy compliant sustainable development³ and all necessary environmental mitigation, whilst also achieving a benchmark land value in accordance with national planning policy and guidance, at the dwelling capacity in each column.</p> <p>Please make clear any related factors, such as reliance on any external funding.</p>	<p>funding from transport operating companies.</p>	

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Community and stakeholder empowerment in the design and delivery of the site;

At an early stage of the delivery of the site, establish a sustainable funding and governance mechanism for future stewardship, management, maintenance and renewal of community infrastructure and assets;

Provide supporting infrastructure ahead of or in tandem with the development it supports;

Provides a minimum of 30% affordable housing;

Provide a mix of housing types and tenures including self-build, custom-build and starter homes at appropriate densities to their context;

Be planned to result in a step change in providing for more sustainable transport, prioritise walking, cycling and use of public transport over private car use and include foot and cycle ways throughout the development;

Be structured to provide sociable, vibrant and walkable neighbourhoods with equality of access for all;

Provide convenient and effective active travel or public transport connections with the surrounding town and service centres and major employment locations;

Provide appropriate access to the highway network;

Protect and/or enhance heritage and biodiversity assets within and surrounding the site and secure net gains in local biodiversity and significant green infrastructure connectivity within and linking to/from the site;

Provide appropriate buffers along strategic road and rail infrastructure to protect new development;

Secure the highest standards of energy efficiency and innovation in technology to reduce the impact of climate change;

Provide for water efficiency (and water neutrality in areas of serious water stress);

Provide, manage and maintain sustainable surface water management measures;

Secure sustainable waste and mineral management including consideration of potential on-site mineral resources through a Minerals Resource Assessment by the Minerals Planning Authority;

High speed and reliable broadband will be provided and homes will include specific spaces to enable working from home; and

Provides measures to support the new community.

Confirmation of Site Proposals - ALTGC11

The purpose of this document is to provide a summary of the proposals for development at the site referred to in the table below. The information within this document will be used to inform the Additional Sustainability Appraisal work required to address the Inspectors concerns (set out in his letter of 8 June 2018 – IED011). This form has been pre-filled by the NEAs and represents their understanding of the site proposals. Please fill in the deliverability and employment information where requested below. Please also amend the other details within this document if you consider them to be inaccurate.

Site Ref	ALTGC11
Site Name	Langham Garden Village
Site Boundary Please confirm whether the site boundary in the appendix is correct or if not, please provide a revised site boundary.	Yes
Site Promoter(s) (Please confirm the person(s) / organisation(s) who are promoting the site through the local plan process)	Indigo Planning
Land ownership and control (Please state the person(s) / organisation(s) who own and / or control the land on the site, and whether this is by ownership, option agreement or other means)	<u>Summary</u> Single landownership, higher deliverability. <u>Ownership / control</u> Option Agreement
Gross site area (Ha)	347
Demand for housing Please confirm that there is demand for housing in this location (and provide a high level justification)	Yes - Located within Tiptree and Rural market value area within the Colchester Broad Rental Market Area. This is a middle value market area.

Capacity options and proposal specifics

The Inspector requested that each site is tested at a range of dwelling capacities. Using standardised formula, the dwelling capacities in the columns of the table below have been calculated. For each dwelling capacity option set out in the columns, please confirm whether the information set out is correct.

	5,000	2,000
Delivery rate Please confirm the anticipated rate of housing delivery.	250 dwellings per annum from 2023/24	250 dwellings per annum from 2023/24
Delivery by 2033 Please confirm that if allocated in the Section 1 plan by 2020, the site will be able to provide a minimum of 2,250 dwellings prior to March 2033.	Yes	N/A
Deliverability Are you aware of any issues or constraints that might prevent development taking place on the site, for example in relation to any consultation undertaken with relevant bodies and statutory undertakers? If so, please provide a high level summary of these.	Yes	Yes
Employment provision Please provide the approximate amount of employment land (in hectares) to be provided within the site (if any).	None	None
Strategic Infrastructure Please confirm the strategic infrastructure listed is required to support development of the site at the relevant dwelling capacity. Infrastructure should be policy compliant, viable and deliverable ¹ . ¹ please note that the list of infrastructure provided is a focussed view of what may be required, to inform the sustainability appraisal work. NEAs reserve the right to refine and add to items should they feel this is justified.	Yes ▪ RTS links to Colchester	Yes
Local Infrastructure and mitigation Please confirm that the infrastructure and environmental mitigation listed will form part of the proposals. ² Open Space includes country park, mitigation for Habitats Regulations and landscape mitigation as required.	Yes ▪ Early Years ▪ Primary School(s) ▪ Secondary School ▪ Youth Centre provision ▪ Open Space ² ▪ Bus services ▪ Local centre facilities ▪ Community meeting spaces	Yes ▪ Early Years ▪ Primary School(s) ▪ Youth Centre provision ▪ Open Space ² ▪ Bus services ▪ Local centre facilities ▪ Community meeting spaces
Viability Please confirm that the site can viably	Yes ▪ RTS links will require	Yes

	5,000	2,000
<p>deliver policy compliant sustainable development³ and all necessary environmental mitigation, whilst also achieving a benchmark land value in accordance with national planning policy and guidance, at the dwelling capacity in each column.</p> <p>Please make clear any related factors, such as reliance on any external funding.</p>	<p>external funding from transport operating companies.</p>	

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Community and stakeholder empowerment in the design and delivery of the site;

At an early stage of the delivery of the site, establish a sustainable funding and governance mechanism for future stewardship, management, maintenance and renewal of community infrastructure and assets;

Provide supporting infrastructure ahead of or in tandem with the development it supports;

Provides a minimum of 30% affordable housing;

Provide a mix of housing types and tenures including self-build, custom-build and starter homes at appropriate densities to their context;

Be planned to result in a step change in providing for more sustainable transport, prioritise walking, cycling and use of public transport over private car use and include foot and cycle ways throughout the development;

Be structured to provide sociable, vibrant and walkable neighbourhoods with equality of access for all;

Provide convenient and effective active travel or public transport connections with the surrounding town and service centres and major employment locations;

Provide appropriate access to the highway network;

Protect and/or enhance heritage and biodiversity assets within and surrounding the site and secure net gains in local biodiversity and significant green infrastructure connectivity within and linking to/from the site;

Provide appropriate buffers along strategic road and rail infrastructure to protect new development;

Secure the highest standards of energy efficiency and innovation in technology to reduce the impact of climate change;

Provide for water efficiency (and water neutrality in areas of serious water stress);

Provide, manage and maintain sustainable surface water management measures;

Secure sustainable waste and mineral management including consideration of potential on-site mineral resources through a Minerals Resource Assessment by the Minerals Planning Authority;

High speed and reliable broadband will be provided and homes will include specific spaces to enable working from home; and

Provides measures to support the new community.

Confirmation of Site Proposal - C1+C2+C3+C4

The purpose of this document is to provide a summary of the proposals for development at the site referred to in the table below. The information within this document will be used to inform the Additional Sustainability Appraisal work required to address the Inspectors concerns (set out in his letter of 8 June 2018 – IED011). This form has been pre-filled by the NEAs and represents their understanding of the site proposals. Please fill in the deliverability and employment information where requested below. Please also amend the other details within this document if you consider them to be inaccurate.

Site Ref	C1+C2+C3+C4
Site Name	Metro Plan
Site Boundary Please confirm whether the site boundary in the appendix is correct or if not, please provide a revised site boundary.	Yes - Proposal could utilise any developable land (assuming engagement with, and support from, existing communities) within an 800 metre radius of the four railway stations at Alresford, Great Bentley, Weeley and Thorpe le Soken – the areas shown on the maps produced by LUC.
Site Promoter(s) (Please confirm the person(s) / organisation(s) who are promoting the site through the local plan process)	CAUSE CAUSE is putting forward a reasonable alternative <u>strategy</u> in accordance with NPPF para 35. This refers to alternative <u>strategies</u> not alternative <u>sites</u> ; there is no requirement for a sustainability appraisal to only to consider specific “sites”.
Land ownership and control (Please state the person(s) / organisation(s) who own and / or control the land on the site, and whether this is by ownership, option agreement or other means)	<u>Summary</u> Smaller sites. Higher deliverability. The Metro plan is more deliverable than the GCs because it offers choice and competition in the market for land – there is no need to face down a landowner consortium such as Gateway 120 which claims to control the bulk of the land needed for West Tey. There is no need for the complexity of a development corporation or the use of CPO powers. In addition, smaller sites are less complex and faster to build-out than an entirely new town. The land within 800m of four railway stations on the Colchester Clacton line offers space for 14,300 dwellings (according to AECOM). There is space for two additional settlements along the same line, and more along other branch lines. Finding land at sensible prices for a number of smaller settlements will be much easier than finding 1300 hectares for a new town. <u>Ownership / control</u> Some Option Agreements
Gross site area (Ha)	CAUSE has modelled a 1000 dwelling settlement built on 38.5hectares.
Demand for housing Please confirm that there is demand for housing in this location (and provide a high level justification)	Yes - Located within Manningtree and rural north market value area and also the Eastern market area in the Tendring Market Value Area. These are the two lowest value areas in the NEA because they are further away from London and thus less attractive to commuters. CAUSE’s model shows that a 1000 dwelling settlement is highly viable

Site Ref	C1+C2+C3+C4
	even at Tendring house prices, and this view is supported by the Troy/Three Dragons study.

Capacity options and proposal specifics

The Inspector requested that each site is tested at a range of dwelling capacities. Using standardised formula, the dwelling capacities in the columns of the table below have been calculated. For each dwelling capacity option set out in the columns, please confirm whether the information set out is correct.

	11,000	8,000	2,000
Delivery rate Please confirm the anticipated rate of housing delivery.	250 dwellings per annum from 2023/24 + brownfield + balanced growth	200 dwellings (50 x 4) per annum from 2023/24 + brownfield + balanced growth	200 dwellings (50 x 4) per annum from 2023/24 + brownfield + balanced growth
	<p>The Metro Villages are one part of CAUSE's 10-point alternative strategy for North Essex which will deliver at least 7500 dwellings prior to 2033. There was never an intention for the Metro Plan to be the one and only 'solution' for north Essex's strategic growth. It forms a 'modular' strategy which can flex according to need/demand, as one part of a wider regional strategy.</p> <p>CAUSE's 10-point strategy lays out a coherent policy framework leaving it to the private sector working with planners and local communities to deliver. Strong financial incentives are already in place for landowners and developers, so the public sector should restrict its involvement to raising the money for infrastructure and spending it wisely.</p> <p>Our strategy will deliver housing <u>earlier</u> than big new towns because there is no need to wait for a development corporation. And once started it can deliver <u>faster</u> by offering a diversity of location and product that will be more difficult to achieve in large settlements.</p> <p>This builds on the theme of the Letwin report on delivery rates. Each small settlement will be in a better position to develop a community and character than large scale standalone settlements, and "market absorption" problems will be mitigated.</p> <p>Assuming proper two-way engagement with adjacent communities, there is the possibility that the Metro Plan brings so many benefits to existing residents (in terms of land value captured for local spending plus the improvement to the rail service) that there may be less opposition to the proposal than to the (rightly) opposed new towns which bring no benefit to existing residents. In addition, there are some school places already available and capacity in the water & sewerage systems (see AECOM report), which will ensure that the new homes do not immediately place undue pressure on local services while the project is being completed.</p>		

	11,000	8,000	2,000
Delivery by 2033 Please confirm that if allocated in the Section 1 plan by 2020, the site will be able to provide a minimum of 2,250 dwellings prior to March 2033.	Yes	Yes	Yes
Deliverability Are you aware of any issues or constraints that might prevent development taking place on the site, for example in relation to any consultation undertaken with relevant bodies and statutory undertakers? If so, please provide a high level summary of these.	The planning process for the Metro Villages, first proposed in 2015, lags behind the three standalone GCs. This is a strength as well as a weakness because it provides an opportunity to do things in a sensible commercial order and thus capture land value uplift. It is essential that landowner expectations are first moderated through policy burden.		
Employment provision Please provide the approximate amount of employment land (in hectares) to be provided within the site (if any).	CAUSE's 1000 home appraisal allows for up to 6.5% employment land, the same proportion as for West Tey. In addition there will be agglomeration benefits arising from the excellent connectivity between Colchester, Clacton and the Metro villages which will create local jobs better than standalone settlements connected mainly to London. The Metro settlements will also provide support for existing businesses in adjacent villages.		
Strategic Infrastructure Please confirm the strategic infrastructure listed is required to support development of the site at the relevant dwelling capacity. Infrastructure should be policy compliant, viable and deliverable ¹ . ¹ please note that the list of infrastructure provided is a focussed view of what may be required, to inform the sustainability appraisal work. NEAs reserve the right to refine and add to items should they feel this is justified.	Yes <ul style="list-style-type: none"> Increased frequency of trains utilising the Colchester to Clacton/Walton branch line. 	Yes <ul style="list-style-type: none"> Increased frequency of trains utilising the Colchester to Clacton/Walton branch line. 	Yes <ul style="list-style-type: none"> Increased frequency of trains utilising the Colchester to Clacton/Walton branch line.

