



GARDEN VILLAGES

M O N K S W O O D

BRAINTREE

EXPRESSION OF INTEREST

lightwoodPLANNING



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Monks Wood Garden Village Principles

‘A holistically planned settlement which enhances the natural environment and provides high-quality housing and local jobs in a beautiful, healthy place with diverse communities.’



Three Enabling Principles

- the value of the land to be shared fairly by the community, land owner, and future developers – providing profit for all;
- strong, local, political leadership, with a clear vision and;
- an organisation created to take responsibility for the long term stewardship of the community assets created

Six Community Principles

- a mix of homes for rent, sale, and shared ownership;
- well designed homes in beautiful landscaped settings;
- development which enhances the natural environment;
- a wide range of local jobs;
- local leisure, cultural, shopping and community facilities;
- mobility for all enabling healthy living from an integrated transport system

Project Summary

Objectives, Scale & Planning Status

- Location earmarked for transformational growth in emerging Braintree Local Plan
- Potential for significant housing numbers to future proof the long term delivery of housing
- First phase proposal of 1,500 homes and 60,000m² of commercial space
- Land Value uplift pays for relief road for the A120 and enables other local facilities to be developed.
- Enable sustainable modes of transport to increase connectivity credentials to Colchester and Braintree, alleviating pressure on one specific area which the other proposed strategic locations would do.

Monks Wood Garden Village

Governance

- Forthcoming Braintree & Wider Cumulative (Braintree, Colchester, Tendring) population growth of 16% or 17,663 persons by 2032
- Strategic Plan to explore second phase to enable up to 15,000 homes for the back end of the plan period and beyond
- Neighbourhood Plan setting out a spatial framework
- Masterplan SPD for the Garden Village to take its cue from Local Plan and local authority
- Existing track record in planning large scale housing sites, boosting land supply and enabling delivery

Delivery

- Establishment of a Development Board to oversee planning & implementation
- Developer Funded via revolving infrastructure fund
- Brokerage needed across Highways England, Environment Agency and HCA

Section 1 - Description of the Garden Village project and how it aligns with current government objectives in relation to Locally-Led Garden Villages, as set out in the prospectus

1.1.0 Introduction

1.1.1 Monks Wood presents a genuinely, credible, feasible and deliverable Garden Village concept for Braintree District Council. It will emerge and mature as a new settlement capable of delivering significant numbers of homes to the east of Braintree to serve the North Essex Housing Market Area.

1.1.2 The concept of a new settlement at this location is embedded within the AECOM North Essex Garden Communities initial submission. The report looks at several options for a new settlement of at least 5000 homes. The new settlement will include a range of neighbourhood services and facilities and 150,000m² of commercial floor space.

1.1.3 The Local Plan process, and the content of the AECOM assessments demonstrates clear local authority support for the concept of a Garden Village. The broad location (between Braintree & Colchester) as a primary growth point within North Essex is supported within the emerging New Garden Village Assessments.

1.1.4 Whilst the site does not form part of the AECOM study, it is being submitted for consideration as a reasonable alternative and/or in addition to those areas currently being assessed.

1.1.5 Braintree District Council are fully aware of the availability of the site but were unable to include it in the study as it had already been commissioned and they were unable to extend the scope. The future deliverability of housing relies on getting this right and therefore the study must be refreshed to include the only deliverable site in the area.

1.1.6 The land is in single ownership and promoted by Lightwood Strategic Ltd solely, which is unique in the North Essex region.

1.1.7 Beyond an initial phase of 1,500 homes, additional environmental capacity has been identified and can be readily assembled as required to increase the scale of development.

1.1.8 It is clear that Braintree and the surrounding local authorities are running out of space to accommodate the levels of economic growth that is envisaged and the housing needs that are likely to

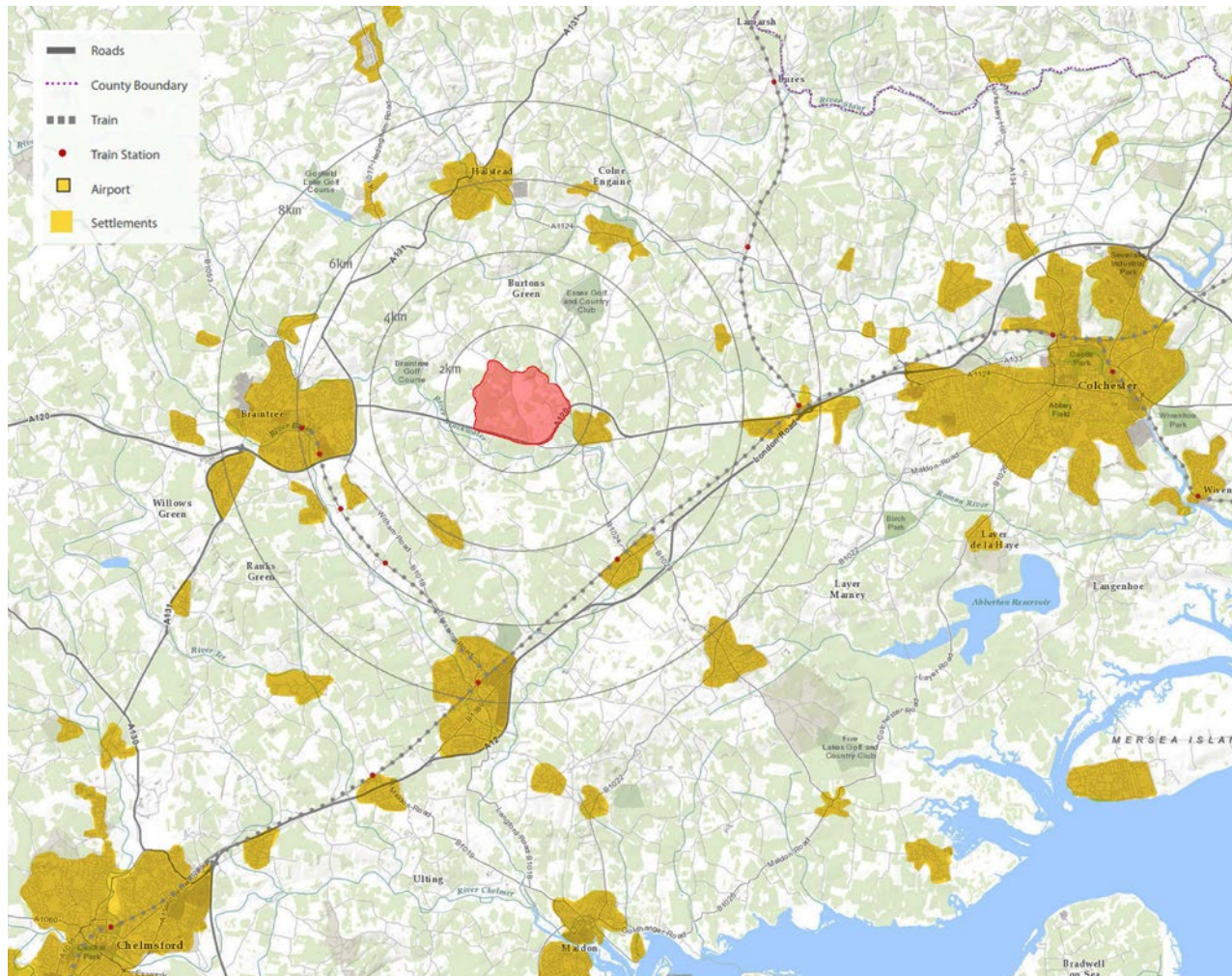
be generated. With Government backing, Monks Wood can deliver a further phase of higher quality housing for the North Essex HMA in one location.

1.2.0 Request for Support

1.2.1 A successful submission will ensure that the project can benefit from the support that is available to 'lock-in' and maximise Garden Village principles, expedite the delivery of the initial phase and build momentum in respect of a further phase in the context of the forthcoming North Essex Plan. The primary asks of Braintree Council relate to:

- i) a request for support to build capacity within the Council to expedite the master planning, application and development process
- ii) the support of ATLAS within that context, and in relation to exploring an appropriate local delivery vehicle
- iii) Brokerage across government agencies to assist project delivery, within the context of a local delivery vehicle.

PROJECT OBJECTIVES, SCALE & PLANNING STATUS



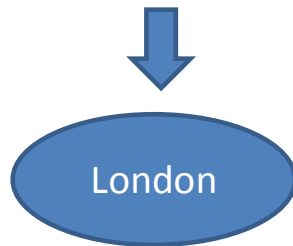
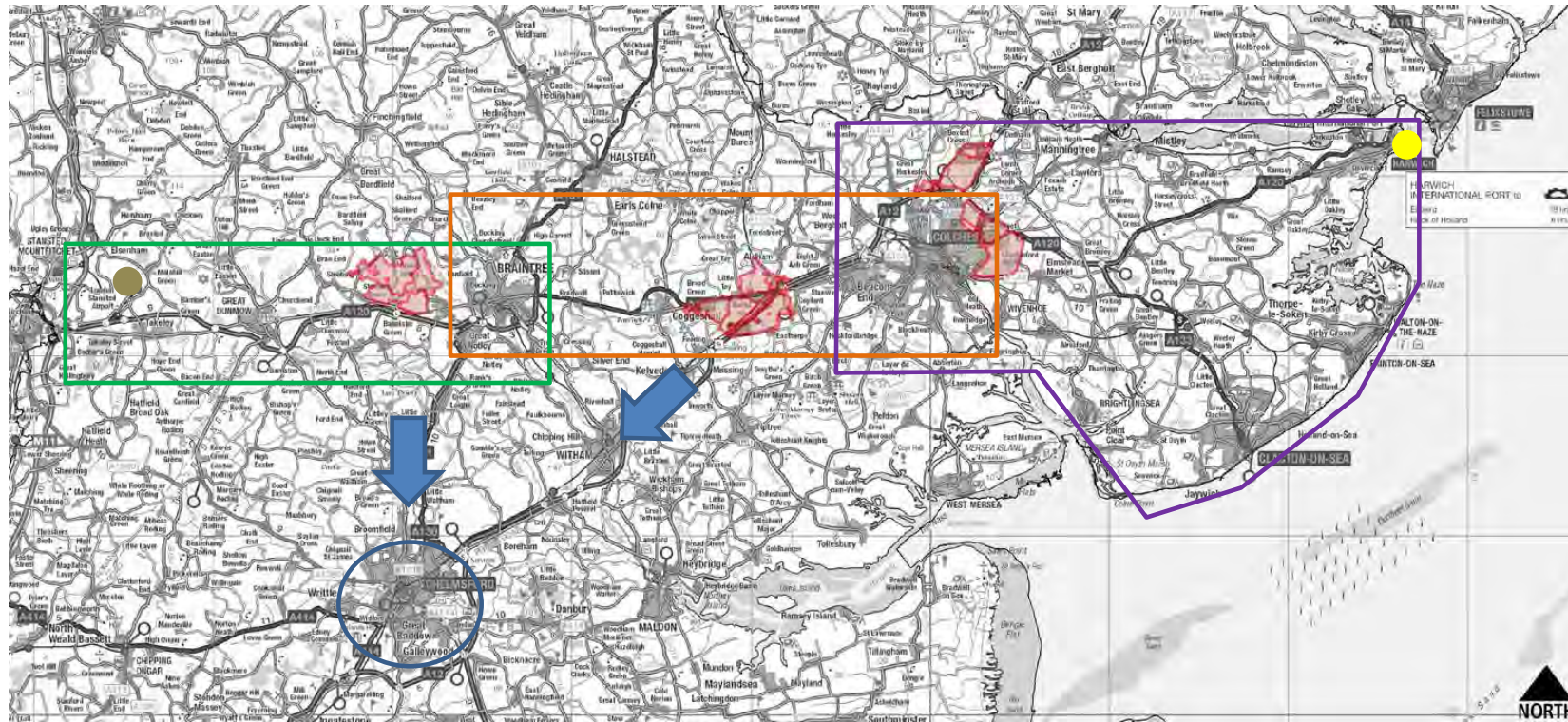
1.3.0 Strategic Context

1.3.1 The proposed site for a Garden Village is located approximately 5 kilometres to the east of Braintree and approximately 10 kilometres west of Colchester.

