Comments

West of Braintree Garden Community Issues and Options Consultation (13/11/17 to 02/02/18)

Comment by	Mr Dean McBride (706094)
Comment ID	WOBGCIO67
Response Date	22/01/18 11:17
Consultation Point	West of Braintree Garden Community Issues and Options Sustainability Appraisal (View)
Status	Processed
Submission Type	Web
Version	0.1

Q1

HAVE YOUR SAY The proposed Vision is a starting point from which a more succinct and shared Vision can be developed which will capture the aspirations of stakeholders and will ensure new residents fully identify with it. Your views are important to the creation of a collective Vision that provides direction for the growth of the West of Braintree Garden Community which is distinctive, inspiring and enduring.

Do you agree with the content of the Vision? Is anything missing? What are the priorities?

No, I do not agree because; West Of Braintree Garden Community IS NOT Sustainable because; SUDS if they cannot be used, just sending that 100% of water in to the sewer is not sustainable, and as you are aware IT IS NOW A LEGAL REQUIREMENT THAT ALL DEVELOPMENTS USE SUDS!!!

1)

Braintree Infrastructure Delivery Plan Report

Final Report Updated

October 2017

Delivery and timing

5.15 For the Garden Communities, the need to upgrade WRC provision and to provide strategic sewer solutions means that it will be difficult for any significant growth to come forward before 2022/23 without a commitment to deliver the necessary upgrades in the next AMP period (2021-2025).

This is therefore a critical item. The alternative is that it will be developer funded but this is substantially less likely given the costs involved and the uncertainty over the likelihood of recouping this funding.

2)

North Essex Garden Communities – Concept Feasibility Study Option 3 – Garden Communities Concept

OPTIONS & EVALUATIONS – June 2016

West of Braintree – Option 2

Waste water:

Upgrades for Water Course Discharges: Environmental Enhancement / EA Regulations (Cost £1,000,000.00 Initial Phase)

6km connection to Existing Waste Water Treatment Works, Primary and secondary collection networks:

Braintree WRC (Waste Water Treatment Works) Is At Capacity and Can't Take Flows!!!

Bocking can accept flows in the early phases but this is approximately 6km away and so is a significant pumping distance.

May be preferable to provide New WRC in early phases but this would have to be developer funded (this has not been costed within this piece of work).

(£4,000,000.00 initial phase).

7.6 West of Braintree

Physical Limitations

Waste Water - The Water Recycling Centre (WRC) at Bocking would be able to accept waste water for the development in the period to 2032. However, this treatment plant is approximately 6km from the site and infrastructure and pumping costs would be high.

Post 2032 a new Water Recycling Centre will be required. An alternative would be to develop a new WRC for the development early in the development of the Garden Community (or as advance

infrastructure),

but because of the very limited local water courses the treated sewage effluent would still need to be pumped to Bocking WRC for discharge to a suitable water course. However, the infrastructure and pumping costs would be much higher.

Environment Quality and Sustainability

SUDs - Because of the underlying London Clay an attenuation rather than infiltration drainage system will be necessary.

The existing network of drainage ditches may provide a framework for a sustainable drainage system.

This could be expanded to include swales and ponds to collect, attenuate and clean surface water run-off prior to its eventual discharge in to water courses such as Pods Brook and River Ter.

This could help improve the overall ecological quality of these water courses, and create landscape and ecological interest and value throughout the development. These options would need to be explored through an Integrated Water Management Study and Plan for the site, which should also take account of managing overall water demand within an area predicted to be in water deficit condition by 2030.

Q2

HAVE YOUR SAY The Charter is an important set of Principles which will inform the planning and delivery of the Garden Community. Making sure the Charter embodies the Councils' aspiration that the Garden Community is an exemplar will therefore need to be reflected within the Principles.

Do you support the Charter Principles? Is there anything missing?

No, I do not agree because;

There are 37 Sewerage Treatment Works in the district for North Essex (and of that 4 cover West of Braintree); and there is still a Sewerage Constraint, why?; there are reasons below and above why West of Braintree is Not Sustainable, but to save the reader some study; in a nutshell to bring this development forward it is laughable because of this;

To build say 10,000 homes in an area of where there is in the main (pardon the pun) no current sewerage infrastructure and the majority of homes HAVE to use a sceptic tank; the clay is too dense for a soak away or to lay pipes so the water company have this idea: (my paraphrase) if none of the 4 Sewerage plants can sustain West of Braintree, they will build a brand new sewerage plant just for West Of Braintree, but they can't discharge the treated sewerage in the local rivers as they should

because they are too small, so they will pump it 6km to bocking form one sewerage plant to another; if that on its own is not a WARNING Sign, then the rest should be an entertaining read!!!

1)

A PLAN FOR THE WEST OF BRAINTREE GARDEN COMMUNITY

Issues and Options Consultation 2017

SECTION 2. Background, evidence and site analysis

Water cycle

Both the Pods Brook and River Ter are already failing to meet the Water Framework Directive target of good ecological status and are considered to be at risk of further deterioration in water quality.