	11,000	8,000	2,000
Local Infrastructure and mitigation Please confirm that the infrastructure and environmental mitigation listed will form part of the proposals. ² Open Space includes country park, mitigation for Habitats Regulations and landscape mitigation as required.	Yes <ul style="list-style-type: none"> ▪ Early Years ▪ Primary School(s) ▪ Youth Centre provision ▪ Open Space² ▪ Bus services ▪ Local centre facilities ▪ Community meeting spaces 	Yes <ul style="list-style-type: none"> ▪ Early Years ▪ Primary School(s) ▪ Youth Centre provision ▪ Open Space² ▪ Bus services ▪ Local centre facilities ▪ Community meeting spaces 	Yes <ul style="list-style-type: none"> ▪ Early Years ▪ Primary School(s) ▪ Youth Centre provision ▪ Open Space² ▪ Bus services ▪ Local centre facilities ▪ Community meeting spaces
	<p>Early years / primary schools: The CAUSE model allows £9000 per dwelling for education, exactly as per the Hyas report which was based on the AECOM feasibility study. There is already some surplus school capacity in the Tendring villages, and it may be that education costs are lower there.</p> <p>Youth centre / local centre facilities / community meeting spaces: The CAUSE model allows £2250 per dwelling for Community and Health, exactly as per the Hyas report for all GCs.</p> <p>Open space: The CAUSE model allows £2750 per dwelling for open spaces, leisure and sports exactly as per the Hyas model. In addition it allows £211 per dwelling for a country park in line with Hyas even though such facility would not be needed when open countryside is close by.</p> <p>Bus services: The CAUSE model allows £15,000 per private dwelling for CIL to contribute towards transport investment. The equivalent figure in the Hyas West Tey model is £7,278 despite the need for a new MRT. The numbers show that small settlements can contribute more per dwelling (and earlier) to transport infrastructure than large ones.</p>		
Viability Please confirm that the site can viably deliver policy compliant sustainable development ³ and all necessary environmental mitigation, whilst also achieving a benchmark land value in accordance with national planning policy and guidance, at the dwelling capacity in each column. Please make clear any related factors,	<p>CAUSE's financial model demonstrates that a settlement of 1000 dwellings at an average density of 50 dwellings per hectare is financially viable with £150psm CIL and 30% social housing. We have chosen a slightly higher density than Hyas because the settlements are so close to transport nodes: but they remain strongly viable at 35 dwellings per hectare. Our financial model is available upon request.</p> <p>We are concerned that the NEA's draft of this note suggests that a one-word self-declaration ("Yes") is adequate evidence of financial viability. LUC's presentation makes it clear that financial viability evidence is required before stage 2 SA process, and this should include proper financial appraisals for all alternatives.</p> <p>The Metro Villages will attract normal developer funding. They are not unusual in scale or structure, and most house-</p>		

	11,000	8,000	2,000
such as reliance on any external funding.	<p>builders would be capable of putting together a suitable funding package.</p> <p>It is essential that proper due-diligence is carried out on ALL promoter promises and appraisals.</p>		

*Policy Compliant Sustainable Development is development which provides the following:

Policy Requirement	CAUSE comments
Community and stakeholder empowerment in the design and delivery of the site;	<p>To succeed the any must be welcomed by existing communities. The Metro Plan must not be foisted on them as the North Essex Garden Communities have been. A two-way conversation is needed about benefits and disadvantages and about whether disadvantages can be overcome. CAUSE's model generates an extra £4000 per dwelling available for infrastructure which can be directed to existing communities and seen as a benefit.</p> <p>Neighbourhood Plan groups can be involved in the design and delivery of each village in a way that would be impractical for large scale new towns. The 'modular' growth involved in the Metro Plan means that different elements can come forward at different times or some not at all if the communities nearby are not interested.</p>
At an early stage of the delivery of the site, establish a sustainable funding and governance mechanism for future stewardship, management, maintenance and renewal of community infrastructure and assets;	<p>Developments of 1000-2000 dwellings are not unusual. Their strong financial viability will provide funding for future stewardship, management, maintenance and renewal of community infrastructure and assets through existing mechanisms – Council tax and business rates.</p>
Provide supporting infrastructure ahead of or in tandem with the development it supports;	<p>The strong financial viability of small settlements will put them at a significant advantage – the total cake is bigger because they are more economically efficient (See Small is Beautiful). The Metro Villages have a particular advantage because they have a ready-made electrified railway available immediately.</p>
Provides a minimum of 30% affordable housing;	<p>CAUSE's model shows a residual value of £212,000 per acre with 30% affordable housing, a figure that offers a significant uplift over agricultural value of £5-10,000 per acre.</p>
Provide a mix of housing types and tenures including self-build, custom-build and starter homes at appropriate densities to their context;	<p>CAUSE would strongly support self-build, customer-build and starter homes at appropriate densities. The strong financial viability offers opportunities for these to be delivered.</p>
Be planned to result in a step change in providing for more sustainable transport, prioritise walking, cycling and use of public transport over private car use and include foot and cycle ways throughout the development;	<p>The Metro Plan will result in a step change in sustainable transport by focussing development around existing branch line stations. Several of the potential locations are close to road-oriented existing communities. Transit oriented development will offer opportunities for improving branch line services (in the case of the Colchester Clacton line) from 2 trains an hour to 4 trains per hour with minimal extra infrastructure cost.</p>
Be structured to provide sociable, vibrant and walkable neighbourhoods with equality of access for all;	<p>The Metro Plan offers an opportunity to pair new transit oriented communities with existing road-based ones. Great Bentley, Weeley and Thorpe-le-Soken are all within 800m to the North of the potential Metro Villages and the communities there would benefit from new services without being swamped.</p>

Provide convenient and effective active travel or public transport connections with the surrounding town and service centres and major employment locations;	The Metro plan offers excellent opportunities to walk to stations which are well connected to the jobs and services offered by Colchester and Clacton.
Provide appropriate access to the highway network;	The existing Metro villages have road connections. There are some bottlenecks in the road system which need to be resolved wherever development takes place.
Protect and/or enhance heritage and biodiversity assets within and surrounding the site and secure net gains in local biodiversity and significant green infrastructure connectivity within and linking to/from the site;	The Metro villages provide excellent opportunities for enhancing biodiversity and preserving heritage assets within the existing road oriented villages.
Provide appropriate buffers along strategic road and rail infrastructure to protect new development;	The Metro Villages will not block new development. They have the potential make best use of existing underused infrastructure by increasing density near to branch line railway stations. The green space included in the model could be allocated between the existing communities and new, thus also providing a new public park for existing residents.
Secure the highest standards of energy efficiency and innovation in technology to reduce the impact of climate change;	<p>The location of the Metro Villages along an existing underused and electrified branch line means i) that no new mass rapid transit (which will have a massive carbon footprint) will need to be built and ii) that there is an opportunity for modal shift from road to rail, with the consequent environmental benefits.</p> <p>The strong financial viability of the Metro Villages offers opportunities to secure the highest standards of energy efficiency within dwellings.</p>
Provide for water efficiency (and water neutrality in areas of serious water stress);	There is no reason to suppose that the Metro Villages will create any additional water efficiency problems over any other form of development. This part of Tendring is not an area of water stress (see Aecom)
Provide, manage and maintain sustainable surface water management measures;	Small dispersed developments will create fewer "flash flood" problems than large new towns.
Secure sustainable waste and mineral management including consideration of potential on-site mineral resources through a Minerals Resource Assessment by the Minerals Planning Authority;	The strong financial viability of the Metro Villages offers opportunities to implement sustainable waste and mineral management policies.
High speed and reliable broadband will be provided and homes will include specific spaces to enable working from home; and	The strong financial viability of the Metro Villages offers opportunities to provide high speed broadband and space to enable working from home.
Provides measures to support the new community.	The small scale of the Metro villages is within the scope of existing community support measures provided by the Councils and volunteer groups.

Confirmation of Site Proposals - NEAGC1

The purpose of this document is to provide a summary of the proposals for development at the site referred to in the table below. The information within this document will be used to inform the Additional Sustainability Appraisal work required to address the Inspectors concerns (set out in his letter of 8 June 2018 – IED011). This form has been pre-filled by the NEAs and represents their understanding of the site proposals. Please fill in the deliverability and employment information where requested below. Please also amend the other details within this document if you consider them to be inaccurate.

Site Ref	NEAGC1
Site Name	West of Braintree GC
Site Boundary Please confirm whether the site boundary in the appendix is correct or if not, please provide a revised site boundary.	Yes
Site Promoter(s) (Please confirm the person(s) / organisation(s) who are promoting the site through the local plan process)	NEGC Ltd
Land ownership and control (Please state the person(s) / organisation(s) who own and / or control the land on the site, and whether this is by ownership, option agreement or other means)	<u>Summary</u> Multiple landownerships represented by a consortium. Boxted Wood (mostly within Uttlesford) not in this consortium. Minor areas not in consortium. Andrewsfield New Settlement Consortium and Galliard Homes. <u>Ownership / control</u> GL Hearn representing Andrewsfield New Settlement Consortium – land assembly Tarmac Ltd – mineral extraction WYG representing Galliard Homes – house builder
Gross site area (Ha)	496
Demand for housing Please confirm that there is demand for housing in this location (and provide a high level justification)	Yes - Located within Braintree Rural North housing market value area but assumed to be within the 'central spine' in the Braintree Value Area 3. This is a high value area within the NEA area

Capacity options and proposal specifics

The Inspector requested that each site is tested at a range of dwelling capacities. Using standardised formula, the dwelling capacities in the columns of the table below have been calculated. For each dwelling capacity option set out in the columns, please confirm whether the information set out is correct.

	10,000	7,500	5,500	2,000
Delivery rate Please confirm the anticipated rate of housing delivery.	250 dwellings per annum from 2023/24	250 dwellings per annum from 2023/24	250 dwellings per annum from 2023/24	200 dwellings per annum from 2023/24
Delivery by 2033 Please confirm that if allocated in the Section 1 plan by 2020, the site will be able to provide a minimum of 2,250 dwellings prior to March 2033.	Yes	Yes	Yes	Yes
Deliverability Are you aware of any issues or constraints that might prevent development taking place on the site, for example in relation to any consultation undertaken with relevant bodies and statutory undertakers? If so, please provide a high level summary of these.	No constraints have been identified which would prevent development taking place on the site. The site has been the subject of numerous studies reflecting its inclusion in the BDC Local Plan. None of these studies has identified any constraints which would prevent development.	No constraints have been identified which would prevent development taking place on the site. The site has been the subject of numerous studies reflecting its inclusion in the BDC Local Plan. None of these studies has identified any constraints which would prevent development.	No constraints have been identified which would prevent development taking place on the site. The site has been the subject of numerous studies reflecting its inclusion in the BDC Local Plan. None of these studies has identified any constraints which would prevent development.	No
Employment provision Please provide the approximate amount of employment land (in hectares) to be provided within the site (if any).	Please see attached draft Cebr Employment report which will inform employment land use in the WoBGC.	Please see attached draft Cebr Employment report which will inform employment land use in the WoBGC.	Please see attached draft Cebr Employment report which will inform employment land use in the WoBGC.	None