1.3.2 The site is situated immediately north of the A120 which links Braintree and Marks Tey. It is equidistant to the train stations serving these settlements with direct links to London Liverpool Street to the south and Cambridge to the north.

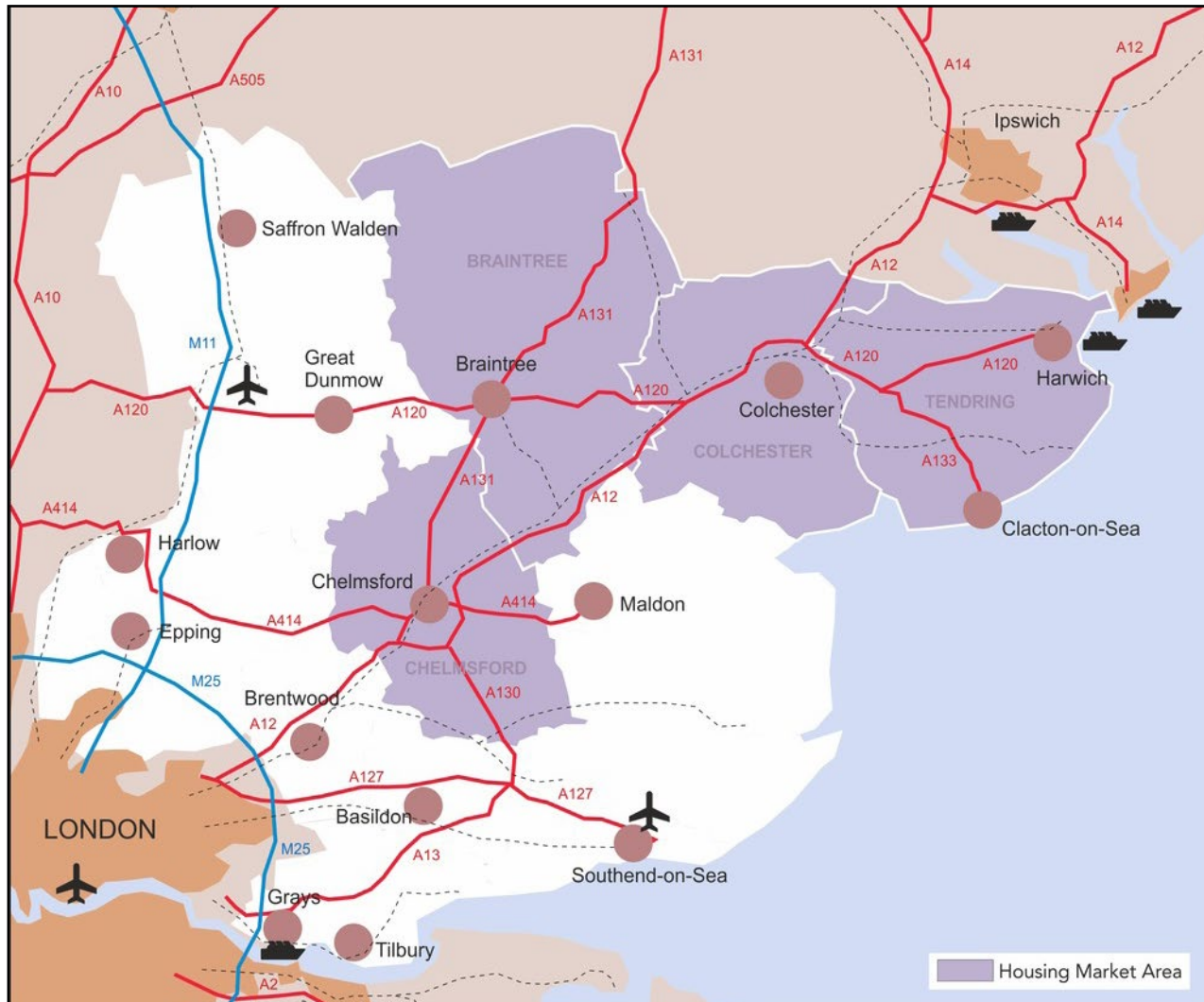
1.3.3 The A120 benefits from dual carriageway to the west of Braintree and there is an opportunity to work with Essex County Council and the Highways Agency to influence the dualling of the section of the A120 that currently adjoins this site to the south.

Existing North Essex Spatial Area. Source: AECOM Garden Communities Baseline Compendium Part 1



- Sub Economies**
- Colchester / Tendring
 - Braintree / Colchester
 - Braintree / Uttlesford (Stansted)
 - A130 Corridor / Chelmsford
- Direction of Commuting Beyond A120 Corridor
- Harwich International Port Terminal
 - Stansted Airport

PROJECT OBJECTIVES, SCALE & PLANNING STATUS

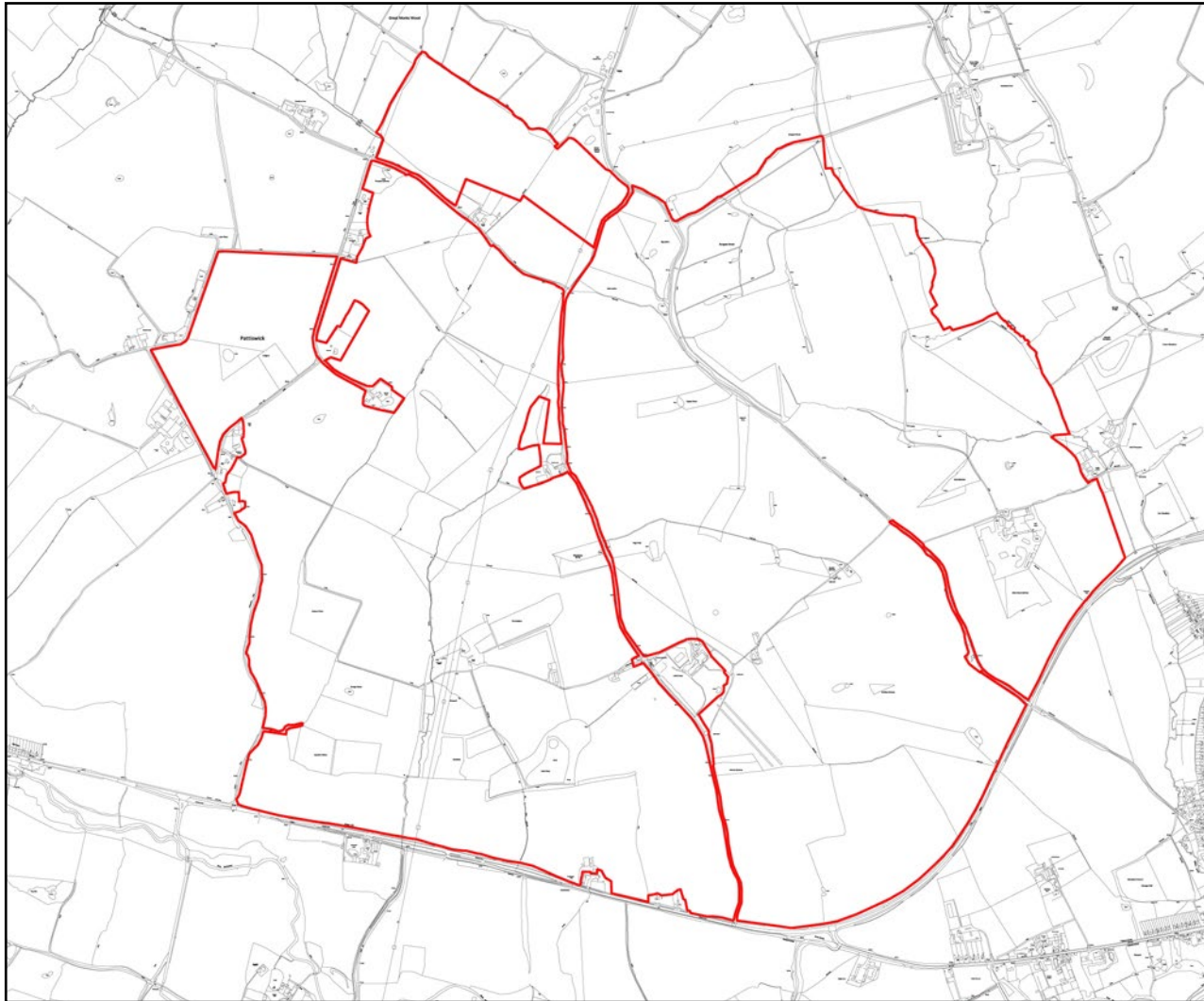


Source: Chelmsford City Council: Local Plan Issues & Options Consultation

1.4.0 Housing Market Area (HMA)

1.4.1 HMA's are areas that are defined by analysing migration, commuting patterns and house price data. HMA's tend to extend across a number of Council areas which will need to work together to assess the need.

1.4.2 The Objectively Assessed Housing Need Study completed in July 2015 identifies that Braintree shares a HMA with Colchester, Chelmsford and Tendring Council areas.



1.5.0 Site Location

1.5.1 There is landowner and land promoter support for a potential Garden Village.

1.5.2 The land for the Garden Village is available and Lightwood Strategic Ltd control all the land that is currently proposed. The promoter is sole operator guaranteeing deliverability of the scheme which is unique to any other proposal in North Essex.

1.5.3 There are no barriers to the masterplan proposal and there is one owner with very realistic land values.

PROJECT OBJECTIVES, SCALE & PLANNING STATUS

1.6.0 Community Benefits

1.6.1 Beyond the achievement of good urban design, as standard, the project can address the distinguishing themes that make a Garden Village stand-out from normal well designed new places. This includes:

- a) The potential involvement of the National Trust in the stewardship of a new 120 acre country park and wider green infrastructure network within the village itself
- b) The growing and local use of biomass fuel with the country park, related to flood attenuation measures and to contributing to the Governments renewable energy targets
- c) A commitment to 5% of serviced plots being available for sale to self and custom builders
- d) The initial phase of 1,500 homes can deliver 450 starter homes which would be secured in a Local Plan allocation, all by early 2018, with the further potential of other affordable homes once it has reached full maturity.
- e) The potential for Braintree District Council to take on some of housing plots to deliver its own affordable housing
- f) The ability of the project to deliver much of the social infrastructure for the area that is sought with in the emerging Local Plan and Neighbourhood Plan; such as a new sports hub.
- g) The availability of land for new free school, and thus achieving linkages with Governments Free School programme
- h) The availability of developer subsidy for the development of improving the A120
- i) The rationalisation of rail service infrastructure by virtue of offsite contributions
- j) Introduction of sustainable transport modes



Section 2 - How does the proposed Garden Village fit with strategic growth plans in the local area?

2.1.0 The Strategic Housing Need

2.1.1 Consistent with the National Planning Policy Framework (NPPF) and National Planning Practice Guidance, housing need of the HMA as a whole has been assessed.

Demographic Starting Point = housing unit requirement based on ONS Sub-National Population Projections and DCLG conversion of population into household projections and related housing formation (new households) rates. Within this number a small assumption adjustment has been made for vacant and second homes.

