AGENDA

Meeting of:  Special Meeting of the Planning Applications Sub-Committee

Date:  Monday, 21st March 2016  Time:  6.30 p.m.

Place:  Town Hall, 61 Newland Street, Witham.

Members are requested to attend the above Meeting to transact the following business. Members are respectfully reminded that each item on the Agenda should be carefully examined. If you have any interest, it must be duly declared.

To be present:  Councillors

P.M. Ryland  (Chairman)
M.C.M. Lager  (Vice Chairman)
C.J. Bailey
P.R. Barlow
J.C. Goodman
P. Horner
Mrs. J.A. Kempf
Mrs A. Kilmartin
Mrs S.C. Lager
Mrs J.M. Money
T. A. Pleasance
R.P. Ramage
W.J. Rose
Mrs C.M. Thompson
Mrs J. Williams
R. Williams

APOLOGIES

1. INTERESTS

To receive any declarations of interests that Members may wish to give notice of on matters pertaining to any item on this Agenda.
2. **QUESTIONS AND STATEMENTS FROM THE PUBLIC**

An opportunity to enable members of the press and public present to comment upon any item on the Agenda.

3. **BRAINTREE DISTRICT LOCAL PLAN**

Emma Gooding, Planning Policy and Land Charges Manager, and Alan Massow, Senior Policy Planner, Braintree District Council will be attending the Meeting.

- To receive [a letter from Braintree District Council and associated papers](attachment:letter.pdf) (attached).
- To receive [details of the sites proposed](attachment:sites.pdf) (attached).

4. **FUTURE STEPS**

To agree future steps.

Mark Squire  
Town Clerk

MS/GK9.3.2016
Dear Mr Squire

Braintree District Local Plan
Witham

As you will be aware, Braintree District Council is currently working on a new Local Plan to guide development in the District between now and 2033. We expect this work to be completed by 2017 in line with the government’s timetable.

In order to comply with national government policy Braintree District Council must plan to meet its full objectively assessed needs for market and affordable housing. This will be a substantial increase in house building across the District and whilst a Local Plan target has not yet been set, the current evidence suggests that this will be between 750 and 950 new homes in the District per year.

During the progress of the Site Allocations and Development Management Plan you will remember that we consulted you on sites that were being proposed by landowners in Witham, as well as any minor development boundary amendments or corrections and in some cases changes were proposed to the current Local Plan Review 2005.

In Witham, additional sites have been submitted for consideration during the most recent Call for Sites period, compared to that which we consulted you on in 2012. These are marked on the map with the following references:
You may also wish to view the link to the interactive district-wide 2014/15 Call for Sites map: [http://maps.braintree.gov.uk/localviewweb/sites/localplancfs/](http://maps.braintree.gov.uk/localviewweb/sites/localplancfs/)

Comments received from the Town Council at the previous consultation are attached and I would be grateful if you would contact Mrs Louise Rayne on (01376) 551414 to arrange a meeting with me to discuss the current submitted sites with members at your earliest convenience.

We are also asking for any additional comments which you have on the development boundary or sites that are allocated or protected for certain uses within your Parish as well as any opportunities within the Parish for sites to accommodate Gypsy and Travellers. Please note rural exception sites which are purely for affordable housing are not specifically allocated within the Plan and so may still come forward in the Plan period.

Once we receive and consider your comments alongside all the other evidence, we will be making an officer recommendation to Members of the Local Plan Sub Committee. We will discuss that recommendation with you and keep you informed of the date of the meeting where the town will be discussed, so that you have the opportunity to attend and speak at the meeting if you wish.
We look forward to hearing from you.