	10,000	7,500	5,500	2,000
Strategic Infrastructure Please confirm the strategic infrastructure listed is required to support development of the site at the relevant dwelling capacity. Infrastructure should be policy compliant, viable and deliverable ¹ . ¹ please note that the list of infrastructure provided is a focussed view of what may be required, to inform the sustainability appraisal work. NEAs reserve the right to refine and add to items should they feel this is justified.	Yes <ul style="list-style-type: none"> RTS links to Braintree Town, Braintree Freeport and Stanstead New grade separated junction on A120 	Yes <ul style="list-style-type: none"> RTS links to Braintree Town, Braintree Freeport and Stanstead New grade separated junction on A120 	Yes <ul style="list-style-type: none"> RTS links to Braintree Town, Braintree Freeport and Stanstead New grade separated junction on A120 	Yes
Local Infrastructure and mitigation Please confirm that the infrastructure and environmental mitigation listed will form part of the proposals. ² Open Space includes country park, mitigation for Habitats Regulations and landscape mitigation as required.	Yes <ul style="list-style-type: none"> Early Years Primary School(s) Secondary School Youth Centre provision Open Space² Bus services Local centre facilities Healthcare facilities Community meeting spaces 	Yes <ul style="list-style-type: none"> Early Years Primary School(s) Secondary School Youth Centre provision Open Space² Bus services Local centre facilities Healthcare facilities Community meeting spaces 	Yes <ul style="list-style-type: none"> Early Years Primary School(s) Secondary School Youth Centre provision Open Space² Bus services Local centre facilities Healthcare facilities Community meeting spaces 	Yes <ul style="list-style-type: none"> Early Years Primary School(s) Youth Centre provision Open Space² Bus services Local centre facilities
Viability Please confirm that the site can viably deliver policy compliant sustainable development ³ and all necessary environmental mitigation, whilst also achieving a benchmark land value in accordance with national planning policy and guidance, at the dwelling capacity in each column. Please make clear any related	Yes <ul style="list-style-type: none"> External funding required for grade-separated A120 junction. RTS links will require external funding from transport operating companies. 	Yes <ul style="list-style-type: none"> External funding required for grade-separated A120 junction. RTS links will require external funding from transport operating companies. 	Yes <ul style="list-style-type: none"> External funding required for grade-separated A120 junction. RTS links will require external funding from transport operating companies. 	Yes

	10,000	7,500	5,500	2,000
factors, such as reliance on any external funding.				

³ Policy Compliant Sustainable Development is development which provides for the following:

Community and stakeholder empowerment in the design and delivery of the site;

At an early stage of the delivery of the site, establish a sustainable funding and governance mechanism for future stewardship, management, maintenance and renewal of community infrastructure and assets;

Provide supporting infrastructure ahead of or in tandem with the development it supports;

Provides a minimum of 30% affordable housing;

Provide a mix of housing types and tenures including self-build, custom-build and starter homes at appropriate densities to their context;

Be planned to result in a step change in providing for more sustainable transport, prioritise walking, cycling and use of public transport over private car use and include foot and cycle ways throughout the development;

Be structured to provide sociable, vibrant and walkable neighbourhoods with equality of access for all;

Provide convenient and effective active travel or public transport connections with the surrounding town and service centres and major employment locations;

Provide appropriate access to the highway network;

Protect and/or enhance heritage and biodiversity assets within and surrounding the site and secure net gains in local biodiversity and significant green infrastructure connectivity within and linking to/from the site;

Provide appropriate buffers along strategic road and rail infrastructure to protect new development;

Secure the highest standards of energy efficiency and innovation in technology to reduce the impact of climate change;

Provide for water efficiency (and water neutrality in areas of serious water stress);

Provide, manage and maintain sustainable surface water management measures;

Secure sustainable waste and mineral management including consideration of potential on-site mineral resources through a Minerals Resource Assessment by the Minerals Planning Authority;

High speed and reliable broadband will be provided and homes will include specific spaces to enable working from home; and
Provides measures to support the new community.

Confirmation of Site Proposals - NEAGC2

The purpose of this document is to provide a summary of the proposals for development at the site referred to in the table below. The information within this document will be used to inform the Additional Sustainability Appraisal work required to address the Inspectors concerns (set out in his letter of 8 June 2018 – IED011). This form has been pre-filled by the NEAs and represents their understanding of the site proposals. Please fill in the deliverability and employment information where requested below. Please also amend the other details within this document if you consider them to be inaccurate.

Site Ref	NEAGC2
Site Name	Colchester Braintree Borders GC
Site Boundary Please confirm whether the site boundary in the appendix is correct or if not, please provide a revised site boundary.	Yes
Site Promoter(s) (Please confirm the person(s) / organisation(s) who are promoting the site through the local plan process)	NEGC Ltd
Land ownership and control (Please state the person(s) / organisation(s) who own and / or control the land on the site, and whether this is by ownership, option agreement or other means)	<u>Summary</u> Multiple landownerships represented by different site promoters. RF West and Crest Nicholson is represented separately to the West Tey Consortium between L&Q, Cirrus Land and G120. <u>Ownership / control</u> Carter Jones representing West Tey Consortium including L&Q, Cirrus and G120 – land assembly Andrew Martin Planning representing RF West and David Sherwood, Crest Nicholson – house builder
Gross site area (Ha)	1,285
Demand for housing Please confirm that there is demand for housing in this location (and provide a high level justification)	Yes - Located in the Tiptree and rural housing market value area within the Colchester Broad Rental Market Area. This is a high market value area within the NEAs.

Capacity options and proposal specifics

The Inspector requested that each site is tested at a range of dwelling capacities. Using standardised formula, the dwelling capacities in the columns of the table below have been calculated. For each dwelling capacity option set out in the columns, please confirm whether the information set out is correct.

	5,500	15,000	21,000	27,000
Delivery rate Please confirm the anticipated rate of housing delivery.	200 dwellings per annum from 2024/25. 300 dwellings per annum from 2028/29.	200 dwellings per annum from 2024/25. 300 dwellings per annum from 2028/29.	200 dwellings per annum from 2024/25. 300 dwellings per annum from 2028/29.	200 dwellings per annum from 2024/25. 300 dwellings per annum from 2028/29.
Delivery by 2033 Please confirm that if allocated in the Section 1 plan by 2020, the site will be able to provide a minimum of 2,250 dwellings prior to March 2033.	Yes	Yes	Yes	Yes
Deliverability Are you aware of any issues or constraints that might prevent development taking place on the site, for example in relation to any consultation undertaken with relevant bodies and statutory undertakers? If so, please provide a high level summary of these.	No constraints have been identified which would prevent development taking place on the site. The site has been the subject of numerous studies reflecting its inclusion in BDC and CBC's Local Plans. None of these studies has identified any constraints which would prevent development.	No constraints have been identified which would prevent development taking place on the site. The site has been the subject of numerous studies reflecting its inclusion in BDC and CBC's Local Plans. None of these studies has identified any constraints which would prevent development.	No constraints have been identified which would prevent development taking place on the site. The site has been the subject of numerous studies reflecting its inclusion in BDC and CBC's Local Plans. None of these studies has identified any constraints which would prevent development.	No constraints have been identified which would prevent development taking place on the site. The site has been the subject of numerous studies reflecting its inclusion in the BDC and CBC's Local Plan. None of these studies has identified any constraints which would prevent development.

	5,500	15,000	21,000	27,000
Employment provision Please provide the approximate amount of employment land (in hectares) to be provided within the site (if any).	Please see attached draft Cebr Employment report which will inform employment land use in the CBBGC	Please see attached draft Cebr Employment report which will inform employment land use in the CBBGC	Please see attached draft Cebr Employment report which will inform employment land use in the CBBGC	Please see attached draft Cebr Employment report which will inform employment land use in the CBBGC
Strategic Infrastructure Please confirm the strategic infrastructure listed is required to support development of the site at the relevant dwelling capacity. Infrastructure should be policy compliant, viable and deliverable ¹ . ¹ please note that the list of infrastructure provided is a focussed view of what may be required, to inform the sustainability appraisal work. NEAs reserve the right to refine and add to items should they feel this is justified.	Yes <ul style="list-style-type: none"> RTS links to Colchester and Braintree, with potential to link to London Stansted Airport. Strategic improvements to Marks Tey Railway Station. New junctions and widening of A12. Bypass for A120. 	Yes <ul style="list-style-type: none"> RTS links to Colchester and Braintree, with potential to link to London Stansted Airport. Strategic improvements to Marks Tey Railway Station. New junctions and widening of A12. Bypass for A120. 	Yes <ul style="list-style-type: none"> RTS links to Colchester and Braintree, with potential to link to London Stansted Airport. Strategic improvements to Marks Tey Railway Station. New junctions and widening of A12. Bypass for A120. 	Yes <ul style="list-style-type: none"> RTS links to Colchester and Braintree, with potential to link to London Stansted Airport. Strategic improvements to Marks Tey Railway Station. New junctions. Widening, and rerouting of A12. Bypass for A120.

	5,500	15,000	21,000	27,000
Local Infrastructure and mitigation Please confirm that the infrastructure and environmental mitigation listed will form part of the proposals. ² Open Space includes country park, mitigation for Habitats Regulations and landscape mitigation as required.	Yes <ul style="list-style-type: none"> ▪ Early Years ▪ Primary Schools ▪ Secondary Schools ▪ Youth Centre provision ▪ Open Space² ▪ Bus services ▪ Local centre facilities ▪ Healthcare facilities ▪ Community meeting spaces 	Yes <ul style="list-style-type: none"> ▪ Early Years ▪ Primary Schools ▪ Secondary Schools ▪ Youth Centre provision ▪ Open Space² ▪ Bus services ▪ Local centre facilities ▪ Healthcare facilities ▪ Community meeting spaces 	Yes <ul style="list-style-type: none"> ▪ Early Years ▪ Primary Schools ▪ Secondary Schools ▪ Youth Centre provision ▪ Open Space² ▪ Bus services ▪ Local centre facilities ▪ Healthcare facilities ▪ Community meeting spaces 	Yes <ul style="list-style-type: none"> ▪ Early Years ▪ Primary Schools ▪ Secondary Schools ▪ Youth Centre provision ▪ Open Space² ▪ Bus services ▪ Local centre facilities ▪ Healthcare facilities ▪ Community meeting spaces
Viability Please confirm that the site can viably deliver policy compliant sustainable development ³ and all necessary environmental mitigation, whilst also achieving a benchmark land value in accordance with national planning policy and guidance, at the dwelling capacity in each column. Please make clear any related factors, such as reliance on any external funding.	Yes <ul style="list-style-type: none"> ▪ RTS links will require investment from transport operating companies. 	Yes <ul style="list-style-type: none"> ▪ RTS links will require investment from transport operating companies. 	Yes <ul style="list-style-type: none"> ▪ External funding required for grade-separated A12 junction to facilitate enhanced growth (Housing Infrastructure Fund). ▪ RTS links will require investment from transport operating companies. 	Yes <ul style="list-style-type: none"> ▪ External funding required for grade-separated A12 junction to facilitate enhanced growth (Housing Infrastructure Fund). ▪ RTS links will require investment from transport operating companies.

³ Policy Compliant Sustainable Development is development which provides for the following:

Community and stakeholder empowerment in the design and delivery of the site;

At an early stage of the delivery of the site, establish a sustainable funding and governance mechanism for future stewardship, management, maintenance and renewal of community infrastructure and assets;

Provide supporting infrastructure ahead of or in tandem with the development it supports;

Provides a minimum of 30% affordable housing;

Provide a mix of housing types and tenures including self-build, custom-build and starter homes at appropriate densities to their context;

Be planned to result in a step change in providing for more sustainable transport, prioritise walking, cycling and use of public transport over private car use and include foot and cycle ways throughout the development;

Be structured to provide sociable, vibrant and walkable neighbourhoods with equality of access for all;

Provide convenient and effective active travel or public transport connections with the surrounding town and service centres and major employment locations;

Provide appropriate access to the highway network;

Protect and/or enhance heritage and biodiversity assets within and surrounding the site and secure net gains in local biodiversity and significant green infrastructure connectivity within and linking to/from the site;

Provide appropriate buffers along strategic road and rail infrastructure to protect new development;

Secure the highest standards of energy efficiency and innovation in technology to reduce the impact of climate change;

Provide for water efficiency (and water neutrality in areas of serious water stress);

Provide, manage and maintain sustainable surface water management measures;

Secure sustainable waste and mineral management including consideration of potential on-site mineral resources through a Minerals Resource Assessment by the Minerals Planning Authority;

High speed and reliable broadband will be provided and homes will include specific spaces to enable working from home; and

Provides measures to support the new community.

