

SP10

West of Braintree New Garden Community

The broad area of search, as shown on the adopted policies map, is identified as a strategic area for development of a new garden community of which the details and final number of homes will be set out in a Masterplan Framework to be prepared jointly between Braintree DC and Uttlesford DC if applicable and which will incorporate the following;

- i housing for around 2,500 homes within the Plan period (as part of an overall total of between 10,000 – 13,000 homes)
- ii Provision for Gypsy and Travellers and Travelling Showpeople
- iii Appropriate provision of B1 and/or employment generating development,
- iv Neighbourhood centres incorporating provision for convenience shopping, community, health and cultural provision,
- v Primary schools, a secondary school and other community facilities as appropriate,
- vi A high proportion of the garden community will comprise green infrastructure including a new country park to the east of site.

The Masterplan framework setting out the nature, form and boundary of the new community. The masterplan will be produced in partnership with the development interests and will provide a layout showing the disposition and quantity of future land-uses, and give a three dimensional indication of the urban design parameters which will be incorporated into any future planning applications; together with a phasing and implementation strategy which sets out how the rate of development will be linked to the provision of the necessary social and physical infrastructure to ensure that the respective phases of the development do not come forward until the necessary infrastructure has been secured. The masterplan will incorporate mechanisms for regular review and updating over the course of the implementation of this garden community.

A Place-making and design quality

- 1 The new garden community will be developed to high standards of design and layout drawing on its context and the assets within its boundaries including Boxted Wood, Golden Grove, Rumley Wood, Pods Brook and the historic airfield. The gently sloping topography to the south of the site also affords opportunities for long distance views. These key assets will provide a context to build a new green-grid upon to provide an attractive setting for the new community and linking to the wider countryside. The new community will also address the relationship with existing communities close to its boundaries including Great Saling, Stebbing Green and Stebbing. The garden community will be designed and developed to have its own identity and be as self-sustaining as possible. A separation will be maintained between the new garden community and the nearby village of Great Saling.
- 2 Detailed masterplans and design guidance will be put in place to inform and guide development proposals and planning applications. Planning applications for this garden community will be expected to be consistent with approved masterplans and design guidance.

B Housing

- 3 A mix of housing types and tenures including self- and custom-build and

starter homes will be provided on the site, including a minimum of 30% affordable housing. The affordable housing will be phased through the development;

- 4 New residential development will seek to achieve an average net density of at least 30 dwellings to the hectare. Higher densities will be located close to the neighbourhood centres and along the strategic public transport corridors;

C Employment

- 5 Provision for B1, B2 and B8 businesses in the southern part of the community close to the A120 to provide for a wide range of local employment opportunities

D Transportation

- 6 A package of measures will be introduced to encourage smarter transport choices to meet the needs of the new community and maximise the opportunities for sustainable travel including the provision of a network of footpaths, cycleways and bridleways to enhance permeability within the site and to access the adjoining area; development of an effective public transport system; development of opportunities to improve accessibility to local rail station; and effective measures to mitigate the transport impacts of the proposed development on the strategic and local road network. Longer term transport interventions will need to be carefully designed to minimise the impacts on the strategic road network and fully mitigate any environmental or traffic impacts.
- 7 Primary vehicular access to the site will be provided via the A120 and B1256.
- 8 Improvements to the local road infrastructure will be necessary to mitigate adverse traffic impacts and serve the new development. These shall include bus priority measures between the site, Braintree town centre, rail station and employment areas including the 120 Skyline business park, Witham rail station and London Stansted Airport;
- 9 Foot and cycle ways shall be provided throughout the development, linking the site to Braintree town through the existing Flitch Way linear country park;
- 10 Other specific infrastructure requirements identified as work on the area of search progresses

E Community Infrastructure

- 11 Neighbourhood centres of an appropriate scale will be provided to serve the proposed new community. The centres will be located where they will be easily accessible by walking, cycling and public transit to the majority of residents in the garden community.
- 12 A health facility and community meeting places will be provided within the district and local centres.
- 13 A secondary school, primary schools and early-years facilities will be provided to serve the new development;
- 14 A network of green infrastructure will be provided within the garden community including a community park, allotments, a new country park provided at the east side of the community, the provision of sports areas with associated facilities and play facilities;
- 15 Provision of or contribution to indoor leisure facilities

F Other Requirements

- 16 Provision of improvements to waste water treatment and off-site drainage improvements;
- 17 Provision, management and on-going maintenance of sustainable surface water drainage measures to control the risk of flooding on site and which will reduce the risk of flooding to areas downstream or upstream of the development;
- 18 Landscape buffers between the site and Great Saling, Stebbing, Stebbing Green and Rayne;
- 19 Protection and/or enhancement of heritage and biodiversity assets within and surrounding the site including Great Saling Hall conservation area and areas of deciduous woodland within and adjoining the site.
- 20 Provision of appropriate buffers along strategic road to protect new development
- 21 Provision of appropriate design and infrastructure that incorporates the highest standards of innovation in technology to reduce impact of climate change, water efficiency (with the aim of being water neutral in areas of serious water stress), and sustainable waste / recycling management facilities.
- 22 Measures to assist the development of a new community including provision of community development workers for a minimum of eight years from initial occupation of the first homes.

Appropriate and sustainable long-term governance and stewardship arrangements for the new garden community including provision for long-term management and maintenance of the public realm and community assets.