OAN = housing unit requirement based on a jobs-led scenario developed by Edge Analytics using their ‘PopGroup’ model and presented in their Essex Demographic Forecasts Report (Phase 7) prepared on behalf of Essex Planning Officers Association (EPOA). This model uses the future workplace jobs, people employed, unemployment rates, economic activity and commuting ratios used in Oxford Economics East of England Economic Model (EEFM – an integrated economic, demographic and housing need forecast (autumn 2014 release; period 2011-2031).

Local Authority	Demographic Starting Point	OAN	Difference	Percentage Uplift
Braintree	686	845	159	23%
Colchester	868	920	52	6%
Tendring	480	550	70	15%
HMA Total (without Chelmsford)	2,034	2,315	281	14%

Table 1. Objectively Assessed Housing Need 2013-37 per annum

Source: AECOM Garden Communities Baseline Compendium Part 1

Local Authority	Low	High	Additional Dwelling Units at 2032 (low range)	Additional Dwelling Units at 2032 (high range)	Additional Dwelling Units at 2037 (low range)	Additional Dwelling Units at 2037 (high range)
Braintree	793	845	15,860	16,900	19,825	21,125
Colchester	903	920	18,060	18,400	22,575	23,000
Tendring	550*		11,000		13,750	
HMA Total (without Chelmsford)	2,246	2,315				

Table 2. Objectively Assessed Housing Need Study: Per Annum Housing Targets Suggested Ranges 2013-2037

Source: AECOM Garden Communities Baseline Compendium Part 1

Section 3 - High level Spatial Plan to indicate extent of the ambition

3.1.0 Site Overview & Landuse

3.1.1 The potential area for the proposed Monks Wood Garden Village comprises approximately 865 hectares (2,137 acres) of agricultural land bordered to the south by the A120, which links Braintree and Marks Tey.

3.1.2 The estate is undulating with a propensity of woodland, particularly on the perimeters, providing substantial established screening, landscaping and amenity.

3.1.3 The site is transected north to south by an existing road which could be enhanced as part of the proposal.



PROJECT OBJECTIVES, SCALE & PLANNING STATUS

Ownership & Development

The site is made up of titles EX520171, EX815506, EX815507, EX884456 and EX815508.

The site is entirely within the ownership of the developer and is being promoted by the developer Ltd solely.

This opportunity is unique to other sites promoted as Garden Villages due to the ownership and developer ensuring deliverability.

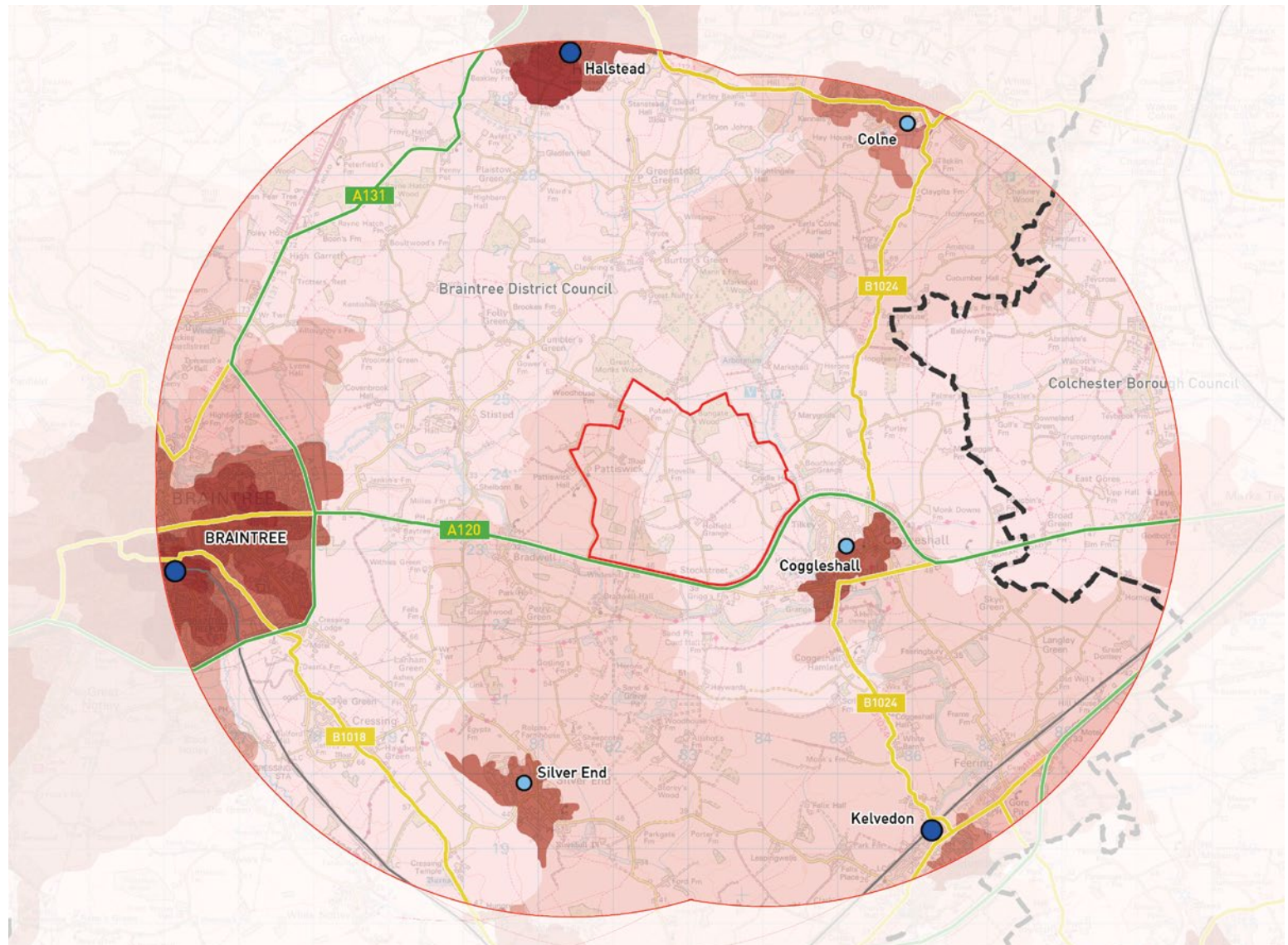


PROJECT OBJECTIVES, SCALE & PLANNING STATUS

3.3.0 Surrounding Settlement Hierarchy

Legend

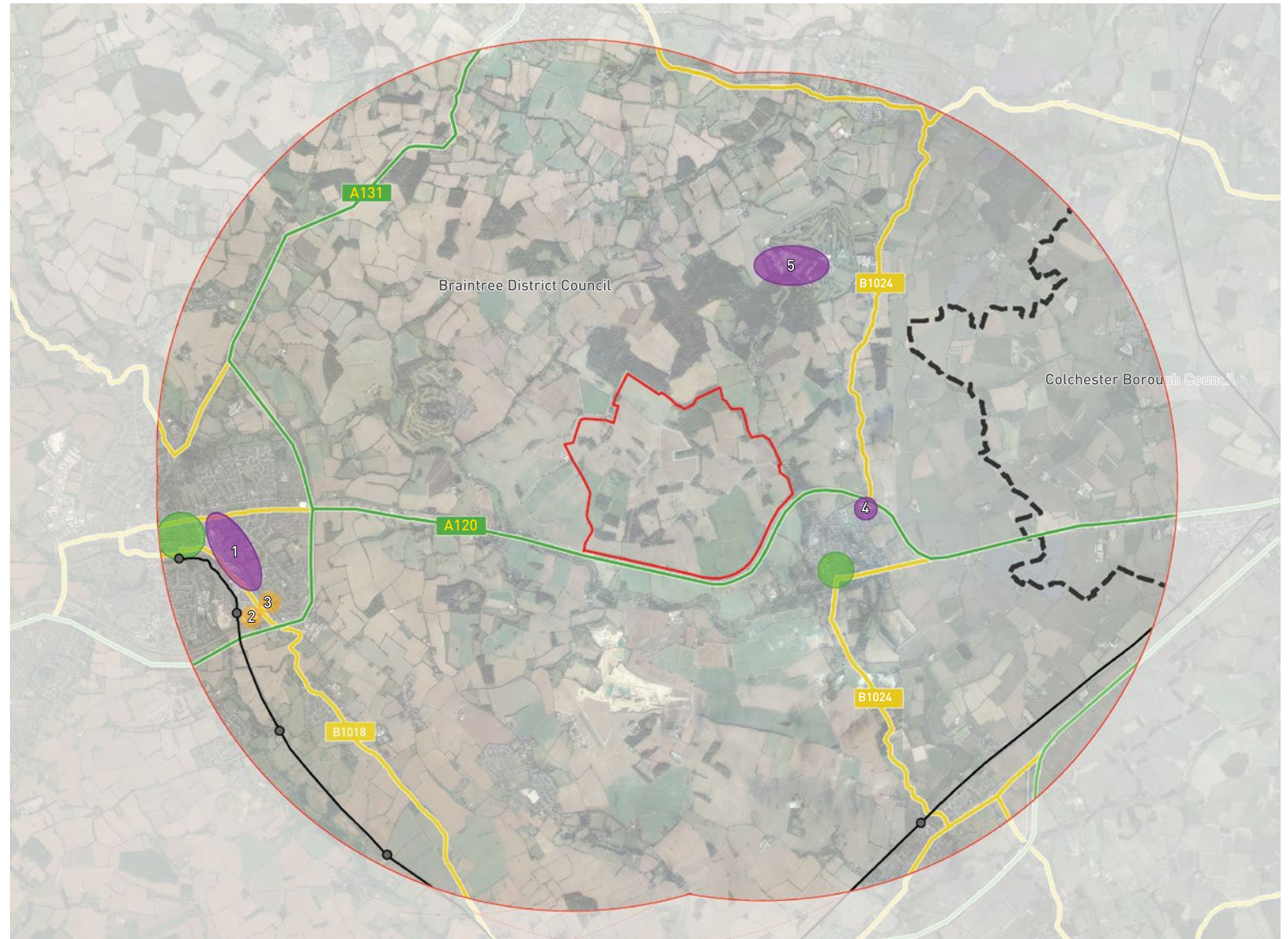
- Site Study Area
 - 5km Buffer Zone
 - District / Borough Boundary
 - A Road
 - B Road
 - Railway
 - Braintree**
 - Main Town
 - Other Village
 - Population Density**
 - 0.2 - 1
 - 1.1 - 2.5
 - 2.6 - 5.0
 - 5.1 - 7.5
 - 7.6 - 10.0
 - 10.1 - 20.0
 - 20.1 - 40.0
 - 40.1 - 70.0
 - 70.1 - 110.0
 - 110.1 - 165.0
- Population density measured as people per hectare



3.4.0 Economic Context

Legend

- Site Study Area
 - 5km Buffer Zone
 - District / Borough Boundary
 - A Road
 - B Road
 - Railway
 - Railway Station
 - Town Centre
 - Retail Park
 - Industrial Estate / Business Park
- 1 - The Colchester Centre
 2 - Freeport Village
 3 - Braintree Retail Park
 4 - Anglia Cargo Terminal
 5 - Earls Colne Business Park