Confirmation of Site Proposals - NEAGC3

The purpose of this document is to provide a summary of the proposals for development at the site referred to in the table below. The information within this document will be used to inform the Additional Sustainability Appraisal work required to address the Inspectors concerns (set out in his letter of 8 June 2018 – IED011). This form has been pre-filled by the NEAs and represents their understanding of the site proposals. Please fill in the deliverability and employment information where requested below. Please also amend the other details within this document if you consider them to be inaccurate.

Site Ref	NEAGC3
Site Name	Tendring Colchester Borders GC
Site Boundary Please confirm whether the site boundary in the appendix is correct or if not, please provide a revised site boundary.	Yes
Site Promoter(s) (Please confirm the person(s) / organisation(s) who are promoting the site through the local plan process)	NEGC Ltd
Land ownership and control (Please state the person(s) / organisation(s) who own and / or control the land on the site, and whether this is by ownership, option agreement or other means)	<u>Summary</u> Predominately two landowners with option agreement to regional housebuilder (Mersea Homes)
Gross site area (Ha)	519
Demand for housing Please confirm that there is demand for housing in this location (and provide a high level justification)	Yes - Located within Central Colchester market value area within the Colchester Broad Rental Market Area. This is a medium value area within the NEAs.

Capacity options and proposal specifics

The Inspector requested that each site is tested at a range of dwelling capacities. Using standardised formula, the dwelling capacities in the columns of the table below have been calculated. For each dwelling capacity option set out in the columns, please confirm whether the information set out is correct.

	7,500	8,000	5,500	2,000
Delivery rate Please confirm the anticipated rate of housing delivery.	250 dwellings per annum from 2023/24	250 dwellings per annum from 2023/24	250 dwellings per annum from 2023/24	200 dwellings per annum from 2023/24
Delivery by 2033 Please confirm that if allocated in the Section 1 plan by 2020, the site will be able to provide a minimum of 2,250 dwellings prior to March 2033.	Yes	Yes	Yes	Yes
Deliverability Are you aware of any issues or constraints that might prevent development taking place on the site, for example in relation to any consultation undertaken with relevant bodies and statutory undertakers? If so, please provide a high level summary of these.	No constraints have been identified which would prevent development taking place on the site. The site has been the subject of numerous studies reflecting its inclusion in the CBC and TDC Local Plans. None of these studies has identified any constraints which would prevent development.	No constraints have been identified which would prevent development taking place on the site. The site has been the subject of numerous studies reflecting its inclusion in the CBC and TDC Local Plans. None of these studies has identified any constraints which would prevent development.	No constraints have been identified which would prevent development taking place on the site. The site has been the subject of numerous studies reflecting its inclusion in the CBC and TDC Local Plans. None of these studies has identified any constraints which would prevent development.	No constraints have been identified which would prevent development taking place on the site. The site has been the subject of numerous studies reflecting its inclusion in the CBC and TDC Local Plans. None of these studies has identified any constraints which would prevent development.
Employment provision Please provide the approximate amount of employment land (in hectares) to be provided within the site (if any).	Please see attached draft Cebr Employment report which will inform employment land use in the TCBGC.	Please see attached draft Cebr Employment report which will inform employment land use in the TCBGC.	Please see attached draft Cebr Employment report which will inform employment land use in the TCBGC.	None

	7,500	8,000	5,500	2,000
Strategic Infrastructure Please confirm the strategic infrastructure listed is required to support development of the site at the relevant dwelling capacity. Infrastructure should be policy compliant, viable and deliverable ¹ . ¹ please note that the list of infrastructure provided is a focussed view of what may be required, to inform the sustainability appraisal work. NEAs reserve the right to refine and add to items should they feel this is justified.	Yes <ul style="list-style-type: none"> RTS links to Colchester Town with potential to link to Braintree and London Stansted Airport. A120 to A133 link road with new junctions. 	Yes <ul style="list-style-type: none"> RTS links to Colchester Town with potential to link to Braintree and London Stansted Airport. A120 to A133 link road with new junctions. 	Yes <ul style="list-style-type: none"> RTS links to Colchester Town with potential to link to Braintree and London Stansted Airport. A120 to A133 link road with new junctions. 	
Local Infrastructure and mitigation Please confirm that the infrastructure and environmental mitigation listed will form part of the proposals. ² Open Space includes country park, mitigation for Habitats Regulations and landscape mitigation as required.	Yes <ul style="list-style-type: none"> Early Years Primary School(s) Secondary School Youth Centre provision Open Space² Bus services Local centre facilities Healthcare facilities Community meeting spaces 	Yes <ul style="list-style-type: none"> Early Years Primary School(s) Secondary School Youth Centre provision Open Space² Bus services Local centre facilities Healthcare facilities Community meeting spaces 	Yes <ul style="list-style-type: none"> Early Years Primary School(s) Secondary School Youth Centre provision Open Space² Bus services Local centre facilities Healthcare facilities Community meeting spaces 	Yes <ul style="list-style-type: none"> Early Years Primary School Youth Centre provision Open Space² Local centre facilities Community meeting spaces
Viability Please confirm that the site can viably deliver policy compliant sustainable development ³ and all necessary environmental mitigation, whilst also achieving a benchmark land value in accordance with national planning policy and guidance, at the dwelling capacity in each column. Please make clear any related	Yes <ul style="list-style-type: none"> External funding required for A120-A133 link road (Housing Infrastructure Fund). RTS requires investment from transport operators. 	Yes <ul style="list-style-type: none"> External funding required for A120-A133 link road (Housing Infrastructure Fund). RTS requires investment from transport operators. 	Yes <ul style="list-style-type: none"> External funding required for A120-A133 link road (Housing Infrastructure Fund). RTS requires investment from transport operators. 	Yes

	7,500	8,000	5,500	2,000
factors, such as reliance on any external funding.				

³ Policy Compliant Sustainable Development is development which provides for the following:

Community and stakeholder empowerment in the design and delivery of the site;

At an early stage of the delivery of the site, establish a sustainable funding and governance mechanism for future stewardship, management, maintenance and renewal of community infrastructure and assets;

Provide supporting infrastructure ahead of or in tandem with the development it supports;

Provides a minimum of 30% affordable housing;

Provide a mix of housing types and tenures including self-build, custom-build and starter homes at appropriate densities to their context;

Be planned to result in a step change in providing for more sustainable transport, prioritise walking, cycling and use of public transport over private car use and include foot and cycle ways throughout the development;

Be structured to provide sociable, vibrant and walkable neighbourhoods with equality of access for all;

Provide convenient and effective active travel or public transport connections with the surrounding town and service centres and major employment locations;

Provide appropriate access to the highway network;

Protect and/or enhance heritage and biodiversity assets within and surrounding the site and secure net gains in local biodiversity and significant green infrastructure connectivity within and linking to/from the site;

Provide appropriate buffers along strategic road and rail infrastructure to protect new development;

Secure the highest standards of energy efficiency and innovation in technology to reduce the impact of climate change;

Provide for water efficiency (and water neutrality in areas of serious water stress);

Provide, manage and maintain sustainable surface water management measures;

Secure sustainable waste and mineral management including consideration of potential on-site mineral resources through a Minerals Resource Assessment by the Minerals Planning Authority;

High speed and reliable broadband will be provided and homes will include specific spaces to enable working from home; and

Provides measures to support the new community.

Confirmation of Site Proposals - SUE1

The purpose of this document is to provide a summary of the proposals for development at the site referred to in the table below. The information within this document will be used to inform the Additional Sustainability Appraisal work required to address the Inspectors concerns (set out in his letter of 8 June 2018 – IED011). This form has been pre-filled by the NEAs and represents their understanding of the site proposals. Please fill in the deliverability and employment information where requested below. Please also amend the other details within this document if you consider them to be inaccurate.

Site Ref	SUE01
Site Name	Land at Halstead
Site Boundary Please confirm whether the site boundary in the appendix is correct or if not, please provide a revised site boundary.	Yes
Site Promoter(s) (Please confirm the person(s) / organisation(s) who are promoting the site through the local plan process)	Ptarmigan Halstead Land & Landowner Consortium
Land ownership and control (Please state the person(s) / organisation(s) who own and / or control the land on the site, and whether this is by ownership, option agreement or other means)	<u>Summary</u> <u>Land Available</u> Multiple landownership, mixed deliverability. <u>Ownership / control</u> Majority of land is highly deliverable due to the land either being actively promoted by a promoter or landowner's agent. Where an agent or promoter has not been appointed the deliverability is less certain but landowners have confirmed availability
Gross site area (Ha)	348
Demand for housing Please confirm that there is demand for housing in this location (and provide a high level justification)	Yes - Located within central area in the Braintree Market Value Area 3. This is a high value part of the NEA area.

Capacity options and proposal specifics

The Inspector requested that each site is tested at a range of dwelling capacities. Using standardised formula, the dwelling capacities in the columns of the table below have been calculated. For each dwelling capacity option set out in the columns, please confirm whether the information set out is correct.

	8,500	6,000	2,000
Delivery rate Please confirm the anticipated rate of housing delivery.	250 dwellings per annum from 2023/24	250 dwellings per annum from 2023/24	200 dwellings per annum from 2023/24
Delivery by 2033 Please confirm that if allocated in the Section 1 plan by 2020, the site will be able to provide a minimum of 2,250 dwellings prior to March 2033.	Yes	Yes	N/A
Deliverability Are you aware of any issues or constraints that might prevent development taking place on the site, for example in relation to any consultation undertaken with relevant bodies and statutory undertakers? If so, please provide a high level summary of these.	No, We are unaware of any designation or constraint that would prevent the delivery of the full bypass and mixed residential development. The Landowner Consortium has agreed to make available land for the indicative route of the bypass	No, We are unaware of any designation or constraint that would prevent the delivery of the full bypass and mixed residential development. The Landowner Consortium has agreed to make available land for the indicative route of the bypass	No, We are unaware of any designation or constraint that would prevent the delivery of the full bypass and mixed residential development. The Landowner Consortium has agreed to make available land for the indicative route of the bypass
Employment provision Please provide the approximate amount of employment land (in hectares) to be provided within the site (if any).	Yes, please refer to accompanying note. The site provides an opportunity to enhance accessibility to (and/or expand) the Bluebridge Industrial Estate.	Yes, please refer to accompanying note. The site provides an opportunity to enhance accessibility to (and/or expand) the Bluebridge Industrial Estate.	Yes, please refer to accompanying note. The site provides an opportunity to enhance accessibility to (and/or expand) the Bluebridge Industrial Estate.
Strategic Infrastructure Please confirm the strategic infrastructure listed is required to support development of the site at the relevant dwelling capacity. Infrastructure should be policy	Yes <ul style="list-style-type: none"> Full Halstead Bypass restore dismantled railway Colchester Road to Tidings Hill as a new cycle and pedestrian 	Yes <ul style="list-style-type: none"> Full Halstead Bypass restore dismantled railway Colchester Road to Tidings Hill as a new cycle and pedestrian route. 	Yes <ul style="list-style-type: none"> Partial Delivery of Halstead Bypass (Southern section from Colchester Road to the A131)

	8,500	6,000	2,000
compliant, viable and deliverable ¹ . ¹ please note that the list of infrastructure provided is a focussed view of what may be required, to inform the sustainability appraisal work. NEAs reserve the right to refine and add to items should they feel this is justified.	route.		
Local Infrastructure and mitigation Please confirm that the infrastructure and environmental mitigation listed will form part of the proposals. ² Open Space includes country park, mitigation for Habitats Regulations and landscape mitigation as required.	Yes <ul style="list-style-type: none"> ▪ Early Years ▪ Primary School(s) ▪ Secondary School ▪ Youth Centre provision ▪ Open Space² ▪ New improved Bus services ▪ Local centre facilities ▪ Community meeting spaces 	Yes <ul style="list-style-type: none"> ▪ Early Years ▪ Primary School(s) ▪ Secondary School ▪ Youth Centre provision ▪ Open Space² ▪ New improved Bus services ▪ Local centre facilities ▪ Community meeting spaces 	Yes <ul style="list-style-type: none"> ▪ Early Years ▪ Primary School(s) ▪ Youth Centre provision ▪ Open Space² ▪ New improved Bus services ▪ Local centre facilities ▪ Community meeting spaces
Viability Please confirm that the site can viably deliver policy compliant sustainable development ³ and all necessary environmental mitigation, whilst also achieving a benchmark land value in accordance with national planning policy and guidance, at the dwelling capacity in each column. Please make clear any related factors, such as reliance on any external funding.	Yes	Yes	Yes

³ Policy Compliant Sustainable Development is development which provides for the following:

Community and stakeholder empowerment in the design and delivery of the site;

At an early stage of the delivery of the site, establish a sustainable funding and governance mechanism for future stewardship, management, maintenance and renewal of community infrastructure and assets;

Provide supporting infrastructure ahead of or in tandem with the development it supports;

Provides a minimum of 30% affordable housing;

Provide a mix of housing types and tenures including self-build, custom-build and starter homes at appropriate densities to their context;

Be planned to result in a step change in providing for more sustainable transport, prioritise walking, cycling and use of public transport over private car use and include foot and cycle ways throughout the development;

Be structured to provide sociable, vibrant and walkable neighbourhoods with equality of access for all;

Provide convenient and effective active travel or public transport connections with the surrounding town and service centres and major employment locations;

Provide appropriate access to the highway network;

Protect and/or enhance heritage and biodiversity assets within and surrounding the site and secure net gains in local biodiversity and significant green infrastructure connectivity within and linking to/from the site;

Provide appropriate buffers along strategic road and rail infrastructure to protect new development;

Secure the highest standards of energy efficiency and innovation in technology to reduce the impact of climate change;

Provide for water efficiency (and water neutrality in areas of serious water stress);

Provide, manage and maintain sustainable surface water management measures;

Secure sustainable waste and mineral management including consideration of potential on-site mineral resources through a Minerals Resource Assessment by the Minerals Planning Authority;

High speed and reliable broadband will be provided and homes will include specific spaces to enable working from home; and

Provides measures to support the new community.