Yours sincerely

Emma Goodings
Planning Policy and Land Charges Manager
Key - New Local Plan 2033
- District Boundary
- Inset Area
- Development Boundary: CS6, ADM2, 3, 4
- Conservation Area: CS9, ADM27, 34, 36, 60, 63, 64, 65
- Core Strategy Growth Location: CS1, 2, 7, ADM3, 38
- Regeneration Site: CS1, 4
- Broomhills Regeneration Area: CS4, ADM37A
- Road Proposal: ADM49
- Halstead Bypass Corridor: ADM49
- Protected Lane: ADM54
- Proposed Footpath/Cycleway: CS7, ADM6, 73
- Environmental Improvements: ADM27
- District Centre: CS6, ADM25, 26, 27, 32
- Local Centre: CS6, ADM26, 27, 32
- Town Centre: CS8, ADM15, 26, 27, 32, 33, 37A
- Primary Shopping Area: ADM24
- Primary Frontage: ADM24
- Secondary Frontage: ADM24
- Retail & Town Centre Uses: ADM33
- Factory Outlet Centre: ADM28
- Residential Site 10 or more dwellings: CS2, ADM3
- Care Home: ADM6
- Specialist Housing: ADM5, 6
- Proposed Gypsy/Travellers Site: CS3, ADM7
- Business Uses: CS4, ADM16, 19
- Business and Industrial Uses: CS4, ADM17, 19
- Employment Policy Area: CS4, ADM15, 19, 21, 32
- Industrial Development Limit: CS4, ADM18
- Comprehensive Development Area: ADM34, 35, 36, 37
- Special Employment Area: ADM 18a
- Transport Related Policy Area: ADM48
- Education: ADM38, 39
- Ancient Monument: CS9, ADM69
- Car Park: CS7, ADM31, 47
- Community Uses: ADM41
- Leisure and Entertainment: ADM30
- Commercial Leisure: CS10
- Formal Recreation: CS10, ADM14, 75A
- Informal Recreation: CS10, ADM14, 75A
- Allotments: CS10, ADM75A
- Cemetery/Churchyard: ADM40
- Visually Important Space: ADM2, 14
- Site of Special Scientific Interest: CS8, ADM51
- Suitable Accessible Natural Greenspace: CS8, 10, ADM73
- Structural Landscaping: ADM2
- Historic Parks and Gardens: CS8, 9, ADM60, 66
- Local Wildlife Site: CS8, ADM51
- Local Nature Reserve: CS8, ADM51
- Country Park: CS10, ADM74
- Community Orchard: ADM44
- Community Woodland: ADM44
- Flood Zone 2: CS8
- Flood Zone 3: CS8

Policy Reference Abbreviations:
CS = Core Strategy
ADM = Site Allocations and Development Management Plan
DFD = Development Plan Document
Site Reference Suffixes:
B - Broomhills Industrial Estate
C - car park site
CD - comprehensive development area
CH - care home site
E - employment site
FR - food retail
H - housing site 10+ dwellings
RG - Core Strategy Regeneration Site
RTC - retail & town centre uses
RW - retail warehousing
SH - specialist housing site
Local Plan Sub-Committee 22\textsuperscript{nd} February 2012

http://www.braintree.gov.uk/meetings/meeting/32/local_plan_sub-committee

Town Council Views:

Map 1
- **WCH 6 - Land between 38 and 50 Maldon Road**
  The Town Council consider that this area should be included within the boundary of the park to provide a road frontage to the park and therefore should be allocated as informal recreation.
- **WCH 8 – Coach House Way**
  The Town Council consider that this site should be allocated for a housing site of 10 or more dwellings.
- **WCH 9 - Land south of Maldon Road (rear of HSBC Bank, 57 Newland Street)**
  The Town Council consider that as this piece of land had no clear suitable access, it is inappropriate to be included as a potential site allocation for housing. The proposed road access on Map 1 should also be removed.

Other Issues
- The Town Council consider that the NHS building, Collingwood Road should be allocated as a mixed development site with up to 60 dwellings.
- The Town Council support the retention of the existing 'environmental improvement area' along Newland Street.
- The Town Council consider that the Newlands Precinct (WCH14), including Pantile House, Newlands car park (WCH13), and rear of 1 – 8 Collingwood Road/Lockram Lane should be identified as a ‘comprehensive development area’. It was noted subject to pressure for parking facilities the site may also be appropriate for additional residential development.
- The Town Council consider that Mayland House and Grove House should be allocated for employment uses.

The Town Council consider that a cycle/footpath should be designated through Witham Park.

Map 2
- **WCH 2 - Land at Gimsons, Kings Chase**
  Witham Town Council strongly believe that development here would be inappropriate and could impinge on the River Walk. Access to the site from ‘Kings Chase’ would be inappropriate as would access from ‘River View’ as it is adjacent to the care home. Witham Town Council concluded that the site should remain as Visually Important Space.
- **WCH 4 - Land at Shelleys, Blackwater Lane**
Witham Town Council conclude that they did not support the allocation of this site for open storage, and requested that this site should not receive any specific allocation, noting that the current use for fairground equipment storage has planning consent.

- **WIS 2 – Land off Constance Close** Witham Town Council considers that this land should remain designated for housing.

- **WIS 3 – Land off Carraways** Witham Town Council considers that this land could be identified for housing.

**Other Issues**
- Witham Town Council considers that the cycle/footpath from Witham Park to the river walk should be identified.
- Witham Town Council considers that the cycle/footpath from Maldon Road, via WIS 2 (land off Constance Close), over the River Brain to Pasture Road should be identified.