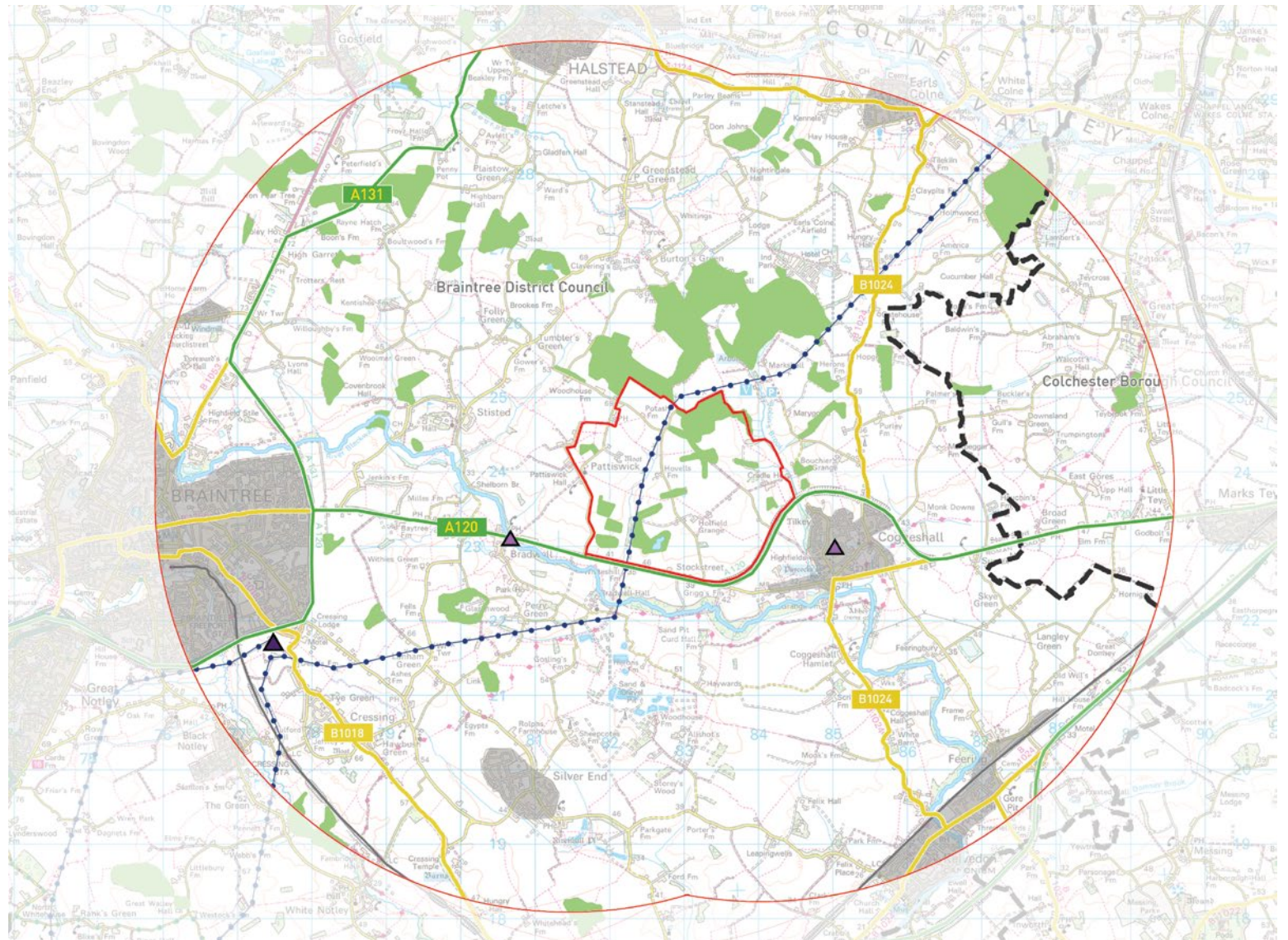


PROJECT OBJECTIVES, SCALE & PLANNING STATUS

3.5.0 Utilities

Legend

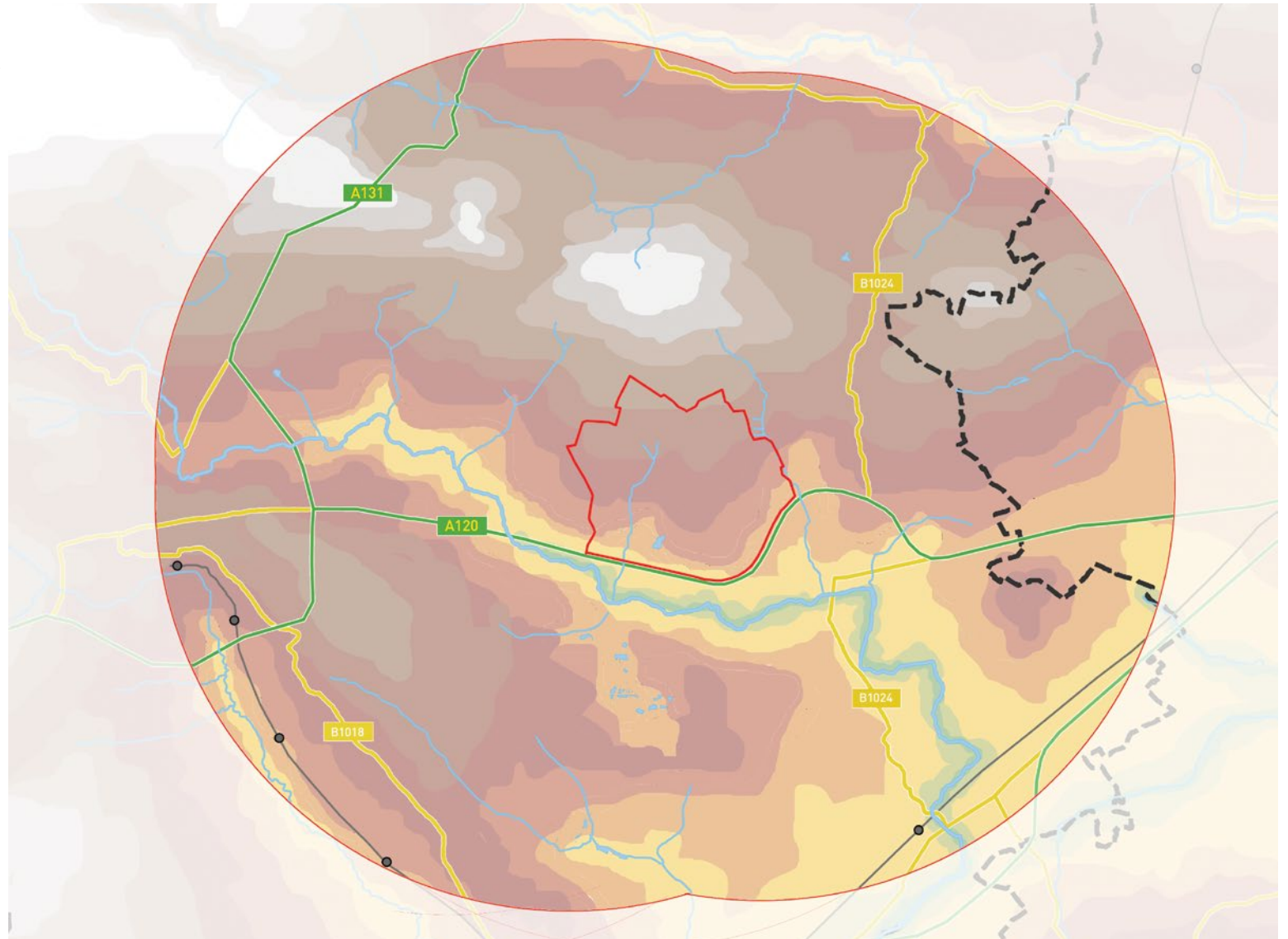
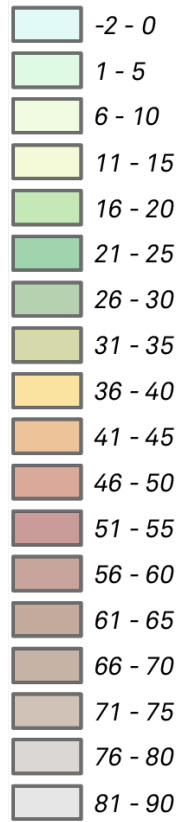
- Site Study Area
- 5km Buffer Zone
- District / Borough
- Woodland
- Urban Area
- Waterbody
- A Road
- B Road
- Railway
- Electricity Line**
- Tower Line - 132,000v
- Pole Line - 33,000v
- Overhead Line
- Electricity Substation**
- ▲ Primary Substation
- ▲ Substation