Confirmation of Site Proposals - SUE2

The purpose of this document is to provide a summary of the proposals for development at the site referred to in the table below. The information within this document will be used to inform the Additional Sustainability Appraisal work required to address the Inspectors concerns (set out in his letter of 8 June 2018 – IED011). This form has been pre-filled by the NEAs and represents their understanding of the site proposals. Please fill in the deliverability and employment information where requested below. Please also amend the other details within this document if you consider them to be inaccurate.

Site Ref	SUE02
Site Name	Land East of Braintree (including Temple Border)
Site Boundary Please confirm whether the site boundary in the appendix is correct or if not, please provide a revised site boundary.	Yes
Site Promoter(s) (Please confirm the person(s) / organisation(s) who are promoting the site through the local plan process)	Carter Jonas
Land ownership and control (Please state the person(s) / organisation(s) who own and / or control the land on the site, and whether this is by ownership, option agreement or other means)	<u>Summary</u> 'owned freehold', higher deliverability. <u>Ownership / control</u> Owned by the consortium of landowners (under G120) and L&Q & Cirrus have a promotion agreement.
Gross site area (Ha)	161
Demand for housing Please confirm that there is demand for housing in this location (and provide a high level justification)	Yes - Located within Braintree Central area in the Braintree Market Value Area. This is a high value area in the NEA.

Capacity options and proposal specifics

The Inspector requested that each site is tested at a range of dwelling capacities. Using standardised formula, the dwelling capacities in the columns of the table below have been calculated. For each dwelling capacity option set out in the columns, please confirm whether the information set out is correct.

	5,000	2,000
Delivery rate Please confirm the anticipated rate of housing delivery.	350 dwellings per annum from 2023/24	200 dwellings per annum from 2023/24
Delivery by 2033 Please confirm that if allocated in the Section 1 plan by 2020, the site will be able to provide a minimum of 2,250 dwellings prior to March 2033.	Yes	N/A
Deliverability Are you aware of any issues or constraints that might prevent development taking place on the site, for example in relation to any consultation undertaken with relevant bodies and statutory undertakers? If so, please provide a high level summary of these.	<p>There are no issues or constraints that would prevent the development taking place</p> <p>Development capacity subject to a number of factors, including the physical land take for the new route of the A120 and it is likely that the site will be capable of delivering less than 5,000 dwellings</p>	There are no issues or constraints that would prevent the development taking place
Employment provision Please provide the approximate amount of employment land (in hectares) to be provided within the site (if any).	The proposals for the site includes the provision of a range of leisure, employment and retail uses to complement the relocation of Braintree Football Club to the site	The proposals for the site includes the provision of a range of leisure, employment and retail uses to complement the relocation of Braintree Football Club to the site
Strategic Infrastructure Please confirm the strategic infrastructure listed is required to support development of the site at the relevant dwelling capacity. Infrastructure should be policy compliant, viable and deliverable ¹ . ¹ please note that the list of infrastructure provided is a focussed view of what may be required, to inform the sustainability appraisal work. NEAs reserve the right to refine and add to items should they feel this is justified.	<p>Yes</p> <ul style="list-style-type: none"> RTS links to Braintree Town, Braintree Freeport, and Colchester Millennium slipways are required to provide additional capacity for initial phases (June 2020). New route of A120 to provide a free-flow link in place of the Galley's Corner roundabout. 	Yes

	5,000	2,000
<p>Local Infrastructure and mitigation</p> <p>Please confirm that the infrastructure and environmental mitigation listed will form part of the proposals.</p> <p>² Open Space includes country park, mitigation for Habitats Regulations and landscape mitigation as required.</p>	<p>Yes</p> <ul style="list-style-type: none"> ▪ Early Years ▪ Primary School(s) ▪ Secondary School ▪ Youth Centre provision ▪ Open Space² ▪ Bus services ▪ Local centre facilities ▪ Community meeting spaces 	<p>Yes</p> <ul style="list-style-type: none"> ▪ Early Years ▪ Primary School(s) ▪ Youth Centre provision ▪ Open Space² ▪ Bus services ▪ Local centre facilities ▪ Community meeting spaces
<p>Viability</p> <p>Please confirm that the site can viably deliver policy compliant sustainable development³ and all necessary environmental mitigation, whilst also achieving a benchmark land value in accordance with national planning policy and guidance, at the dwelling capacity in each column.</p> <p>Please make clear any related factors, such as reliance on any external funding.</p>	<p>Yes</p> <ul style="list-style-type: none"> • The extent of the proposals identified within the site are capable of being delivered without the need for external funding and have been subject to detailed viability testing, which confirms that the scheme is viable and deliverable. 	<p>Yes</p> <ul style="list-style-type: none"> • The extent of the proposals identified within the site are capable of being delivered without the need for external funding and have been subject to detailed viability testing, which confirms that the scheme is viable and deliverable.

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Community and stakeholder empowerment in the design and delivery of the site;

At an early stage of the delivery of the site, establish a sustainable funding and governance mechanism for future stewardship, management, maintenance and renewal of community infrastructure and assets;

Provide supporting infrastructure ahead of or in tandem with the development it supports;

Provides a minimum of 30% affordable housing;

Provide a mix of housing types and tenures including self-build, custom-build and starter homes at appropriate densities to their context;

Be planned to result in a step change in providing for more sustainable transport, prioritise walking, cycling and use of public transport over private car use and include foot and cycle ways throughout the development;

Be structured to provide sociable, vibrant and walkable neighbourhoods with equality of access for all;

Provide convenient and effective active travel or public transport connections with the surrounding town and service centres and major employment locations;

Provide appropriate access to the highway network;

Protect and/or enhance heritage and biodiversity assets within and surrounding the site and secure net gains in local biodiversity and significant green infrastructure connectivity within and linking to/from the site;

Provide appropriate buffers along strategic road and rail infrastructure to protect new development;

Secure the highest standards of energy efficiency and innovation in technology to reduce the impact of climate change;

Provide for water efficiency (and water neutrality in areas of serious water stress);

Provide, manage and maintain sustainable surface water management measures;

Secure sustainable waste and mineral management including consideration of potential on-site mineral resources through a Minerals Resource Assessment by the Minerals Planning Authority;

High speed and reliable broadband will be provided and homes will include specific spaces to enable working from home;

and

Provides measures to support the new community.

Confirmation of Site Proposals - SUE3

The purpose of this document is to provide a summary of the proposals for development at the site referred to in the table below. The information within this document will be used to inform the Additional Sustainability Appraisal work required to address the Inspectors concerns (set out in his letter of 8 June 2018 – IED011). This form has been pre-filled by the NEAs and represents their understanding of the site proposals. Please fill in the deliverability and employment information where requested below. Please also amend the other details within this document if you consider them to be inaccurate.

Site Ref	SUE03
Site Name	SUE 3 Land South East of Braintree
Site Boundary Please confirm whether the site boundary in the appendix is correct or if not, please provide a revised site boundary.	Yes
Site Promoter(s) (Please confirm the person(s) / organisation(s) who are promoting the site through the local plan process)	Emery Planning
Land ownership and control (Please state the person(s) / organisation(s) who own and / or control the land on the site, and whether this is by ownership, option agreement or other means)	<u>Summary</u> Multiple landownership, Short - Medium deliverability. Parts of the proposal can be delivered in the short term, e.g. application 18/00549 for up to 250 dwellings. <u>Ownership / control</u> Option Agreement
Gross site area (Ha)	432
Demand for housing Please confirm that there is demand for housing in this location (and provide a high level justification)	Yes - Located in the central corridor housing market value area in Braintree value area 3. This is a high value market area within the NEAs.

Capacity options and proposal specifics

The Inspector requested that each site is tested at a range of dwelling capacities. Using standardised formula, the dwelling capacities in the columns of the table below have been calculated. For each dwelling capacity option set out in the columns, please confirm whether the information set out is correct.

	12,500	5,000	2,000
Delivery rate Please confirm the anticipated rate of housing delivery.	250 dwellings per annum from 2023/24	250 dwellings per annum from 2023/24	250 dwellings per annum from 2023/24
Delivery by 2033 Please confirm that if allocated in the Section 1 plan by 2020, the site will be able to provide a minimum of 2,250 dwellings prior to March 2033.	Scale of development not supported by the site promoter	Yes However, the plan period must now be extended to account for delay in adoption	Yes However, the plan period must now be extended to account for delay in adoption
Deliverability Are you aware of any issues or constraints that might prevent development taking place on the site, for example in relation to any consultation undertaken with relevant bodies and statutory undertakers? If so, please provide a high level summary of these.	No issues or constraints identified.	No issues or constraints identified. Substantial progress has been made in relation to strategic highway infrastructure upgrades and connections in this locality which assist in accessibility generally. A high proportion of the development is deliverable based on existing and committed highway infrastructure. Consultation undertaken on application 18/00549 for up to 250 dwellings and masterplan engagement exercise has commenced.	No issues or constraints identified. Substantial progress has been made in relation to strategic highway infrastructure upgrades and connections in this locality which assist in accessibility generally. A high proportion of the development is deliverable based on existing and committed highway infrastructure. Consultation undertaken on application 18/00549 for up to 250 dwellings and masterplan engagement exercise has commenced.

	12,500	5,000	2,000
Employment provision Please provide the approximate amount of employment land (in hectares) to be provided within the site (if any).	<ul style="list-style-type: none"> Use formula same as NEAGC 	<ul style="list-style-type: none"> Local Centre – circa 500 jobs FTE Leisure, Cultural & Recreation – circa 65,000 sq.m (650,000 sq.ft) and circa 1,500 jobs FTE Commercial B8 / B1 Uses – (circa 300,000 sq.m (3m sq.ft) and circa 5,000 jobs FTE 	<ul style="list-style-type: none"> Local Centre – circa 500 jobs FTE Leisure, Cultural & Recreation – circa 65,000 sq.m (650,000 sq.ft) and circa 1,500 jobs FTE Commercial B8 / B1 Uses – (circa 300,000 sq.m (3m sq.ft) and circa 5,000 jobs FTE
Strategic Infrastructure Please confirm the strategic infrastructure listed is required to support development of the site at the relevant dwelling capacity. Infrastructure should be policy compliant, viable and deliverable ¹ . ¹ please note that the list of infrastructure provided is a focussed view of what may be required, to inform the sustainability appraisal work. NEAs reserve the right to refine and add to items should they feel this is justified.	Yes <ul style="list-style-type: none"> Grade-separated A120 junction at Galley's corner. RTS links to Braintree Town, Braintree Freeport and Colchester 	Yes <ul style="list-style-type: none"> Grade-separated A120 junction at Galley's corner. RTS links to Braintree Town, Braintree Freeport and Colchester 	Yes
Local Infrastructure and mitigation Please confirm that the infrastructure and environmental mitigation listed will form part of the proposals. ² Open Space includes country park, mitigation for Habitats Regulations and landscape mitigation as required.	Yes <ul style="list-style-type: none"> Early Years Primary School(s) Secondary School Youth Centre provision Open Space² Bus services Local centre facilities Community meeting spaces 	Yes <ul style="list-style-type: none"> Early Years Primary School(s) Secondary School Youth Centre provision Open Space² Bus services Local centre facilities Community meeting spaces 	Yes <ul style="list-style-type: none"> Early Years Primary School(s) Youth Centre provision Open Space² Bus services Local centre facilities Community meeting spaces
Viability Please confirm that the site can viably deliver policy compliant sustainable development ³ and all necessary environmental mitigation, whilst also	Yes <ul style="list-style-type: none"> External funding required for grade-separated A120 junction at Galley's corner. The promoter of the site can also assist with delivery of this strategic 	Yes <ul style="list-style-type: none"> External funding required for grade-separated A120 junction at Galley's corner. The promoter of the site can also assist with delivery of this strategic 	Yes

	12,500	5,000	2,000
<p>achieving a benchmark land value in accordance with national planning policy and guidance, at the dwelling capacity in each column.</p> <p>Please make clear any related factors, such as reliance on any external funding.</p>	<p>infrastructure.</p> <ul style="list-style-type: none"> RTS links will require external funding from transport operating companies. 	<p>infrastructure.</p> <ul style="list-style-type: none"> RTS links will require external funding from transport operating companies. 	