**Map 3**

- **WIW 1 – Land at Blunts Hall Road, Witham**
  Witham Town Council considers that whilst housing would be acceptable there would be a problem with the access from a protected lane. However with the current demand for allotments the Town Council considered that at present this land should be designated for community allotments.

- **WIS 8 – Witham Fire Station, Hatfield Road**
  The Town Council were averse to the proposal unless an alternative site for the fire station was identified.

**Other Issues**
- The Town Council consider that the adult educational facility on Spinks Lane should be allocated as ‘education land’.
- The Town Council consider that the proposed new leisure centre on Spinks Lane should be allocated as ‘indoor sport and recreation’.
- The Town Council consider that the proposed cycle/footpath link should be identified.

**Map 4**

- **WIS 4 – Land at Barley Fields, Maltings Lane**
  Witham Town Council considers that this land could be identified for housing and noted that the site location is best described as Elgar Drive.

- **WIS 6 – Lodge Farm, Hatfield Road**
  Witham Town Council supports an additional 100 dwellings to be accommodated at Lodge Farm Growth Location towards meeting their housing target of 313 dwellings.
- **WIS 9 – Maltings Lane**
Witham Town Council strongly supports the requirement for community facilities and infrastructure development set out in the original Master Plan for the Maltings Lane development. They also consider that there is value in considering the additional provision of parking facilities on a parcel of land to the south-east of the site.

- Witham Town Council considers that the existing master plan for Maltings Lane should be reflected in the Allocations Development Plan Document.

- Witham Town Council considers that the area of open space on the Maltings Lane Development should be identified as ‘informal recreation’.

**Other Issues**
- Witham Town Council considers that the Bowling Green on Hatfield Road, adjacent to Ivy Chimneys should remain allocated as ‘informal recreation’.

**Map 5**
- **WCH 1 - Witham Glebe (Land adjacent to 'The Old Vicarage'), Chipping Hill**
Witham Town Council concluded that this area should be retained as Visually Important Space.

- **WCH 3 - Bellfields, Braintree Road**
Witham Town Council was reminded that land at Bellfields is contaminated and must not be built on unless the ground has been properly treated. Witham Town Council discussed the possibilities for this site and wondered whether the original school building should be listed and used as a medical centre with part of Bellfields used for residential and part as a much needed commuter car park to be accessed from the roundabout on Braintree Road.

- **WCH 5 - Land to rear of 24- 40c Church Street**
The site is currently vacant open land. Witham Town Council considers that this site has never been suitable for housing in the past, but if access could be gained through the proposed car park at Bellfields (WCH 3) housing could be provided.

- **WCH 7 – Land to rear of Braintree Road (Ramsden Mills)**
Witham Town Council considers that this site should be retained as employment land and form part of an Employment Brief.

**Other Issues**
- Witham Town Council considers that the second access into the station car park should be identified off Easton Road. (Map 5)

- Witham Town Council considers that the existing ‘environmental improvement area’ on Chipping Hill/Church Street should be retained and extended to include Chipping Hill bridge and the Listed brick wall on Chipping Hill and the cottages in Church Street. (Map 5)
- Witham Town Council considers that Eckard House, Easton Road and Iceni House, Colchester Road should be allocated for employment uses.

**Map 6**

*No sites submitted for Map 6*

**Other Issues**
- Witham Town Council considers that existing open space as indicated on the map 6 on the Humber Road estate should be identified as informal recreation.
- Witham Town Council considers that the proposed cycle/footpath indicated on map 6 should be allocated.

**Map 7**

*No sites submitted for Map 7*

**Other Issues**
- Witham Town Council consider that the proposed cycle/footpath links shown on Map 7 should be allocated.

**Map 8**

- **WIN 1 – Land adjacent Conrad Road**
  Although Witham Town Council promoted this site as an alternative to the Forest Road growth location during the Core Strategy hearing, they are concerned that the infrastructure in north Witham is insufficient to cope with both the Forest Road growth location and additional development on this site. Congestion along Cressing Road was raised but the point was made that new dwellings would bring s106 funding to include supporting infrastructure. Witham Town Council considers that extension to the development boundary at WIN1 cannot be supported without sufficient infrastructure being in place.

- **WIN 2 – Community Orchard**
  Witham Town Council considers that this site should be identified as a community orchard as it is currently used as such and should therefore be protected.

**Other Issues**
- Witham Town Council considers that the green at Ebenezer Close should be identified as ‘visually important space’.
- Witham Town Council considers that the area of open space, west of Ebenezer Close should be included as part of the River Walk and should be allocated as ‘informal recreation’.
- Witham Town Council considers that the shops at Dorothy Sayers/Laburnum Way should be allocated as a ‘comprehensive development area’.
- Witham Town Council considers that the proposed cycle/footpath adjacent to Rickstones playing field should be identified.