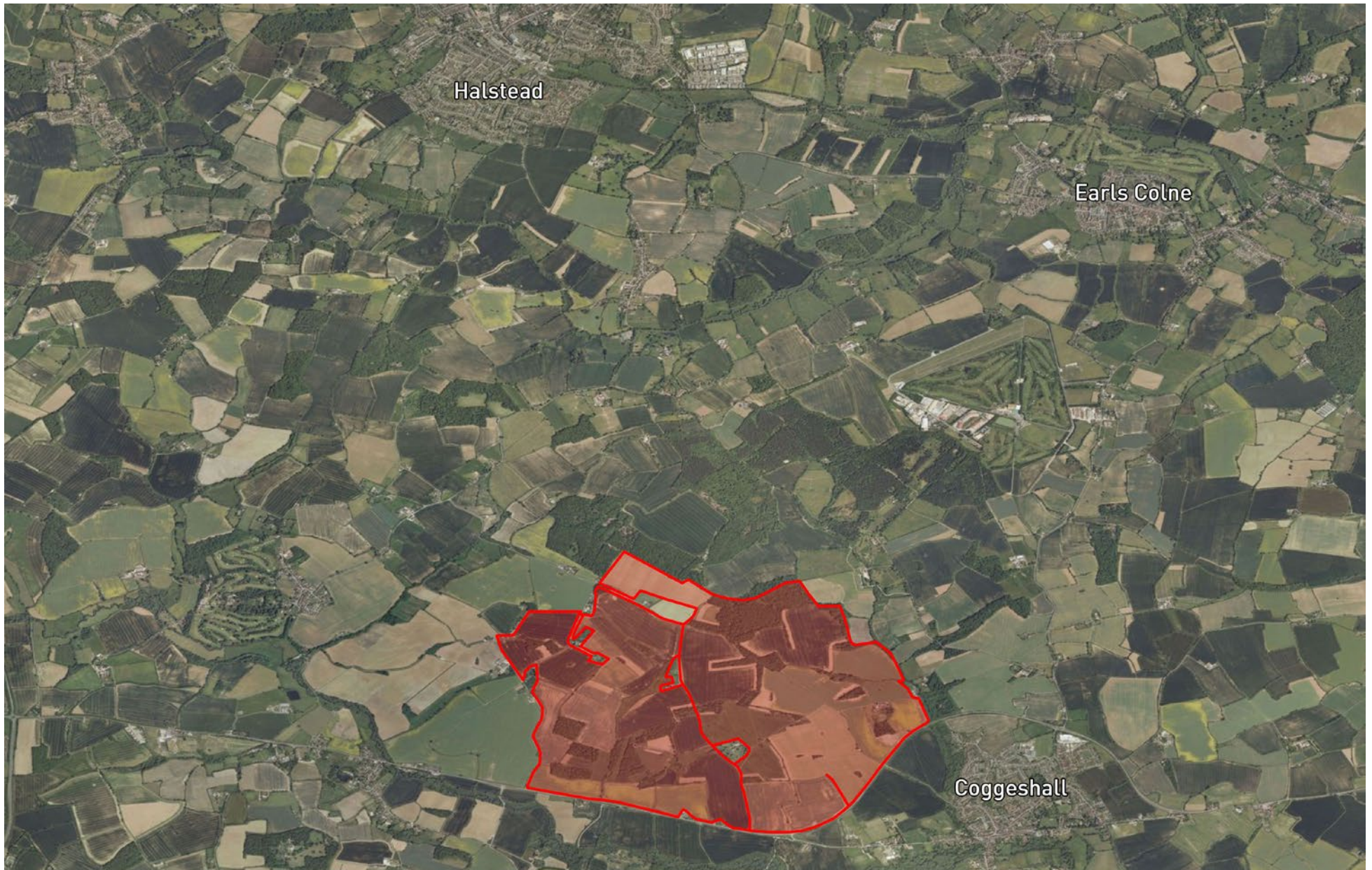


3.6.0 Landscape Character, Sensitivity & Condition

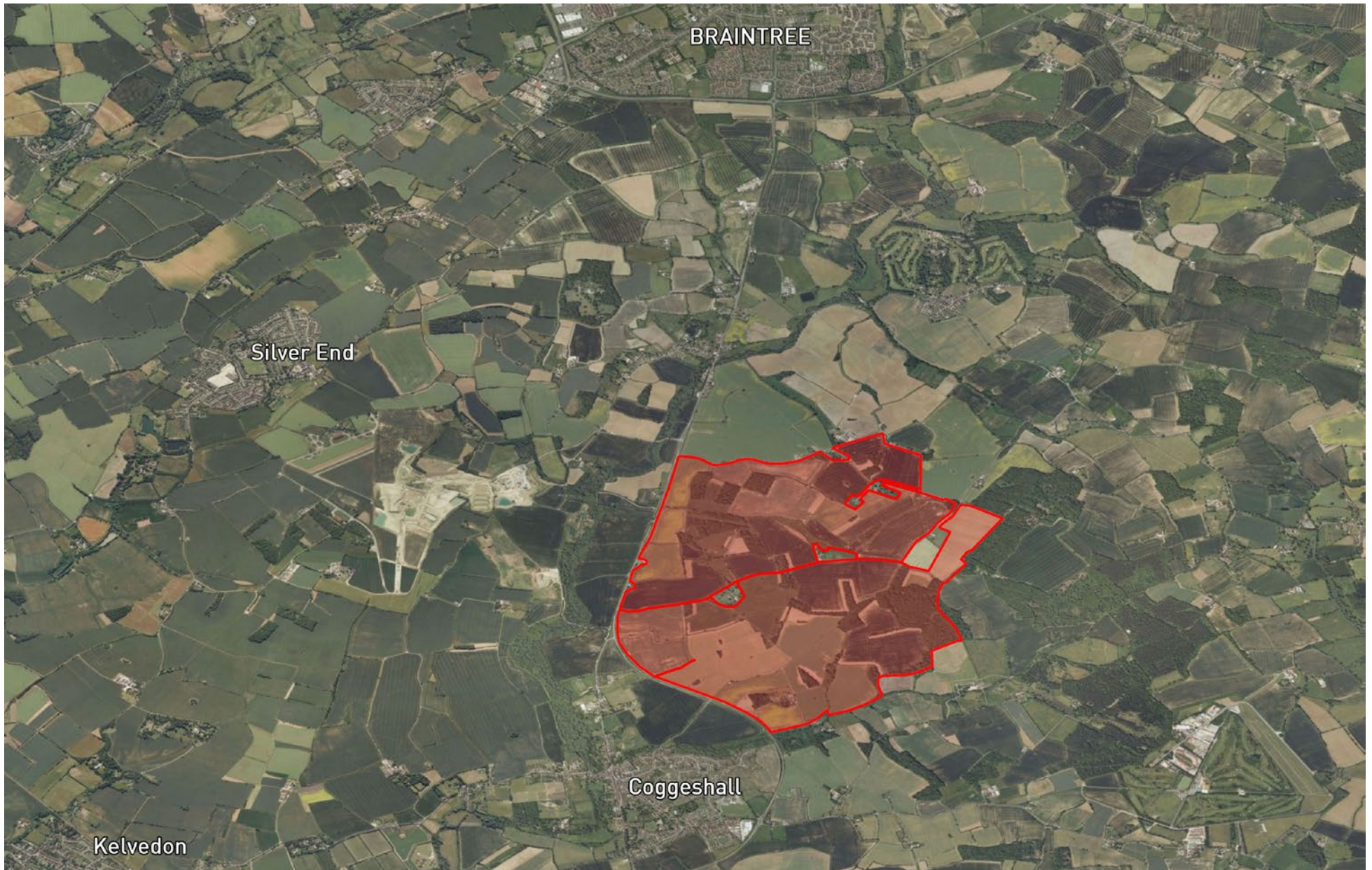
Legend

Topography (m)





View looking North across the site towards Halstead. Source: Bing Maps Bird's Eye View



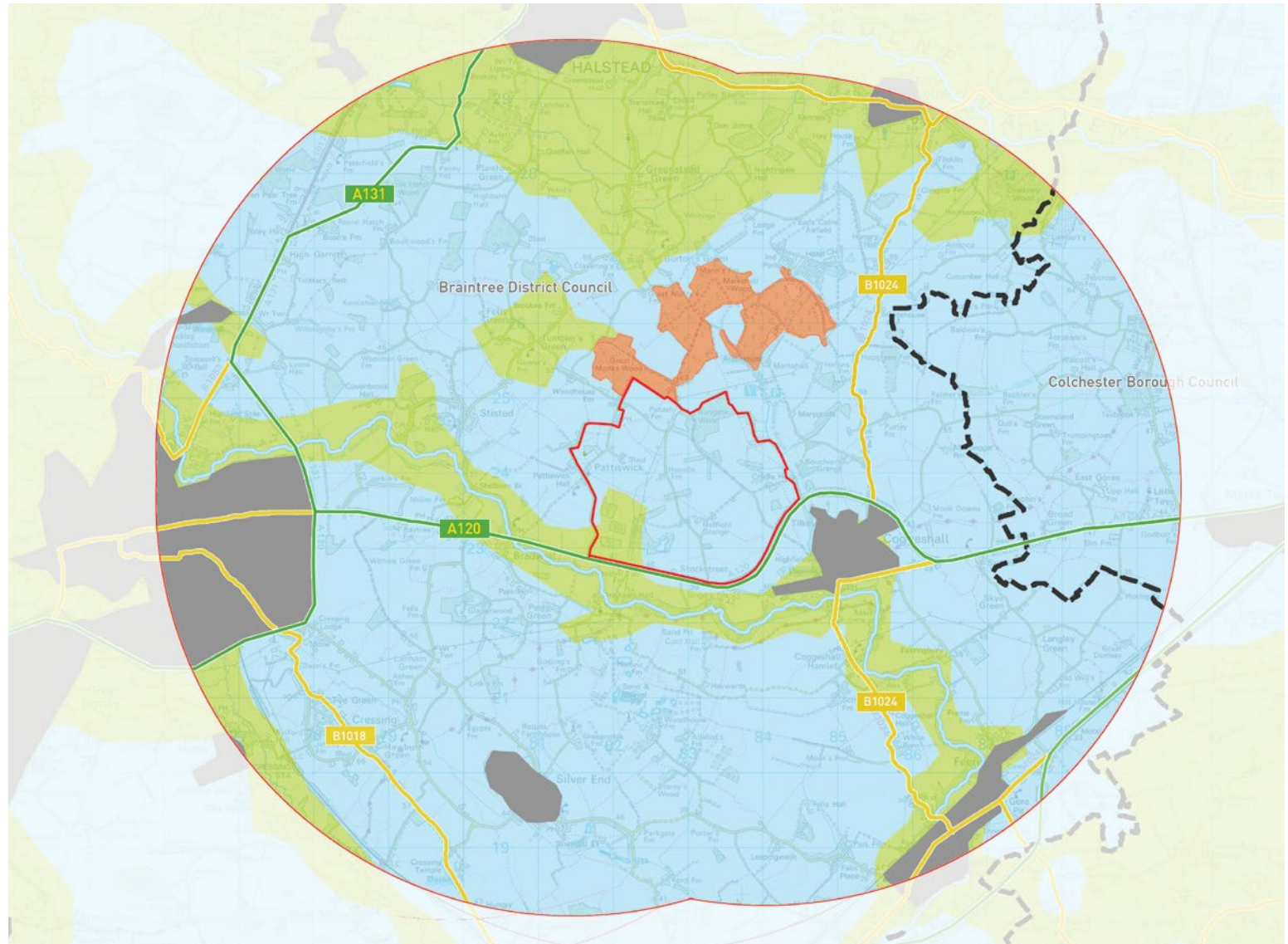
View looking East across the site towards Braintree. Source: Bing Maps Bird's Eye View

PROJECT OBJECTIVES, SCALE & PLANNING STATUS

3.7.0 Agricultural Land Classification

Legend

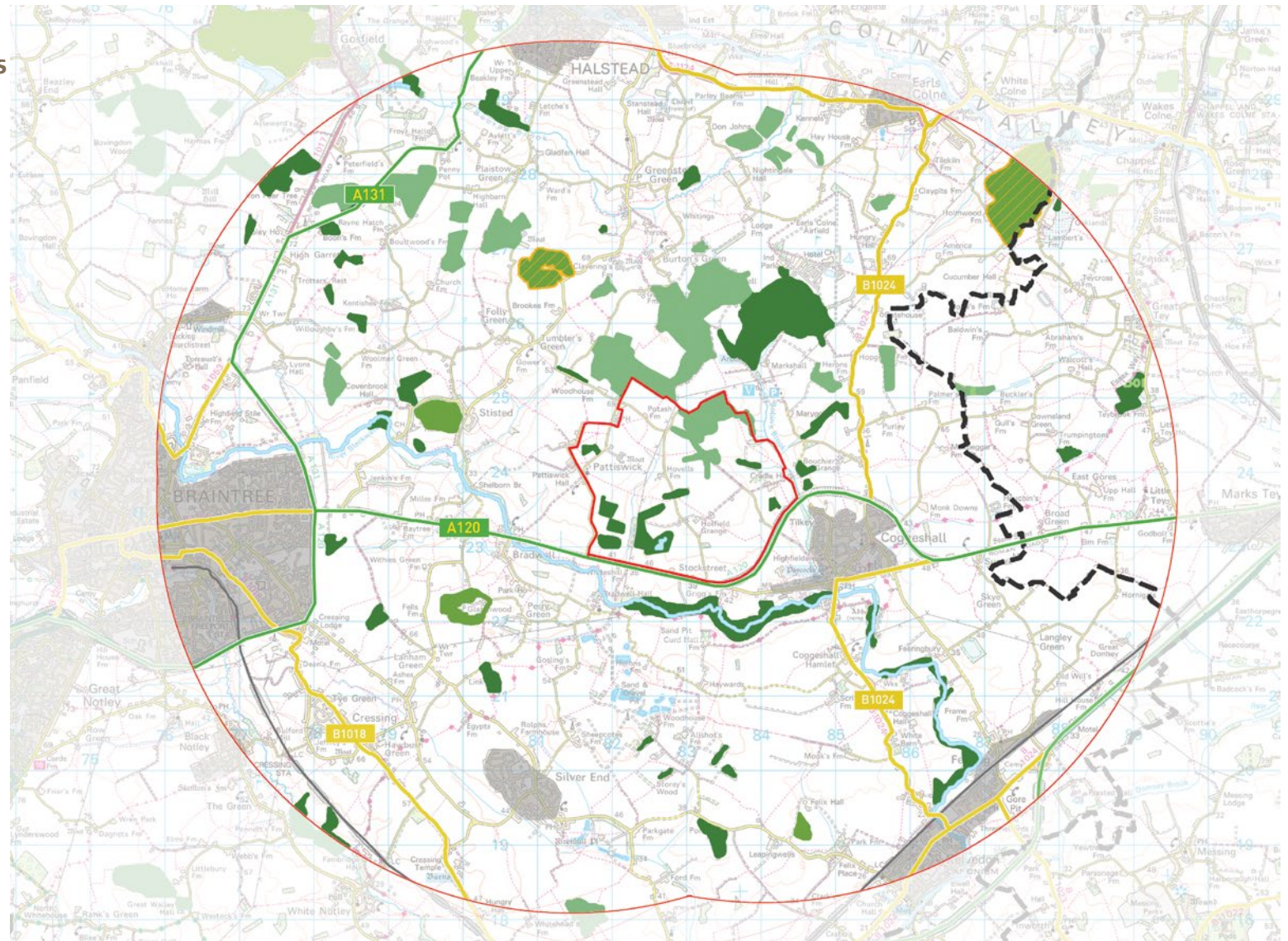
- Site Study Area
- 5km Buffer Zone
- District / Borough Boundary
- A Road
- B Road
- Local Nature Partnership Boundary
- Agricultural Land Classification**
- Grade 2 - Very Good
- Grade 3 - Good to Moderate
- Non- Agricultural