Diffuse urban pollution from surface run off associated with future development could exacerbate this risk.

The underlying London Clay and clay soils that can impede the rate of infiltration may limit the use of infiltration sustainable urban drainage systems on the site.

This is coupled with the site being situated within a Drinking Water Safeguarding Zone and surface and groundwater nitrate vulnerability zones.

Parts of the site are at risk of fluvial (river) and surface water flooding

2)

Utilities

Deficit state by 2040. One of the main measures to mitigate the forecasted deficit will be to increase the transfer from neighbouring areas that benefit from a supply surplus.

Unfortunately however, there is little spare capacity at either the Rayne or the Braintree waste water treatment plants, and waste water will need to be pumped to Bocking waste water treatment plant.

This would only provide a short term solution,

and in the medium term a new waste water treatment plant would have to be provided within the new settlement area.

This could be challenging because existing water courses are too small and ecologically sensitive to accept the final discharge of treated sewage effluent,

so any effluent which is not used locally would still have to be pumped to Bocking.

Utility Provision

The delivery of a new Garden Community to the West of Braintree will provide a number of challenges in terms of infrastructure provision

however the very lack of existing connections and services is also an opportunity to think differently about how to serve the energy and water needs of the new community.

Draft Sustainability Appraisal (SA):

Scoping & Environmental Report – November 2017

Sustainability Appraisal / Strategic Environmental Assessment

3.3.15 Utilities

All the electrical networks west of Braintree are 11kV rural supplies, consisting mainly of overhead lines. These would have limited capacity to supply new development and overhead lines are inherently less reliable than underground cables, as they are more susceptible to storm damage.

Anglian Water has stated that the site is forecast to be in a deficit state by 2040. One of the main measures to mitigate the forecasted deficit will be to increase the transfer from neighbouring areas that benefit from a supply surplus.

Unfortunately however, there is little spare capacity at either the Rayne or the Braintree waste water treatment plants,

and waste water will need to be pumped to Bocking waste water treatment plant.

This would only provide a short term solution, and in the medium term a new waste water treatment plant would have to be provided within the new settlement area.

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Q3

HAVE YOUR SAY The Green Infrastructure Strategy for the new Garden Community will be the basis for achieving the di erent objectives outlined above. The Strategy should be comprehensive and balance the needs of the whole community with the natural environment. Your views are sought on the emerging approach to green infrastructure to help shape this future Strategy.

Do you support the emerging approach to green infrastructure? In preparing your response, you may like to consider:

. Parts of the site to be protected
. The sorts of public open space that are needed – parks, sports, play areas, natural places
. The importance of gardens and other private outside spaces
. How these spaces can be made available and accessible to everyone
. How they should be owned and maintained
. What are the open space priorities?

Please add your comments here

No, I do not agree because;

West Of Braintree Garden Community IS NOT Sustainable because;

FINAL North Essex Garden Communities Integrated Water Management Strategy

Stage 1 Report, FINAL

Braintree District Council, Colchester Borough Council and Tendring District Council

August 2017

Option 1 -All garden community growth to be served by an existing larger WRC –to achieve economies of scale, all (or the majority) of wastewater is drained to and treated at one or more strategic sized WRC which may (or may not) need to be upgraded along with strategic new connection sewer mains and pumping stations;

Option 2 -All garden community growth to be served by upgrading existing local WRCs; WRC local to each garden community are utilised first where treatment capacity and environmental capacity permits. Requires less strategy network infrastructure and attempts to make use of existing flow capacity where it exists;

Option 3 -All garden community growth to be served by the construction of a new WRC for each garden community; utilise new technologies to construct and operate new dedicated WRCs for each garden community with various discharge options; and

Option 4 -All garden community growth to be served by one new strategic WRC (AWS Strategic Option) –design and build of a new treatment facility to accommodate all garden community growth as well as replace older existing WRC assets.

In order to define what the specific options were for each garden community, meetings were held with Anglian Water (2nd May 2017) and the Environment Agency (23rd May 2017).

Option 1 –All garden community growth to be served by an existing WRC

All of the growth from WoB would be directed to the existing Bocking WRC, which is located approximately 6km to the east of the proposed development. <u>This option would require approximately 8 km of new pipeline and a new pumping station. The indicative pipeline route</u>

identified would potentially cross two rivers (Pods Brook and River Blackwater), the B1053 road and number of minor roads. Denitrification of the additional flows to Bocking WRC would need to be considered.

Option 2 –All garden community growth to be served by upgrading existing local WRCs

Rayne WRC, Braintree WRC and Felsted WRC were identified as potential options to treat the additional wastewater from the WoB garden community, due to their proximity. Following discussions with AWS and the Environment Agency, it was concluded that:

Rayne WRC has limited land for expansion, however if it were possible to purchase adjacent farmland then there would be potential for the construction of new medium sized WRC to serve the garden community.