**Map 9**

- **WIN 7 – Forest Road Community Hall**
  Witham Town Council considers that with the new development in Forest Road and the limited facilities in North Ward it would be sensible to retain this site as recreational land.

**Other Issues**
- Witham Town Council considers that an extension to the existing cemetery adjacent to Rickstones playing field should be identified on the area of open space between Cypress Road and Manor Street. Witham Town Council was not supportive of an extension to the cemetery northwards onto the playing field as this would result in the loss of a football pitch.

- Witham Town Council considers that the area of open space adjacent to Forest Road community hall should be allocated as ‘informal recreation’.

**Map 10**

*No sites submitted for Map 10*

**Other Issues**
- Witham Town Council considers that the land required for the Motts Lane foot/cycle Bridge should be identified.

**Map 11**

*No sites submitted for Map 11.*

**Other Issues**
- Witham Town Council considers that the cycle/footpath from the disused railway line to Newlands Street identified on Map 11 should be allocated.

**Map 12**

**Other Issues**
- Witham Town Council considers that the area off Maldon Road south of the A12 should be included within the Town Development Boundary. (Map 12).

- **WIS 1 – Garden of Ullswater, Maldon Road and WIS 7 – Little Croft, Maldon Road**
  Although the Town Council are happy to extend the boundary to include the built development along Maldon Road, south of A12, they do not want the boundary to extend beyond Blue Mills Hill, as this would encroach into the open countryside beyond Witham. Witham Town Council considers that these sites are too distant and unrelated to the development boundary to be included.
Local Plan Sub-Committee 22\textsuperscript{nd} February 2012

https://www.braintree.gov.uk/meetings/meeting/29/local_plan_sub-committee

Blunts Hall Road (WIW 1)

\textbf{Town Council View}
Witham Town Council considers that whilst housing would be acceptable there would be a problem with the access from a protected lane. However, with the current demand for allotments the Town Council considered that at present this land should be designated for community allotments

\textbf{Gimsons, Kings Chase (WCH 2)}

\textbf{Town Council View}
Witham Town Council strongly believes that development here would be inappropriate and could impinge on the River Walk. Access to the site from ‘Kings Chase’ would be inappropriate as would access from ‘River View’ as it is adjacent to the care home. Witham Town Council concluded that the site should remain as Visually Important Space

There is strong local opposition to development of the site, including opposition from residents of Helen Court on the basis of the effect upon the river walk and upon access from Riverview. The Sauls Bridge Residents Association and Witham Countryside Society are against development of the site.

\textbf{Bellfields (part former Chipping Hill School)}

\textbf{Town Council Views}
Witham Town Council was reminded that land at Bellfields is contaminated and must not be built on unless the ground has been properly treated. Witham Town Council discussed the possibilities for this site and wondered whether the original school building should be listed and used as a medical centre with part of Bellfields used for residential and part as a much needed commuter car park to be accessed from the roundabout on Braintree Road.

\textbf{Conrad Road}

\textbf{Town Council Views}
Although Witham Town Council promoted this site as an alternative to the Forest Road growth location during the Core Strategy hearing, they are concerned that the infrastructure in north Witham is insufficient to cope with both the Forest Road growth location and additional development on this site.

Congestion along Cressing Road was raised which is a problem at peak periods in particular. Officers advised that new dwellings would be required to provide s106 funding which would include supporting infrastructure. Witham Town Council considers that an extension to the development boundary at WIN1 cannot be supported without sufficient infrastructure being in place.

\textbf{Land Rear of Elderberry Gardens}

\textbf{Town Council Views}
The Town Council has not been consulted on this proposed site.
Witham Town Council

LOCAL PLAN – appraisal of sites put forward in Witham

Agenda Item 3

Background Papers:
Call for Sites exercise 2014
Letter from BDC and maps (already circulated)

Summary:
Attached is a summary of the sites which have been put forward in the Call For Sites exercise for Witham, and also those on abutting out borders in Hatfield Peverel and Rivenhall Parish.

This shows the size of the site, its current status (ie has any application already been put forward) whether the site has been considered before and any previous views put forward by the council, together with an estimate of how many dwellings could potentially be built.

Issues
Members might like to consider raising the following points:-

- **WITN 427 – Conrad Road, former allotments** – In BDC ownership, put forward for residential development. This land could be used to provide parking for vehicles delivering and collecting children to Southview School. This area becomes very congested at peak times here, with the number of schools in the vicinity. This would be greatly eased if the vehicles delivering and collecting the children could be given space to wait. It is also essential that they are able to collect the children in a timely way, as they may have medication deadlines.