3.8.0 Ecology Designations

Legend

- Site Study Area
- 5km Buffer Zone
- District / Borough Boundary
- A Road
- B Road
- Local Nature Partnership Boundary
- National Nature Reserve
- Local Nature Reserve
- Special Area of Conservation
- Special Protection Area
- SSSI
- Ramsar
- Country Parks
- Woodpasture and Parkland
- Ancient Woodland
- National Forest Inventory

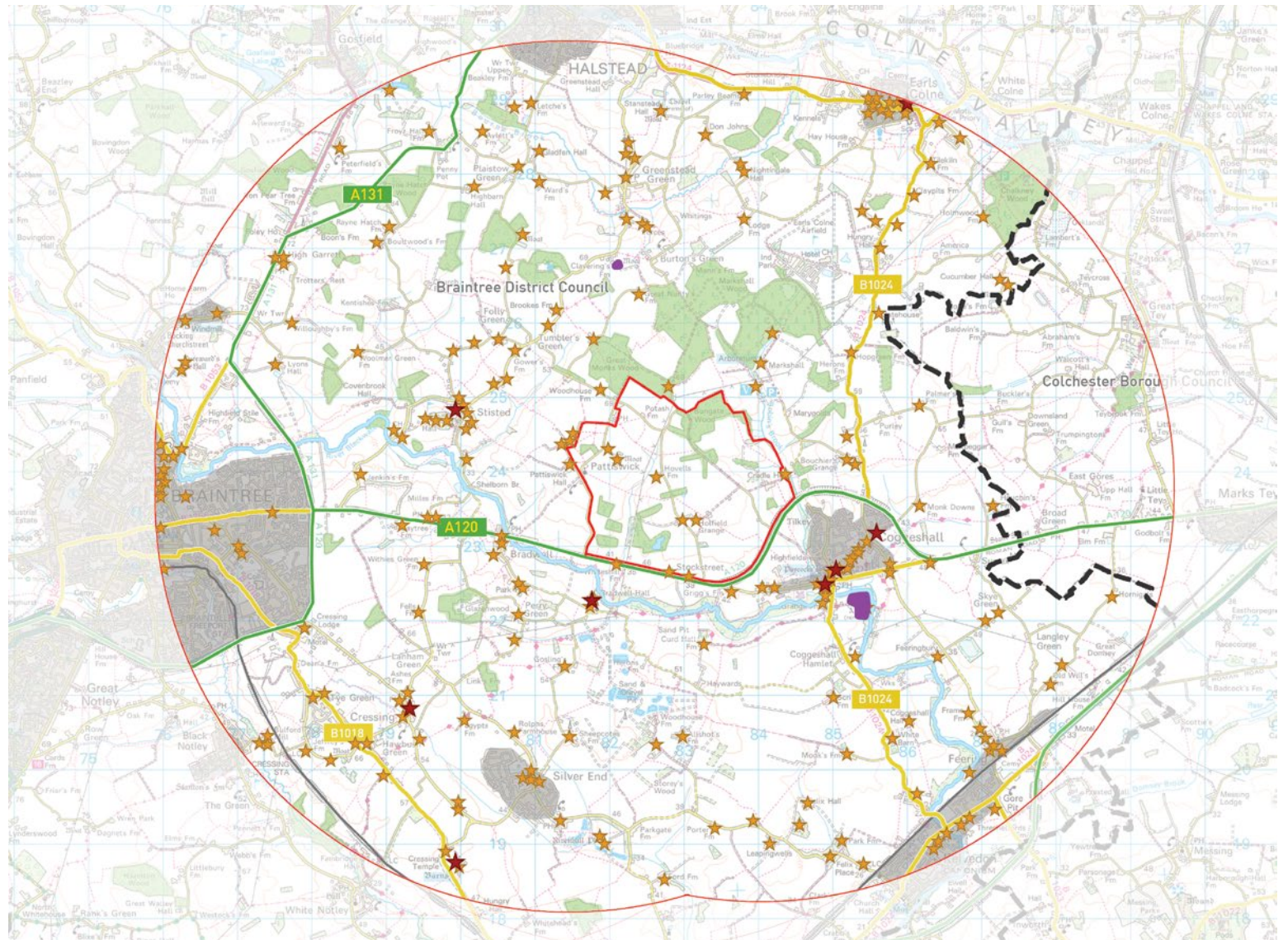


PROJECT OBJECTIVES, SCALE & PLANNING STATUS

3.9.0 Parks, Recreation & Historic Environment

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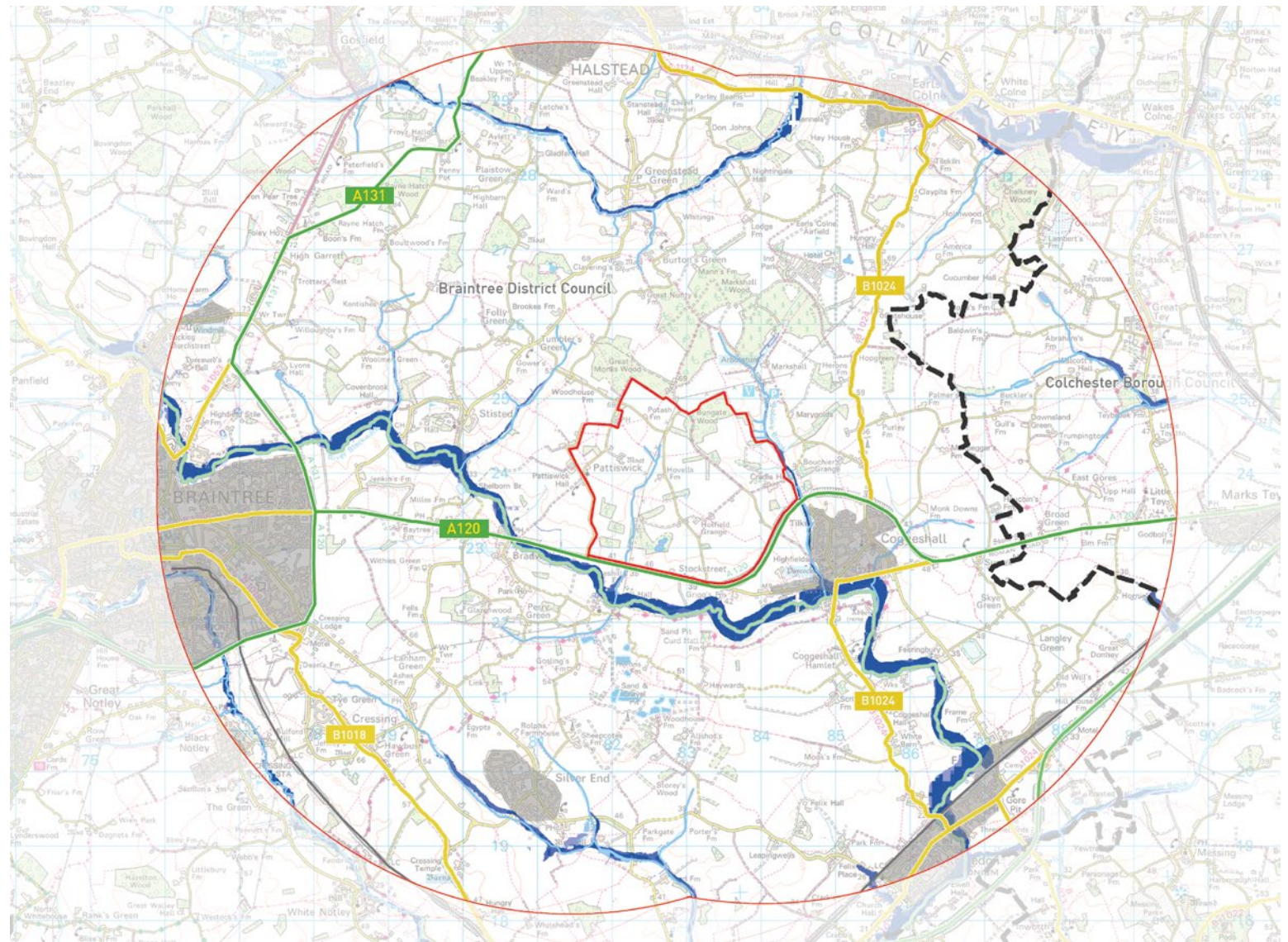
- Site Study Area
- 5km Buffer Zone
- District / Borough Boundary
- A Road
- B Road
- Scheduled Monument
- Registered Parks & Gardens
- Country Parks
- Listed Buildings - Grade**
- ★ I
- ★ II
- ★ II*