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Community and stakeholder empowerment in the design and delivery of the site;

At an early stage of the delivery of the site, establish a sustainable funding and governance mechanism for future stewardship, management, maintenance and renewal of community infrastructure and assets;

Provide supporting infrastructure ahead of or in tandem with the development it supports;

Provides a minimum of 30% affordable housing;

Provide a mix of housing types and tenures including self-build, custom-build and starter homes at appropriate densities to their context;

Be planned to result in a step change in providing for more sustainable transport, prioritise walking, cycling and use of public transport over private car use and include foot and cycle ways throughout the development;

Be structured to provide sociable, vibrant and walkable neighbourhoods with equality of access for all;

Provide convenient and effective active travel or public transport connections with the surrounding town and service centres and major employment locations;

Provide appropriate access to the highway network;

Protect and/or enhance heritage and biodiversity assets within and surrounding the site and secure net gains in local biodiversity and significant green infrastructure connectivity within and linking to/from the site;

Provide appropriate buffers along strategic road and rail infrastructure to protect new development;

Secure the highest standards of energy efficiency and innovation in technology to reduce the impact of climate change;

Provide for water efficiency (and water neutrality in areas of serious water stress);

Provide, manage and maintain sustainable surface water management measures;

Secure sustainable waste and mineral management including consideration of potential on-site mineral resources through a Minerals Resource Assessment by the Minerals Planning

Authority;

High speed and reliable broadband will be provided and homes will include specific spaces to enable working from home; and

Provides measures to support the new community.

Confirmation of Site Proposals - SUE4

The purpose of this document is to provide a summary of the proposals for development at the site referred to in the table below. The information within this document will be used to inform the Additional Sustainability Appraisal work required to address the Inspectors concerns (set out in his letter of 8 June 2018 – IED011). This form has been pre-filled by the NEAs and represents their understanding of the site proposals. Please fill in the deliverability and employment information where requested below. Please also amend the other details within this document if you consider them to be inaccurate.

Site Ref	SUE04
Site Name	SUE 4 Land South of Haverhill
Site Boundary Please confirm whether the site boundary in the appendix is correct or if not, please provide a revised site boundary.	The site boundary in the appendix contains minor inaccuracies at certain points. Please refer to the Location Plan provided.
Site Promoter(s) (Please confirm the person(s) / organisation(s) who are promoting the site through the local plan process)	Hallam Land Management
Land ownership and control (Please state the person(s) / organisation(s) who own and / or control the land on the site, and whether this is by ownership, option agreement or other means)	<u>Summary</u> Two landowners, High deliverability. <u>Ownership / control</u> Planning Promotion Agreement
Gross site area (Ha)	165
Demand for housing Please confirm that there is demand for housing in this location (and provide a high level justification)	Yes - Located directly to the south of Haverhill and within Rural Fringes area in the Braintree Market Value Area. This is the second highest value area in the NEA and adjoins the Cambridge Sub Region Housing Market Area. Haverhill is one of a number of towns around Cambridge which provide affordable housing opportunities for not only those people who work locally but also who work in Cambridge and surrounding locations where the supply and affordability of housing does not meet expectations.

Capacity options and proposal specifics

The Inspector requested that each site is tested at a range of dwelling capacities. Using standardised formula, the dwelling capacities in the columns of the table below have been calculated. For each dwelling capacity option set out in the columns, please confirm whether the information set out is correct.

	3,500	2,000
Delivery rate Please confirm the anticipated rate of housing delivery.	250 dwellings per annum from 2023/24	200 dwellings per annum from 2023/24
Delivery by 2033 Please confirm that if allocated in the Section 1 plan by 2020, the site will be able to provide a minimum of 2,250 dwellings prior to March 2033.	Yes	N/A
Deliverability Are you aware of any issues or constraints that might prevent development taking place on the site, for example in relation to any consultation undertaken with relevant bodies and statutory undertakers? If so, please provide a high level summary of these.	The site is deliverable. Technical work undertaken to date is supportive of this with no issues or constraints that might prevent development taking place on the site being identified. Technical work was submitted to the authority in December 2018 in parallel to a formal Call for Sites submission to West Suffolk in December 2018.	The site is deliverable. Technical work undertaken to date is supportive of this with no issues or constraints that might prevent development taking place on the site being identified. Technical work was submitted to the authority in December 2018 in parallel to a formal Call for Sites submission to West Suffolk in December 2018.
Employment provision Please provide the approximate amount of employment land (in hectares) to be provided within the site (if any).	The site provides the opportunity to deliver employment land. The current masterplan delivers 6ha of employment land, in addition to a 1.5ha Local Centre, Primary School (and potential secondary school) that will also provide employment.	The site provides the opportunity to deliver employment land. The current masterplan delivers 6ha of employment land, in addition to a 1.5ha Local Centre, Primary School (and potential secondary school) that will also provide employment.
Strategic Infrastructure Please confirm the strategic infrastructure listed is required to support development of the site at the relevant dwelling capacity. Infrastructure should be policy compliant, viable and deliverable ¹ . ¹ please note that the list of infrastructure provided is a focussed view of what may be required, to inform the sustainability appraisal work. NEAs reserve the right to refine and add to items should they feel this is justified.	Yes. In addition, the site can facilitate delivery of the Cambridge Metro proposals, ensuring that further development at Haverhill is sustainable and deliverable without harm to the local and wider infrastructure.	Yes. In addition, the site can facilitate delivery of the Cambridge Metro proposals, ensuring that further development at Haverhill is sustainable and deliverable without harm to the local and wider infrastructure.

	3,500	2,000
Local Infrastructure and mitigation Please confirm that the infrastructure and environmental mitigation listed will form part of the proposals. ² Open Space includes country park, mitigation for Habitats Regulations and landscape mitigation as required.	Yes <ul style="list-style-type: none"> ▪ Early Years ▪ Primary School(s) ▪ Youth Centre provision ▪ Open Space² ▪ Bus services ▪ Local centre facilities ▪ Community meeting spaces 	Yes <ul style="list-style-type: none"> ▪ Early Years ▪ Primary School(s) ▪ Youth Centre provision ▪ Open Space² ▪ Bus services ▪ Local centre facilities ▪ Community meeting spaces
Viability Please confirm that the site can viably deliver policy compliant sustainable development ³ and all necessary environmental mitigation, whilst also achieving a benchmark land value in accordance with national planning policy and guidance, at the dwelling capacity in each column. Please make clear any related factors, such as reliance on any external funding.	Yes The site can deliver a scheme wholly within the administrative area of Braintree but equally form part of a larger development including land within West Suffolk. The submitted technical work demonstrates this larger scheme.	Yes

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Community and stakeholder empowerment in the design and delivery of the site;

At an early stage of the delivery of the site, establish a sustainable funding and governance mechanism for future stewardship, management, maintenance and renewal of community infrastructure and assets;

Provide supporting infrastructure ahead of or in tandem with the development it supports;

Provides a minimum of 30% affordable housing;

Provide a mix of housing types and tenures including self-build, custom-build and starter homes at appropriate densities to their context;

Be planned to result in a step change in providing for more sustainable transport, prioritise walking, cycling and use of public transport over private car use and include foot and cycle ways throughout the development;

Be structured to provide sociable, vibrant and walkable neighbourhoods with equality of access for all;

Provide convenient and effective active travel or public transport connections with the surrounding town and service centres and major employment locations;

Provide appropriate access to the highway network;

Protect and/or enhance heritage and biodiversity assets within and surrounding the site and secure net gains in local biodiversity and significant green infrastructure connectivity within and linking to/from the site;

Provide appropriate buffers along strategic road and rail infrastructure to protect new development;

Secure the highest standards of energy efficiency and innovation in technology to reduce the impact of climate change;

Provide for water efficiency (and water neutrality in areas of serious water stress);

Provide, manage and maintain sustainable surface water management measures;

Secure sustainable waste and mineral management including consideration of potential on-site mineral resources through a Minerals Resource Assessment by the Minerals Planning Authority;

High speed and reliable broadband will be provided and homes will include specific spaces to enable working from home; and

Provides measures to support the new community.

Confirmation of Site Proposals - VE1

The purpose of this document is to provide a summary of the proposals for development at the site referred to in the table below. The information within this document will be used to inform the Additional Sustainability Appraisal work required to address the Inspectors concerns (set out in his letter of 8 June 2018 – IED011). This form has been pre-filled by the NEAs and represents their understanding of the site proposals. Please fill in the deliverability and employment information where requested below. Please also amend the other details within this document if you consider them to be inaccurate.

Site Ref	VE01
Site Name	Land at Kelvedon
Site Boundary Please confirm whether the site boundary in the appendix is correct or if not, please provide a revised site boundary.	Yes
Site Promoter(s) (Please confirm the person(s) / organisation(s) who are promoting the site through the local plan process)	Parker Strategic Land is promoting the Kings Dene scheme on land at Kelvedon additional land is the subject of two planning applications which are with Braintree District Council for determination (17/00679/OUT and 17/01979/OUT). This submission is made only in relation to land promoted by Parker Strategic Land.
Land ownership and control (Please state the person(s) / organisation(s) who own and / or control the land on the site, and whether this is by ownership, option agreement or other means)	The land promoted and supported by Parker Strategic Land Ltd is owned by: Parkers of Leicester Ltd, Siggers, Shakeley and Van Tuyl.
Gross site area (Ha)	The land promoted by Parker Strategic Land extends to 471.73 hectares. The area identified on the site boundary is 495ha.
Demand for housing Please confirm that there is demand for housing in this location (and provide a high level justification)	Yes Kelvedon is located within the Rural Fringes area in the Braintree Market Value Area which is a high value area in the NEA. Demand is higher due to: <ul style="list-style-type: none"> • Migration inflows from Essex and London • Strong Train links to London (12% of Braintree commuters) • Meet economic growth demand from London, Cambridge, Milton Keynes and Oxford. • Between NE growth centres at Braintree and Colchester. Exploit A12/A120 investment. This is already reflected in the price paid for housing.

Capacity options and proposal specifics

The Inspector requested that each site is tested at a range of dwelling capacities. Using standardised formula, the dwelling capacities in the columns of the table below have been calculated. For each dwelling capacity option set out in the columns, please confirm whether the information set out is correct.