- Forward planning at this stage for **a new road around Witham** as sites north and south of the town come forward

- **Health and education provision**, at primary and secondary and, sixth form level. Maltings was over-subscribed this year, New Rickstones was full this year.

- **Additional parking provision** (multi storey) in the **town centre** eg over the Newlands Centre? And also at the station for **commuter parking**.
• Designation of a “Comprehensive Development Area, behind Newland Street, off Kings Chase

• Allocation of NHS Building, Collingwood Road? (formerly considered it should be a mixed development site with up to 60 dwellings)

• Allocation of Newlands Precinct? – has appeared in last 2 plans as a “comprehensive development area” but nothing has happened.

• Request for a boundary review with Hatfield Peverel and Rivenhall. Both parish councils seem amenable to the idea.

**Action**

To receive and note and take forward in discussions with BDC
### Call for Sites 2015

<table>
<thead>
<tr>
<th>Call for Sites 2015</th>
<th>Ward</th>
<th>Size (ha)</th>
<th>Comments</th>
<th>Actual or Estimated no of houses based on density of 21.1 per hectare (Lodge Farm)</th>
<th>Was site discussed in 2012? WTC views and outcome</th>
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<tr>
<td>WITC 421</td>
<td>Central</td>
<td>3.1</td>
<td>Discussions with Co Op and Bovis ongoing. Preferred access via Kings Chase. Benefit to town centre. BDC financial gain if access is via River View.</td>
<td>WCH2. Development here inappropriate, impinge on the River Walk. Access via River View not supported as via the care home. Site should remain as Visually Important Space - no evidence to support this designation</td>
<td>E 70</td>
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<td>WITC 422</td>
<td>Hatfield</td>
<td>0.9</td>
<td>Already allocated for 20 in ADMP, planning app for 18 plus old house into 6 flats 14/01528/OUT</td>
<td>E 24</td>
<td>No</td>
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<tr>
<td>WITC 423</td>
<td>South</td>
<td>35.5</td>
<td>WIS 6 - Core Strategy Site. BDC Planning approved Sept 2015 for up to 750 houses - 15/00430/OUT - S106 being negotiated</td>
<td>E 750</td>
<td>Allocated for 600 in Core Strategy. Increased to 700 in LDF.</td>
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<tr>
<td>WITC 424</td>
<td>Central</td>
<td>0.7</td>
<td>Discussions with Strutt and Parker 2015 - 15/01273/OUT - for up to 150 dwellings</td>
<td>E 14</td>
<td>WCH7 Designated as employment land. Challenged by landowner</td>
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<td>WITN 425</td>
<td>North</td>
<td>0.4</td>
<td>Allocated as an employment site previously</td>
<td>E 8</td>
<td>WIN1 Concern re infrastructure in North Ward</td>
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<td>WITN 426</td>
<td>North</td>
<td>0.5</td>
<td>Discussions with Strutt and Parker 2015 - 15/01273/OUT - for up to 150 dwellings</td>
<td>E 150</td>
<td>WIN2 former community orchard</td>
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<tr>
<td>WITN 427</td>
<td>North</td>
<td>0.3</td>
<td>BDC owned - discussions ongoing with S &amp; P - not currently included in 15/01273/OUT. Could provide much-needed parking for Elm Hall or Southview?</td>
<td>E 6</td>
<td>WIN2 former community orchard</td>
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<td>WITN 428</td>
<td>North</td>
<td>60.2</td>
<td>6/4/05</td>
<td>E 1270</td>
<td>Site WIW 1 in LDF. WTC and residents opposed to access via Teign Drive</td>
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<td>WITN 429</td>
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<td>0.5</td>
<td>5467</td>
<td>E 11</td>
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<td>WITW 431</td>
<td>West</td>
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<td>Access issues</td>
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## Agenda for the Special Meeting of the Planning Applications Sub-Committee to be held 21.3.2016 Cont’d.

### HATFIELD PEVEREL

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<td>HATF 315</td>
<td>Land at Woodend Farm, London Rd</td>
<td>South</td>
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<td>HATF 316</td>
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### RIVENHALL

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<td>RIV 361</td>
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<td>Proposed use residential or care home</td>
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<td>Burghley Brook Farm London Rd</td>
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<td>6.868501</td>
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<td>RIV 365</td>
<td>Land between A12 and Railway line</td>
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<td>Agriculture</td>
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| Total     | | | | 285.3 | 5376 |

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