3.10.0 Water Cycle

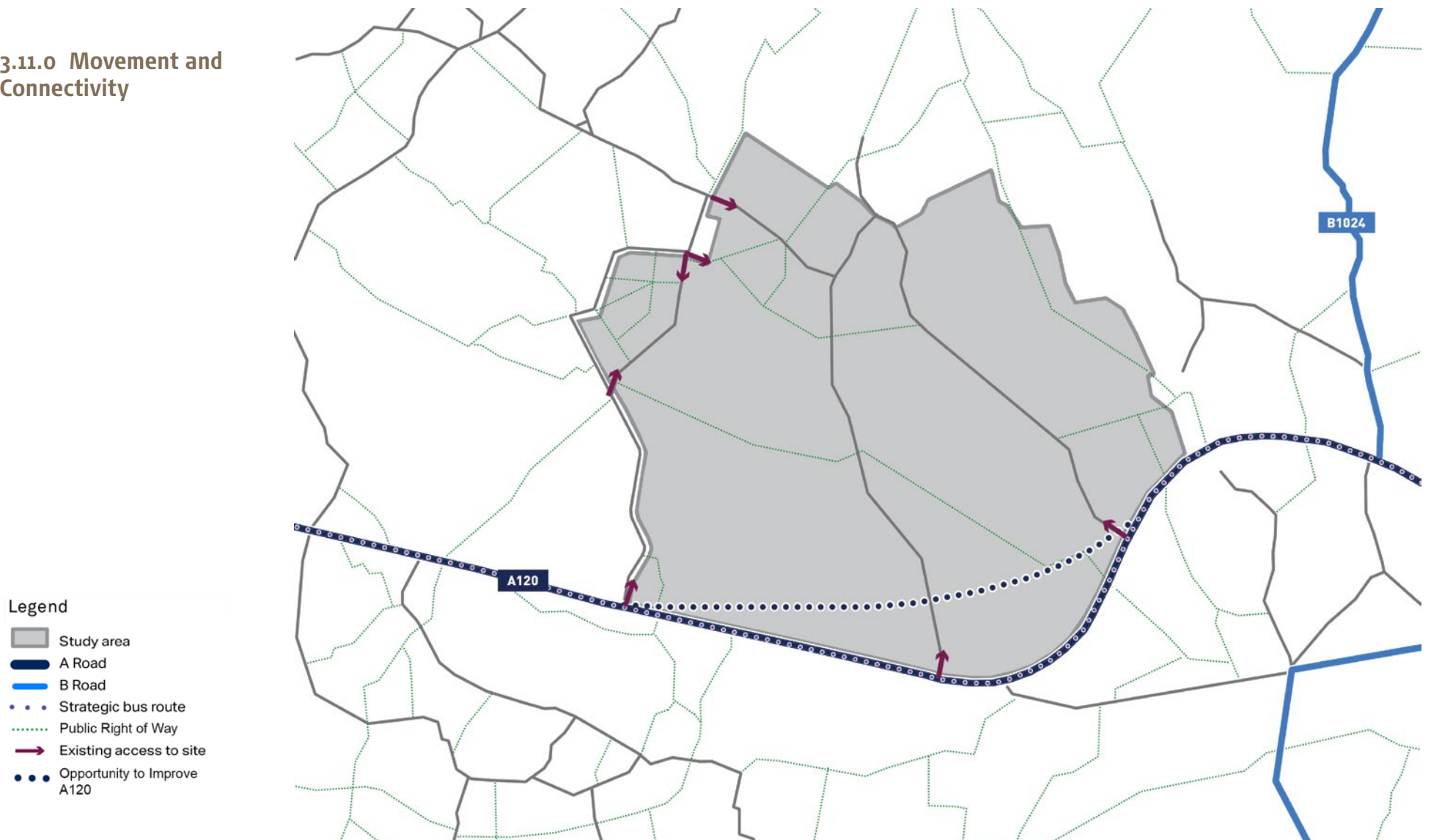
Legend

- Site Study Area
- 5km Buffer Zone
- District / Borough Boundary
- A Road
- B Road
- Railway
- Watercourse Ecological Quality**
- Moderate
- Poor
- Flood Risk from Rivers & Sea**
- High
- Medium
- Low
- Very Low













PROJECT OBJECTIVES, SCALE & PLANNING STATUS

3.11.0 Movement and Connectivity



KEY

-  SITE LOCATION (865 HA)
-  RESIDENTIAL
-  EMPLOYMENT & LEISURE
-  COMMUNITY FACILITIES
-  SECONDARY SCHOOL
-  PRIMARY SCHOOL
-  POND/LAKE
-  OPEN SPACE
-  GREEN CORRIDOR & INFRASTRUCTURE
-  EXISTING WOODLAND



3.12.0 High Level Spatial Framework

Section 4 - How the Monks Wood Garden Village meets the principles of well-planned, designed and sustainable Garden Villages

4.1.0 Summary

4.1.1 Monks Wood has the potential to be an innovative and progressive Garden Village and a locally distinctive place. Parks, play areas, community facilities, open spaces and environmental systems will combine to form a holistic green infrastructure grid for the village. Local employment opportunities will be created in services for the new population, but the site's location off the A120 also enables it to facilitate wider forms of economic activity associated with the Braintree / Colchester corridor; such a distribution facilities, land for a range of business uses and the hotel and leisure sector.

4.2.0 Enabling Principles

4.2.1 Land value capture for the benefit of the community

- New Country Park, potentially under National Trust management /stewardship
- Developer A120 improvements

- Numerous aspects of emerging social infrastructure 'asks' within Neighbourhood Plans can find form on land within the Garden Village e.g. sports hub, business park, digital infrastructure etc.

4.2.2 Strong Vision, leadership and community engagement

- Braintree District Council, Colchester Borough Council and Tendring District Council are collaborating, alongside Essex County Council and supported by AECOM, to identify an agreed strategic approach to the allocation and distribution of large scale housing led mixed use development, including employment opportunities and infrastructure provision, in the form of potential "Garden Communities".

- The wider community is engaged via the statutory Local Plan process. There is a commitment to master planning engagement as a pre-requisite to a planning application being determined.

4.2.3 The long-term stewardship of assets

- The stewardship of a new Country Park could rest with The Natural Trust, who have undertaken the management/ stewardship role in connection with similar schemes and we would be looking to replicate that involvement.

4.3.0 Strategic Design Principles

4.3.1 Mixed-tenure homes and housing types that are genuinely affordable for everyone

- The Draft Local Plan embeds within it a commitment to provide serviced plots for self and custom builders (5%), and pitches for gypsies and travellers.
- Crucially, as part of overall affordable housing provision, Monks Wood Garden Village can assist in delivering the Government's target of securing the provision 200,000 Starter Homes by 2020. The initial phase of 1,500 homes at Monks Wood can deliver 450 starter homes with the further potential of other affordable homes once it has reached full maturity.

4.3.2 A robust range of employment opportunities in the Garden Village itself, with a variety of jobs within easy commuting distance

- Monks Wood Garden Village will include at least 150,000m² of commercial space for industrial, warehousing and office development. Local needs retail, the care sector, leisure and hospitality uses (e.g. motorway hotel) will also provide employment as will the (non-commercial) education sector).

4.3.3 Development which enhances the natural environment

- The proposed site for Monks Wood Garden Village incorporates ample opportunity to embed 'the country' within the new settlement and a hierarchy of open space provision.
- High Woods Country Park in Colchester is a potential model to follow. This Country Park includes woodland, open spaces, a lake and wildflower meadows alongside marshy areas, hayfields and scrubland.
- Environmental improvements based on such a concept are part of the desired outcomes for a

Garden Village and would generate a superb new recreational and educational resource for the area.

4.3.4 Strong local cultural, recreational, community and shopping facilities in walkable neighbourhoods

- Forthcoming Neighbourhood Plans at Coggeshall, Bradwell and Pattiswick could provide an overall spatial framework and desired outcomes for the area for the master planning of Monks Wood Garden Village to respond to. It provides the ideal opportunity to deliver community facilities such as a sports hub for cricket, tennis, football and rugby.

4.3.5 Integrated and accessible transport systems

- Internally the spatial framework for Monks Wood Garden Village will prioritise walking, cycling and public transport to make them the most attractive forms of movement. Walkable and cycleable neighbourhoods within the village will be based on safe and attractive routes that intersect with public transport nodes.
- The use of the private car for employment based travel at district level within North Essex

is dominant. Enhanced connectivity to main settlements by improving access for cycling and buses is essential

4.3.6 A strategic approach

- The whole concept to be addressed as part of the forthcoming Local Plan.
- Development will contribute to the strategic direction of travel proposed for the North Essex Region.
- A master planning exercise will be essential to consider all the requirements of the development in more detail, including the phasing of infrastructure.
- Key agencies will all need to be involved, this includes;



Section 5 - Governance Proposals

5.1.0 Outline of the Governance Structure

5.1.1 This will be a large innovative project and will need good project management. It will rely on many organisations working together – government agencies, Braintree District Council, Essex County Council, the health authority, utility companies and developers. They must work together and with the existing and evolving community.

5.1.2 A recognisable, transparent and effective governance structure for delivery, including project management, will help to make sure that leadership is visible and that co-ordinated action happens, is predictable and understandable, and is focussed on achieving the agreed aims and outcomes.

5.1.3 The Governance Structure for Monks Wood Garden Village is likely to take the form of a delivery board. This will be established at a local scale to deal with this proposal (with a suggested initial structure below) or alternatively could be connected to a Greater Essex Growth and Delivery Board, the potential for which is being explored as part of the wider strategic governance proposals across

the Housing Market Area. The expertise of ATLAS will be sought to advise by reference to successful structures elsewhere.

5.1.4 The ultimate governance structure for delivery must be chosen carefully and it is likely that an interim arrangement /partnership will be needed for this purpose to ensure openness and transparency.

5.2.0 Delivery Board

5.2.1 **Purpose** - Provides overall direction in respect of the project and setting up an appropriate delivery structure for Monks Wood Garden Village, subject to the plan-making process. The purpose and terms of reference of the Board would be reviewed when a decision is made to proceed with setting up a formal delivery vehicle/ structure.

5.2.2 **Membership** - The core membership would include;

- Leader / Planning portfolio holders at Braintree & Colchester.
- Lead Directors at Braintree

5.2.3 **Decisions** - Recommend the format of potential delivery structure, long term stewardship structure, longer term governance, monitoring and scrutiny arrangements, and ensure compliance with relevant statutory or administrative requirements relating to due diligence and the use of public funds in relation to the project.

5.2.4 **Financial** - Agrees annual budget until Delivery Vehicle is set up including use of any funding received from DCLG. Recommends a draft business plan for investment and delivery.

5.3.0 Steering Group

5.3.1 **Purpose** - The Steering Group will define the scope of the Garden Settlements project, take a strategic view of relevant housing market area issues and provide strategic direction to officers for taking forward the projects and work programmes related to them. It will be responsible for commissioning papers and reports to be considered by the Board and making recommendations to the Board. The core membership of the Steering Group will be focussed on key lead officers from the main

partner organisations. It may be appropriate to co-opt commercial experience onto the group at an appropriate stage.

5.3.2 Membership - Lead Directors at Braintree, Colchester, Tendering Councils and Essex County Council + advisors

5.3.3 Decisions - Define the scope of the project at relevant stages as well as;

- Direct and monitor progress
- Make recommendations to the Delivery Board in respect of delivery issues
- Sign off on a Strategic Route Map for the project and keeps it under review
- Set up project teams and working groups as appropriate to progress the project
- Sign off on project plans for the project teams / working groups and ensure effective cross-collaboration between the teams in relation to project issues
- Maintain a risk register for the project and keeps it under review
- Ensure the appropriate resources and working mechanisms are in place to deliver a co-ordinated

HMA approach to the plan-making & delivery •

- Signs off on any consultancy commissions
- Resolve any blockages and issues should they occur, if they cannot be resolved by a project team
- Provides direction on engagement with landowners / development promoters and monitor the outcomes of negotiations
- Ensure an appropriate project governance structure and is in place to meet the challenges and needs of the project
- Ensure that due diligence and appropriate decision making channels are exercised
- Provide direction on external communications related to the project

5.3.4 Financial - Recommend a business plan for the use of internal and external funding and resources to the Delivery Board until a Delivery Vehicle is set up and monitor expenditure. Provide strategic direction on potential external funding opportunities to be explored.

5.3.5 Braintree District Council to allocate phase 1 of the Garden Village in the Braintree Local Plan for 1,500 dwellings and 40,000 sqm of commercial.

5.4.0 Project Teams /Working Teams

5.4.1 To ensure that the partners are providing appropriate input to the plan-making, investment & evidence gathering / concept development aspects of the Garden Village project. A number of project teams and task and finish groups will be required. The Steering Group will make arrangements for setting these up as required.

5.5.0 Land Ownerships & Control

5.5.1 The proposed site for the initial phase of 1,500 homes is controlled by Lightwood Strategic Ltd who have a promotion agreement with the single landowner.

5.5.2 Lightwood Strategic are also in control of the additional land owned by the same family capable of accommodating significant further housing numbers.

5.6.0 Summary of Local Community Support

5.6.1 Braintree District Council, Tendring District Council and Colchester Borough Council are collaborating, alongside Essex County Council, to identify an agreed strategic approach to the allocation and distribution of large scale housing led mixed use development, including employment opportunities and infrastructure provision, in the form of potential “Garden Communities”.

5.6.2 The four councils are in agreement that the Town and Country Planning Association’s (TCPA) Garden City Principles provide a valuable initial framework for achieving new settlements that are inclusive and provide genuinely affordable, well designed homes, local jobs and schools, integrated transport systems, high standards of green infrastructure and promotion of health within and beyond the emerging local plan period for each authority of 2032/2033.