	17,000	5,000	2,000
Delivery rate Please confirm the anticipated rate of housing delivery.	250 dwellings per annum from 2023/24	From 2023/24, including Local Plan making process and time for planning applications and reserved matters. Given the sustainability and accessibility of Kings Dene's location, an average rate of 250 dwellings per annum could be assumed.	250 dwellings per annum from 2023/24
Delivery by 2033 Please confirm that if allocated in the Section 1 plan by 2020, the site will be able to provide a minimum of 2,250 dwellings prior to March 2033.	Yes	Yes. If delivery of this site commenced in 2023/24 and continued at an average build out rate of 250 dwellings per annum.	N/A
Deliverability Are you aware of any issues or constraints that might prevent development taking place on the site, for example in relation to any consultation undertaken with relevant bodies and statutory undertakers? If so, please provide a high level summary of	Site Promoter does not support this scale of development	Parker Strategic Land are not aware of any issues or constraints which would prevent delivery taking place on this site. Engagement is being undertaken with a number of relevant bodies in the area including Essex County Council, Network Rail and relevant utility providers. Parker Strategic Land do not consider that the presence of utilities represents a constraint to the delivery of development.	Site Promoter does not support this scale of development
Employment provision Please provide the approximate amount of employment land (in hectares) to be provided within the site (if any).	Up to 36ha	The proposals for Kings Dene include the provision of up to 36ha of employment land for B use class employment use (B1, B2 and B8). This land is to be provided in a highly accessible location to the south west of the site between the A12 and railway line. To complement the proposed employment land provision, opportunities also exist to provide B1 and non B class employment generating uses around the rail station as part of mixed used district centre and within local centres.	Up to 36ha

<p>Strategic Infrastructure</p> <p>Please confirm the strategic infrastructure listed is required to support development of the site at the relevant dwelling</p> <p>capacity. Infrastructure should be policy compliant, viable and deliverable¹.</p> <p>¹ please note that the list of infrastructure provided is a focussed view of what may be required, to inform the sustainability appraisal work. NEAs reserve the right to refine and add to items should they feel this is justified.</p>	<p>Yes</p>	<ul style="list-style-type: none"> • The delivery of the Kings Dene scheme is not contingent upon the prior (or eventual) construction of the dualled A120 on the 'Option D' alignment, nor does it prejudice the delivery of this alignment. • RIS funded A12 upgrading 2022 to 2025 - we understand that the scheme is likely to be built in 2 phases, the first from Chelmsford to the Kelvedon junction, and then the second phase to the north. The Kings Dene scheme connects directly into this infrastructure as part of the local road network. • Alternative route from Coggeshall Road through the site to the A12 south west of Kelvedon. This provides the opportunity to remove through traffic from the restricted centre of Kelvedon and connect the Coggeshall traffic directly to the new A12 junction. • Opportunity to increase car parking at Kelvedon Station. This benefits also the wider community accessing rail services with appropriate car parking facilities. • Opportunity to close the existing level crossing on Church Street and realign Hollow Road into the development road network. <p>In contrast to other large scale proposals being considered in the North Essex area, the proposal at Kings Dene does not require the significant strategic infrastructure in order to commence its delivery.</p>	<p>Yes</p>
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<p>Local Infrastructure and mitigation</p> <p>Please confirm that the infrastructure and environmental mitigation listed will form part of the proposals.</p> <p>² Open Space includes country park, mitigation for Habitats Regulations and landscape mitigation as required.</p>	<p>Yes</p> <ul style="list-style-type: none"> ▪ Early Years ▪ Primary School(s) ▪ Secondary School ▪ Youth Centre provision ▪ Open Space² ▪ Bus services ▪ Primary medical facilities ▪ Local centre facilities ▪ Community meeting spaces 	<ul style="list-style-type: none"> • New facilities will be provided to accommodate those who are aged between 2-4 years old. • 3 new primary schools. • There are no secondary schools within walking distance of Kelvedon. A new secondary school will provide a sustainable and accessible resource. • There are currently two oversubscribed GP surgeries within Kelvedon, according to the standard of 1 GP to 1,800. Additional provision will be provided to support the new population on site in Local Centres. • Additional community facilities, open space and recreational infrastructure will also be provided to support the new population, including addressing deficiencies in indoor court, amenity green space and recreation ground provision. • Youth Centre provision • Bus services • Local centre facilities • Community meeting spaces 	<p>Yes</p> <ul style="list-style-type: none"> ▪ Early Years ▪ Primary School(s) ▪ Youth Centre provision ▪ Open Space² ▪ Bus services ▪ Local centre facilities ▪ Community meeting spaces
<p>Viability</p> <p>Please confirm that the site can viably deliver policy compliant sustainable development³ and all necessary environmental mitigation, whilst also achieving a benchmark land value in accordance with national planning policy and guidance, at the dwelling capacity in each column.</p> <p>Please make clear any related factors, such as reliance on any external funding.</p>	<p>Yes</p>	<ul style="list-style-type: none"> • Policy compliant viability assessment underway • No need for any external funding in order to facilitate the delivery or success of the proposal. • Assumption that A12 widening and related junction infrastructure is funded and proposal does not require addition Government funding to ensure the delivery of the scheme. 	<p>Yes</p>

³ Policy Compliant Sustainable Development is development which provides for the following:

Community and stakeholder empowerment in the design and delivery of the site;

At an early stage of the delivery of the site, establish a sustainable funding and governance mechanism for future stewardship, management, maintenance and renewal of community infrastructure and assets;

Provide supporting infrastructure ahead of or in tandem with the development it supports;

Provides a minimum of 30% affordable housing;

Provide a mix of housing types and tenures including self-build, custom-build and starter homes at appropriate densities to their context;

Be planned to result in a step change in providing for more sustainable transport, prioritise walking, cycling and use of public transport over private car use and include foot and cycle ways throughout the development;

Be structured to provide sociable, vibrant and walkable neighbourhoods with equality of access for all;

Provide convenient and effective active travel or public transport connections with the surrounding town and service centres and major employment locations;

Provide appropriate access to the highway network;

Protect and/or enhance heritage and biodiversity assets within and surrounding the site and secure net gains in local biodiversity and significant green infrastructure connectivity within and linking to/from the site;

Provide appropriate buffers along strategic road and rail infrastructure to protect new development;

Secure the highest standards of energy efficiency and innovation in technology to reduce the impact of climate change;

Provide for water efficiency (and water neutrality in areas of serious water stress);

Provide, manage and maintain sustainable surface water management measures;

Secure sustainable waste and mineral management including consideration of potential on-site mineral resources through a Minerals Resource Assessment by the Minerals Planning Authority;

High speed and reliable broadband will be provided and homes will include specific spaces to enable working from home; and

Provides measures to support the new community.

Confirmation of Site Proposals - VE4

The purpose of this document is to provide a summary of the proposals for development at the site referred to in the table below. The information within this document will be used to inform the Additional Sustainability Appraisal work required to address the Inspectors concerns (set out in his letter of 8 June 2018 – IED011). This form has been pre-filled by the NEAs and represents their understanding of the site proposals. Please fill in the deliverability and employment information where requested below. Please also amend the other details within this document if you consider them to be inaccurate.

Site Ref	VE04
Site Name	Weeley Garden Village
Site Boundary Please confirm whether the site boundary in the appendix is correct or if not, please provide a revised site boundary.	<p>The land parcels controlled by Rose Builders are identified on the attached plan and are in addition to those identified under your site ref VE04. It is not clear why these parcels have been omitted as they were understood to be "alternative strategic" sites (TDC refs: WGV1 and RSC20).</p> <p>Both sites are recorded in the TDC SHLAA (2018), an extract of which is attached. Site WGV1 was noted by the SHLAA as being "suitable" and "available". Access to RSC20 would be via WGV1, which in doing so would overcome the access concerns raised in the SHLAA, helping it to become "suitable" and "available". Such a conclusion is reached in the "other comments" column of the 2018 SHLAA for site RSC20. Therefore the site boundary map for site ref VE04 should be amended accordingly.</p>
Site Promoter(s) (Please confirm the person(s) / organisation(s) who are promoting the site through the local plan process)	Woolf Bond Planning, Rose Builders, Raymond Stemp Associates
Land ownership and control (Please state the person(s) / organisation(s) who own and / or control the land on the site, and whether this is by ownership, option agreement or other means)	<p><u>Summary</u></p> <p>Multiple landownership, very high deliverability.</p> <p><u>Ownership / control</u></p> <p>The main issue raised is that this form implies that all the relevant parcels in Weeley would need to come forward together. Indeed this form states that the site (Weeley Garden Village) is in multiple land ownership with lower deliverability. One does not necessarily follow the other.</p> <p>Whilst the entire Weeley garden village is promoted and controlled by multiple land owners, this fact should not necessarily count against the proposals. Rose Builders is promoting several conjoined land parcels in Weeley, which are certainly very able of being delivered and would require no specific liaison with the land controlled by the other promoters mentioned on this form. The Rose Builders land is under an option agreement. For these reasons, and others set out below, this land would score very well in terms of deliverability.</p>
Gross site area (Ha)	72 + 21ha of Rose Builders sites = 93ha
Demand for housing Please confirm that there is demand for housing in this location (and provide a	<p>Yes -</p> <p>Located within Eastern area of the Tendring Market Value Area. This is</p>

Site Ref	VE04
high level justification)	the lowest value area in the NEA.

Capacity options and proposal specifics

The Inspector requested that each site is tested at a range of dwelling capacities. Using standardised formula, the dwelling capacities in the columns of the table below have been calculated. For each dwelling capacity option set out in the columns, please confirm whether the information set out is correct.

	2,000
<p>Delivery rate</p> <p>Please confirm the anticipated rate of housing delivery.</p>	<p>The 2018 SHLAA identifies sites WGV1 and RSC20 as providing 300 and 129 sites respectively. This amount of development would be reasonable for sites of their size, shape and character. It is anticipated that these two parcels could be developed under a single proposal. An Outline application can be submitted in January 2020 with a Reserved Matters application in 2021. Houses could be delivered in 2022 after condition clearance. Each full year could deliver 40 dwellings.</p> <p>Rose Builders has experience of delivering homes locally with 20 homes delivered at Barleyfield Drive, Weeley and 46 homes underway at Millers Green, Weeley Heath. A large application for 280 homes, new school and employment is currently pending in Weeley (TDC draft site allocation SAMU5).</p>
<p>Delivery by 2033</p> <p>Please confirm that if allocated in the Section 1 plan by 2020, the site will be able to provide a minimum of 2,250 dwellings prior to March 2033.</p>	N/A
<p>Deliverability</p> <p>Are you aware of any issues or constraints that might prevent development taking place on the site, for example in relation to any consultation undertaken with relevant bodies and statutory undertakers? If so, please provide a high level summary of these.</p>	<p>WGV1 and RSC20 are both outside of the adopted Weeley settlement boundary and in agricultural use. In that respect there will be normal considerations like landscape, ecology and highway. However, assessments undertaken do not reveal any significant issue that cannot be overcome.</p>
<p>Employment provision</p> <p>Please provide the approximate amount of employment land (in hectares) to be provided within the site (if any).</p>	<p>No additional employment land is proposed on either of these sites.</p>
<p>Strategic Infrastructure</p> <p>Please confirm the strategic infrastructure listed is required to support development of the site at the relevant dwelling capacity. Infrastructure should be policy compliant, viable and deliverable¹.</p> <p>¹ please note that the list of infrastructure provided is a focussed view of what may be required, to inform the sustainability appraisal work. NEAs reserve the right to refine and add to items should they feel this is justified.</p>	<p>No specific items of strategic infrastructure have been identified beyond those identified under local infrastructure below or off-site works normally covered by an s106 legal agreement.</p>

	2,000
<p>Local Infrastructure and mitigation</p> <p>Please confirm that the infrastructure and environmental mitigation listed will form part of the proposals.</p> <p>² Open Space includes country park, mitigation for Habitats Regulations and landscape mitigation as required.</p>	<p>Yes</p> <ul style="list-style-type: none"> ▪ Early Years ▪ Primary School(s) ▪ Youth Centre provision ▪ Open Space² ▪ Bus services ▪ Local centre facilities ▪ Community meeting spaces <p>Across all of the Weeley sites a range of local infrastructure is proposed. The Thorpe Road (allocation SAMU5) site includes a primary school, early years, employment land, open space, bus stops and a new railway footbridge. As mentioned above, a planning application is pending for these items. Sites WGV1 and RSC20 will add further open space land as well as new housing.</p>
<p>Viability</p> <p>Please confirm that the site can viably deliver policy compliant sustainable development³ and all necessary environmental mitigation, whilst also achieving a benchmark land value in accordance with national planning policy and guidance, at the dwelling capacity in each column.</p> <p>Please make clear any related factors, such as reliance on any external funding.</p>	<p>Yes. Proposals for sites WGV1 and RSC20 are viable. Rose Builders benefits here from its local knowledge with several successful sites in Tendring, including the two aforementioned sites in Weeley and Weeley Heath. These provide important market information as well as evidence of policy compliant sustainable development. No external funding is required.</p>

³ Policy Compliant Sustainable Development is development which provides for the following:

Community and stakeholder empowerment in the design and delivery of the site;

At an early stage of the delivery of the site, establish a sustainable funding and governance mechanism for future stewardship, management, maintenance and renewal of community infrastructure and assets;

Provide supporting infrastructure ahead of or in tandem with the development it supports;

Provides a minimum of 30% affordable housing;

Provide a mix of housing types and tenures including self-build, custom-build and starter homes at appropriate densities to their context;

Be planned to result in a step change in providing for more sustainable transport, prioritise walking, cycling and use of public transport over private car use and include foot and cycle ways throughout the development;

Be structured to provide sociable, vibrant and walkable neighbourhoods with equality of access for all;

Provide convenient and effective active travel or public transport connections with the surrounding town and service centres and major employment locations;

Provide appropriate access to the highway network;

Protect and/or enhance heritage and biodiversity assets within and surrounding the site and secure net gains in local biodiversity and significant green infrastructure connectivity within and linking to/from the site;

Provide appropriate buffers along strategic road and rail infrastructure to protect new development;

Secure the highest standards of energy efficiency and innovation in technology to reduce the impact of climate change;

Provide for water efficiency (and water neutrality in areas of serious water stress);

Provide, manage and maintain sustainable surface water management measures;

Secure sustainable waste and mineral management including consideration of potential on-site mineral resources through a Minerals Resource Assessment by the Minerals Planning Authority;

High speed and reliable broadband will be provided and homes will include specific spaces to enable working from home; and

Provides measures to support the new community.