5.6.3 The Councils have commissioned AECOM to undertake a ‘Garden Communities Concept Feasibility Study’ providing a strategic overview across the three Local Authorities identifying the influencing factors affecting growth across North Essex.

5.6.4 Both Bradwell and Pattiswick Parish Council and Coggeshall Parish Council have made requests to designate the area for a Neighbourhood Plan demonstrating local interest in the creation of their sense of place.

5.7.0 Management and Stewardship Proposals

5.7.1 It is never too early to determine how, once development has taken place, public realm and community facilities will be ‘owned’ and by whom e.g. a non-profit distributing company such as a local ‘trust’. Consideration needs to be taken of maintenance and the necessary funds for this. Options for the longer term land ownership and maintenance of community assets has implications for the type of delivery arrangements that should be put in place and the type of arrangements needed with current landowners.

5.7.2 New assets will not be sustainable unless they have viable long-term management backed up by effective sources of revenue. Some of the questions that the Council has begun to ask itself are:

i) Will the landowner/‘master developer’ provide an endowment in the form of money or income-producing assets?

ii) Will there be a service charge levied on all residents and businesses and ring-fenced for local facilities and services?

iii) Will a local trust own and manage local facilities? Who will form it, and when?

5.7.3 The project is not advanced to enough to have made decisions on these issues but recognises that they form part of the overall Garden Village delivery package comprehensive proposals will be put in place following consideration by delivery board. It is recognised that comprehensive proposals are required in order to ensure the garden village is both established and maintained in accordance with principles of garden settlements, quality places and community cohesion.

5.7.4 The National Trust has expressed interest in undertaking a management/ stewardship role in connection with proposed country park elements on similar schemes and we would be looking to replicate that involvement.

Section 6 - Delivery for Monks Wood Garden Village

6.1.0 Preferred Project Delivery Mechanism

6.1.1 The delivery of large-scale innovative sustainable development requires additional thought and focus over and above ‘normal processes’.

6.1.2 ‘Delivery’ includes everything from formulation of a vision and masterplan right through to having completed developments and a functioning sustainable community. It will require the implementation of a large number of interconnected activities, some of which will be sequential but also many that will be carried out in parallel.

6.1.3 Delivering Monks Wood Garden Village will be long-term commitment which needs consistent direction through periods that are much longer than election cycles or individual political administrations. People and companies who invest their lives, money and futures in the concept will do so under an implicit promise that the project will be seen through to the point where it can function effectively and sustainably. Any lesser achievement

will undermine their commitment and faith in those charged with the delivery of Monks Wood. The Garden Village represents a greater scale of development than has previously been enabled within Braintree and the Council would welcome support in determining the precise nature of that vehicle.

6.1.4 The preferred project delivery mechanism has yet to be determined but it is likely that a Local Delivery Vehicle could be put in place. It is not likely that a Public Private Venture or New Town Development Corporation will be set up.

6.1.5 The delivery vehicle option will need to take into account that the development could take decades to complete; will need to be undertaken by co-operation with the landowner; will need to find a way of ‘capturing land value for the community’; and will need to find a way of securing long term stewardship of the community assets.

6.1.6 Possible forms of delivery vehicle need to be assessed accepting that no development model has been confirmed. Braintree would propose to work

with ATLAS to:

- identify alternative models of delivery vehicles which ensures ongoing local democratic strategic control - and an “arms length” company which gives confidence to landowners to make decisions;
- discuss whether a local delivery vehicle should be established and whether it should perform the “master developer” role
- ensure that the scheme is financially viable (by using the ATLAS development model) and explore the options for forward funding all necessary infrastructure and community facilities;
- evaluate the alternatives and support the selection of a preferred model;
- ensure that any delivery vehicle builds from the strengths of existing local development organizations; and
- support efforts to establish the local delivery vehicle including negotiations with land owners

6.2.0 Market Commentary

6.2.1 Throughout the Housing Market Area, Braintree District Council should plan for housing at the higher end of the range, up to 845 and 920 dwelling units per annum respectively.

6.2.2 Understanding the demographic setting of North Essex is perhaps the single most important element in ensuring future recommendations are robust and of an appropriate type and scale.

6.2.3 The cumulative population growth of Braintree, Tendring and Colchester is 16% or 17,663 persons by 2032, with a further 4% cumulative growth between 2032 and 3037.

6.2.4 By 2037 the working age population is forecast to increase by 6% (assuming a working age of 20-64 years old). However, there is a far more significant increase of 66% in the elderly population (aged over 65 years) forecast by 2037.

6.2.5 The population is ageing: The greatest increase in age categories will be those over 60, with the biggest increase in 85+. Housing and economic strategy and future development will need to respond to ageing population requirements.

6.3.0 Timescales for Planning and Delivery

6.3.1 Planning and delivery route way to first completions

6.3.2 There is a genuine prospect that a successful Garden Village submission would enable Braintree District Council to move from capacity constrained, relatively risk adverse project management of the planning process to one that expedites the submission of a planning application. The programming of a masterplan SPD to supplement the new Local Plan policy, and which will be a pre-requisite for the determination of a planning application, can be compressed if resources become available.

6.3.3 Assuming a successful Garden Villages bid, a planning application could be prepared and submitted by Q4 2016. With a decision received in Q2 2017, commencement of development could begin in Q4 2014 with the first completions anticipated at the end of 2018.

6.3.4 Further, the confidence that a Garden Village designation would bring would enable the site to be marketed to house builders sooner and thus enable a hybrid application for the whole

scheme in outline with the first 1500 units in full. This results in a swifter process than an outline application, followed by land sale, followed by reserved matters.

6.3.5 Ensuring a continuous supply of new housing

6.3.6 The initial phase of 1,500 homes of which 450 would be starter homes would support the requirements of the Objectively Assessed Housing Need (OAN).

6.3.7 The entire site is capable of accommodating a significant number of homes, future proofing the long term deliverability of housing.

6.3.8 What makes the Monks Wood Garden Village proposal a best practice exemplar and well suited to DCLG's Locally-Led Garden Villages, Towns and Cities programme?

6.3.9 Perhaps uniquely, one owner. There are no deliverability issues with this project.

6.3.10 The project can address the distinguishing themes that make a garden village stand-out from normal well designed new places. This includes:

- i) A commitment to 5% of serviced plots being available for sale to self and custom builders.
- ii) Up to 1,000 starter homes that could be secured in a Neighbourhood Plan allocation, 500 of which would also be secured in a Local Plan allocation, all by the end of 2017/early 2018.
- iii) The potential for Braintree council to take on some of the non-starter homes affordable housing plots to deliver affordable housing itself.
- iv) The ability of the project to deliver much of the social infrastructure for the area that is sought with in the emerging Local Plan and Neighbourhood Plan –such as a new sports hub.
- v) The availability of land for new free school, and thus achieving linkages with Governments Free School programme
- vi) The availability of land value uplift developer subsidy to fund half the cost of modifications to the A120.
- vii) The potential involvement of the National Trust in the stewardship of a new 120 acre country park and wider green infrastructure network within the village itself.
- viii) The growing and local use of biomass fuel with the country park, related to flood attenuation measures and to contributing to Governments renewable energy targets.
- 6.3.11 What existing commitments, for example Local Growth Funding, have been made by local partners?**
- 6.3.12 None
- 6.4.o. The Package of Government Support that would be most beneficial to the project**
- 6.4.1 This section identifies the immediate project priorities that would benefit from support, the quantum of support needed and the timescale for expenditure. It also reflect of the assessment of infrastructure needs and how these can be met.
- 6.4.2 Local Authority Capacity Support for master planning and the planning application stage would enable the planning process to be compressed. ATLAS support is requested within this context. In addition specialist advice is requested in relation to the pursuit of a delivery vehicle and the setting up of a stewardship organisation.
- Technical work to be undertaken if successful**
- 6.4.4 A number of studies have already been resourced in order to enable a sound, deliverable solution (AECOM)
- 6.4.5 A number of studies required to enable master planning. These will be financed by the developers with the Council having an editorial role.
- 6.4.6 The Council has yet to fully scope out the full suite of studies that would be needed. Indeed one such technical study might be an early scoping exercise for the suite of evidence that is needed to inform the masterplan.
- Masterplanning**
- 6.4.7 Studies and evidence base to inform masterplanning have not yet been comprehensively commissioned. The Council does not have the resources in terms of either finance or staff capacity to complete this work. Additional evidence is needed to cover a wide range of technical aspects including:

- i) Transport and highways
- ii) Ecology & protected species
- iii) Arboricultural and hedge surveys
- iv) Cultural heritage incl archaeology and heritage assets
- v) Flood risk assessment and hydrology
- vi) Ground conditions and contamination
- vii) Air quality
- viii) Utilities and services
- ix) Topography
- x) Landscape and visual impact

6.4.8 A review of this list of required studies / evidence base is required and is likely to add to this list. It is expected the cost of this work would be met by the landowners / land promoters.

6.4.9 The production of a Masterplanning SPD for the site will be required. The Council does not have the resources in terms of either finance or staff capacity to complete this work. In addition in order to ensure delivery of an appropriate design quality it is envisaged that a design guide will also be needed and could form part of the same commission. The cost of this work would be met by the land owners / land promoters and will be extensive.

Infrastructure studies and design

6.4.10 Coordinated and sustainable transport networks are at the heart of successful places and a requirements for delivering growth in an appropriate manner.

6.4.11 Significant opportunity to enhance the A120 and provide a dual section of road to alleviate the strategic link between the M11 London to Cambridge link and Harwich to the east.

6.4.12 Detailed highway design work will be required for planning application purposes.

Viability

6.4.13 Development viability across the whole Garden Village area will require further examination. This is required to explore the relationship between housing delivery rates, infrastructure and phasing / land ownership parcels. Further viability work will also be required to explore the amount of affordable housing required to meet need, yet still retain scheme viability.

Public engagement and community liaison

6.4.14 Public engagement and community liaison on the project will be required, particularly given the locally led nature of the project.

Legal advice

6.4.15 External legal advice over matters is expected such as delivery arrangements, funding agreements, ransoms and land assembly matters.

Availability of funding locally

6.4.16 The Council does not have a budget for the project, nor funds set aside or available in order to undertake the activities required. The land owners/ land promoters will invest financially in commissioning work and studies necessary to bring the project forward.

Timescale for expenditure

6.4.17 Expenditure will take place within the requirements of the prospectus and hence be over the next few financial years in order to maximise acceleration of delivery.

Brokerage across Government

6.4.18 It is evident in this submission that the successful and timely implementation of Monks Wood Garden Village will require the support of a number of government agencies on the following issues

- A120 – Highways England and Environment Agency.
- Master planning – Environment Agency regarding drainage strategy and attenuation within the new Country Park
- Braintree, Kelvedon and Marks Tey Stations – Network Rail in respect of improvements to the existing railway stations and network.
- Starter Homes - Homes and Communities Agency

Access to Government Fund Streams

6.4.19 The nature of the project as expressed in this submission would benefit from access to Government housing funding streams, not least in relation to starter homes.

6.4.20 Other government funding sources in relation to the free schools programme, road and rail capital programmes, including improvements to the rail station fund, also have resonance for Monks Wood Garden Village.

Planning Freedoms

6.4.21 In committing to a Garden Village Braintree would welcome the Liverpool approach to assessing 5 year housing land supply – pinned against an agreed housing trajectory, reflecting the lead in times required to deliver large scale projects that account for the majority of housing land supply.

6.4.22 The agreement of a trajectory would also affect the assessment of whether there had been any persistent under delivery during the plan period, for 5 year land supply purposes. This would affect the applicability of a 5% or 20% buffer.

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