Confirmation of Site Proposals - VE4

The purpose of this document is to provide a summary of the proposals for development at the site referred to in the table below. The information within this document will be used to inform the Additional Sustainability Appraisal work required to address the Inspectors concerns (set out in his letter of 8 June 2018 – IED011). This form has been pre-filled by the NEAs and represents their understanding of the site proposals. Please fill in the deliverability and employment information where requested below. Please also amend the other details within this document if you consider them to be inaccurate.

Site Ref	VE04
Site Name	Weeley Garden Village
Site Boundary Please confirm whether the site boundary in the appendix is correct or if not, please provide a revised site boundary.	Yes
Site Promoter(s) (Please confirm the person(s) / organisation(s) who are promoting the site through the local plan process)	Raymond Stemp Associates; Woolf Bond Planning (no response)
Land ownership and control (Please state the person(s) / organisation(s) who own and / or control the land on the site, and whether this is by ownership, option agreement or other means)	<u>Summary</u> Multiple landownership, lower deliverability. <u>Ownership / control</u> Some Option Agreements
Gross site area (Ha)	72
Demand for housing Please confirm that there is demand for housing in this location (and provide a high level justification)	Yes - Located within Eastern area of the Tendring Market Value Area. This is the lowest value area in the NEA.

Capacity options and proposal specifics

The Inspector requested that each site is tested at a range of dwelling capacities. Using standardised formula, the dwelling capacities in the columns of the table below have been calculated. For each dwelling capacity option set out in the columns, please confirm whether the information set out is correct.

	2,000
Delivery rate Please confirm the anticipated rate of housing delivery.	250 dwellings annum from 2023/24
Delivery by 2033 Please confirm that if allocated in the Section 1 plan by 2020, the site will be able to provide a minimum of 2,250 dwellings prior to March 2033.	N/A
Deliverability Are you aware of any issues or constraints that might prevent development taking place on the site, for example in relation to any consultation undertaken with relevant bodies and statutory undertakers? If so, please provide a high level summary of these.	Mr A Bacon is the owner of all the land to the south of the Weeley Bypass. The development could be delivered as soon as planning permission is granted – Application 18/00578/OUT is currently with Tendring District Council for Phase 1.
Employment provision Please provide the approximate amount of employment land (in hectares) to be provided within the site (if any).	One hectare of land to be provided for B1 uses (small starter units forming a small business park within the development and employment also provided in the proposed primary school, nursery school and local shops.
Strategic Infrastructure Please confirm the strategic infrastructure listed is required to support development of the site at the relevant dwelling capacity. Infrastructure should be policy compliant, viable and deliverable ¹ . ¹ please note that the list of infrastructure provided is a focussed view of what may be required, to inform the sustainability appraisal work. NEAs reserve the right to refine and add to items should they feel this is justified.	Yes – no additional strategic infrastructure required
Local Infrastructure and mitigation Please confirm that the infrastructure and environmental mitigation listed will form part of the proposals. ² Open Space includes country park, mitigation for Habitats Regulations and landscape mitigation as required.	Yes <ul style="list-style-type: none"> ▪ Early Years ▪ Primary School(s) ▪ Youth Centre provision ▪ Open Space² ▪ Bus services ▪ Local centre facilities ▪ Community meeting spaces
Viability Please confirm that the site can viably deliver policy compliant sustainable development ³ and all necessary environmental mitigation, whilst also achieving a benchmark land value in accordance with national planning policy and guidance, at the dwelling capacity in each column. Please make clear any related factors, such as reliance	Yes

	2,000
on any external funding.	

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Community and stakeholder empowerment in the design and delivery of the site;

At an early stage of the delivery of the site, establish a sustainable funding and governance mechanism for future stewardship, management, maintenance and renewal of community infrastructure and assets;

Provide supporting infrastructure ahead of or in tandem with the development it supports;

Provides a minimum of 30% affordable housing;

Provide a mix of housing types and tenures including self-build, custom-build and starter homes at appropriate densities to their context;

Be planned to result in a step change in providing for more sustainable transport, prioritise walking, cycling and use of public transport over private car use and include foot and cycle ways throughout the development;

Be structured to provide sociable, vibrant and walkable neighbourhoods with equality of access for all;

Provide convenient and effective active travel or public transport connections with the surrounding town and service centres and major employment locations;

Provide appropriate access to the highway network;

Protect and/or enhance heritage and biodiversity assets within and surrounding the site and secure net gains in local biodiversity and significant green infrastructure connectivity within and linking to/from the site;

Provide appropriate buffers along strategic road and rail infrastructure to protect new development;

Secure the highest standards of energy efficiency and innovation in technology to reduce the impact of climate change;

Provide for water efficiency (and water neutrality in areas of serious water stress);

Provide, manage and maintain sustainable surface water management measures;

Secure sustainable waste and mineral management including consideration of potential on-site mineral resources through a Minerals Resource Assessment by the Minerals Planning Authority;

High speed and reliable broadband will be provided and homes will include specific spaces to enable working from home; and

Provides measures to support the new community.

Confirmation of Site Proposals - VE5

The purpose of this document is to provide a summary of the proposals for development at the site referred to in the table below. The information within this document will be used to inform the Additional Sustainability Appraisal work required to address the Inspectors concerns (set out in his letter of 8 June 2018 – IED011). This form has been pre-filled by the NEAs and represents their understanding of the site proposals. Please fill in the deliverability and employment information where requested below. Please also amend the other details within this document if you consider them to be inaccurate.

Site Ref	VE05
Site Name	Tendring Central Garden Village
Site Boundary Please confirm whether the site boundary in the appendix is correct or if not, please provide a revised site boundary.	Yes (as updated)
Site Promoter(s) (Please confirm the person(s) / organisation(s) who are promoting the site through the local plan process)	Edward Gittins & Associates
Land ownership and control (Please state the person(s) / organisation(s) who own and / or control the land on the site, and whether this is by ownership, option agreement or other means)	<u>Summary</u> Multiple landownership <u>Ownership / control :</u> Negotiations with principal landowners are on-going and some are advanced. A Delivery Company is being established to secure options and promotional agreements and the lead land interest is currently commissioning further technical studies relating to the enlarged site.
Gross site area (Ha)	387 (net 331)
Demand for housing Please confirm that there is demand for housing in this location (and provide a high level justification)	Yes - Located within Eastern area of the Tendring Market Value Area.

Capacity options and proposal specifics

The Inspector requested that each site is tested at a range of dwelling capacities. Using standardised formula, the dwelling capacities in the columns of the table below have been calculated. For each dwelling capacity option set out in the columns, please confirm whether the information set out is correct.

	4,500	2,000
Delivery rate Please confirm the anticipated rate of housing delivery.	Minimum of 250 dwellings per annum from 2023/24	Minimum of 250 dwellings per annum from 2023/24
Delivery by 2033 Please confirm that if allocated in the Section 1 plan by 2020, the site will be able to provide a minimum of 2,250 dwellings prior to March 2033.	Yes. Envisaged that approximately half the site area will be devoted to housing to deliver an ultimate maximum of up to 5,000 dwellings. At a minimum annual completion rate of 250, at least half the site capacity would be delivered before 2033.	N/A
Deliverability Are you aware of any issues or constraints that might prevent development taking place on the site, for example in relation to any consultation undertaken with relevant bodies and statutory undertakers? If so, please provide a high level summary of these.	No : The site is able to be serviced by all main utilities and there are no known material constraints relating to landscape impact, ecology, flood risk, contamination, access, or archaeology.	N/A
Employment provision Please provide the approximate amount of employment land (in hectares) to be provided within the site (if any).	In addition to the existing employment areas (TBS etc.), up to: B1, B2 & B8 : 29.85 ha. Village Centre : 4.59 ha.	
Strategic Infrastructure Please confirm the strategic infrastructure listed is required to support development of the site at the relevant dwelling capacity. Infrastructure should be policy compliant, viable and deliverable ¹ . ¹ please note that the list of infrastructure provided is a focussed view of what may be required, to inform the sustainability appraisal work. NEAs reserve the right to refine and add to items should they feel this is justified.	Yes : Project includes delivery of omni-directional access between the A120 and A133 at the Oasis (Trunk Road) Junction.	Yes

	4,500	2,000
<p>Local Infrastructure and mitigation</p> <p>Please confirm that the infrastructure and environmental mitigation listed will form part of the proposals.</p> <p>² Open Space includes country park, mitigation for Habitats Regulations and landscape mitigation as required.</p>	<p>Yes</p> <ul style="list-style-type: none"> ▪ Early Years ▪ Primary School(s) ▪ Secondary School ▪ Youth Centre provision ▪ Open Space² ▪ Country Park/Community Woodland. ▪ Local centre facilities ▪ Community meeting spaces ▪ Bus Services ▪ Improved B1029 to new Metro Plan Station at Thorrington 	<p>Yes</p> <ul style="list-style-type: none"> ▪ Early Years ▪ Primary School(s) ▪ Youth Centre provision ▪ Open Space² ▪ County Park/Community Woodland ▪ Bus services ▪ Local centre facilities ▪ Community meeting spaces
<p>Viability</p> <p>Please confirm that the site can viably deliver policy compliant sustainable development³ and all necessary environmental mitigation, whilst also achieving a benchmark land value in accordance with national planning policy and guidance, at the dwelling capacity in each column.</p> <p>Please make clear any related factors, such as reliance on any external funding.</p>	<p>Yes</p> <p>The scheme will be promoted and delivered via a single-purpose Delivery Company. Some public funding for the omni-directional Oasis (Trunk Road) Junction may be sought.</p>	<p>Yes</p>

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Community and stakeholder empowerment in the design and delivery of the site;

At an early stage of the delivery of the site, establish a sustainable funding and governance mechanism for future stewardship, management, maintenance and renewal of community infrastructure and assets;

Provide supporting infrastructure ahead of or in tandem with the development it supports;

Provides a minimum of 30% affordable housing;

Provide a mix of housing types and tenures including self-build, custom-build and starter homes at appropriate densities to their context;

Be planned to result in a step change in providing for more sustainable transport, prioritise walking, cycling and use of public transport over private car use and include foot and cycle ways throughout the development;

Be structured to provide sociable, vibrant and walkable neighbourhoods with equality of access for all;

Provide convenient and effective active travel or public transport connections with the surrounding town and service centres and major employment locations;

Provide appropriate access to the highway network;

Protect and/or enhance heritage and biodiversity assets within and surrounding the site and secure net gains in local biodiversity and significant green infrastructure connectivity within and linking to/from the site;

Provide appropriate buffers along strategic road and rail infrastructure to protect new development;

Secure the highest standards of energy efficiency and innovation in technology to reduce the impact of climate change;

Provide for water efficiency (and water neutrality in areas of serious water stress);

Provide, manage and maintain sustainable surface water management measures;

Secure sustainable waste and mineral management including consideration of potential on-site mineral resources through a Minerals Resource Assessment by the Minerals Planning Authority;

High speed and reliable broadband will be provided and homes will include specific spaces to enable working from home; and

Provides measures to support the new community.