Braintree WRC has no potential for expansion as the site is now encircled by development and odour management limitations would restrict further expansion.

Felsted WRC is used to treat flow from Great Dunmow in addition to the Felsted catchment, therefore it is currently 77% overcapacity and unable to support any further growth.

From these discussions, Rayne WRC was identified as the most appropriate potential Option 2 for WoB. This option would require significant upgrades to the existing WRC, as well as approximately 3.5 km of new pipeline and a new pumping station. The indicative pipeline route identified would potentially follow minor roads and cross Pods Brook (a main river). It should be noted that the existing permit limits at Rayne WRC are tight and an increase in flows would lead to even tighter permits. The impact of this option on water quality permits are assessed in Section 5.5.1.

Option 3 –All garden community growth to be served by the construction of a new WRC for each garden community.

A new WRC could be constructed close to the WoB garden community to treat the additional wastewater. This option also has the potential to divert some wastewater from Great Dunmow WRC and Felsted WRC, which would help ease the existing capacity issues at these WRCs.

The treated effluent from the new WRC would potentially discharge into the River Ter or the River Brain catchments, as these watercourses are within close proximity to WoB and would require less pipeline infrastructure than discharging to the River Blackwater. Therefore, both of these options have been assessed with regards to potential discharge permits.

If the new WRC discharges into the River Ter, it is assumed that it would discharge into the upper reaches of the catchment. This option would require approximately 1.3 km of new pipeline and a new pumping station. Assuming that the discharge point would be north of the A120, the pipeline route would potentially cross the B1417.

If the new WRC discharges into the River Brain, it is assumed that it would discharge at the same location as the Rayne WRC. This option would require approximately 3.5 km of new pipeline and a new pumping station.

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Q4

HAVE YOUR SAY

The Transport Strategy and the infrastructure interventions it sets out will have a fundamental effect on the way the Garden Community's overall sustainability as well as how it functions as a place. The provision and availability of different transport choices will strongly influence residents' behaviour, so ensuring sustainable and active transport modes are given priority will have to be an underlying principle of the Strategy. Your views are sought on the emerging approach to help shape the future Transport Strategy.

Do you support the emerging approach to integrated and sustainable transport?In preparing your response, you may like to consider:

. Reducing the need to travel
. Encouraging people to walk, cycle and use public transport

. The importance of having public transport available in a timely manner to maximise its use in the community
. The best ways to accommodate cars so they don't dominate the environment

Please add your comments here

Water cycle

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Diffuse urban pollution from surface run off associated with future development could exacerbate this risk.

The underlying London Clay and clay soils that can impede the rate of infiltration may limit the use of infiltration sustainable urban drainage systems on the site.

This is coupled with the site being situated within a Drinking Water Safeguarding Zone and surface and groundwater nitrate vulnerability zones.

Parts of the site are at risk of fluvial (river) and surface water flooding

2)

Utilities

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Utility Provision

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however the very lack of existing connections and services is also an opportunity to think differently about how to serve the energy and water needs of the new community.

Q5

HAVE YOUR SAY An Employment Strategy will underpin the economic growth potential of the Garden Community and will also be an important factor in sustainable development. Planning for economic growth is very di erent from planning for new housing because so many more factors are outside the control of the Councils; but the Garden Community can provide the right conditions to attract employers and employment and job growth. Your views on how the right conditions can be created are welcome.

Do you support the emerging approach to employment opportunity?In preparing your response, you may like to consider:How to attract new small and medium enterprises and employers looking to relocate

. How to make best use of nearby economic drivers – London Stansted Airport, theUniversity of Essex, surrounding town centres and existing employment centres
. How to secure jobs for a wide range of different people
. How to accommodate emerging technologies and changing business needs
. Where employment sites should be located in the Garden Community

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Q6

HAVE YOUR SAY

Creating an attractive living environment through careful consideration of the location of different land uses and how they relate to one another within the Garden Community will have significant consequences on social interaction and integration, fostering a sense of place and community. Your views on this subject will help shape a future strategy that will make the Garden Community a celebrated place to live, work and spend time, as well as a place with a strong sense of community.

- Do you support the emerging approach to the living environment?In preparing your response, you may like to consider:
- Providing homes for all – singles, couples, families, older people, to rent, to buy or to build themselvesHow public places that are safe, sociable and busy can be designed and delivered
- What types of services the main centre of the Garden Community should include (social,cultural, education and leisure facilities)
- What types of services smaller local centres should include (social, cultural, educationand leisure activities)
- How to making places and spaces that are attractive and flexible for all typesof future users
- How to provide homes for all requirements – single people, couples, families, olderpeople, and those looking to rent, to buy or to build themselves

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Q7

HAVE YOUR SAY

The West of Braintree Garden Community provides an unprecedented opportunity to embrace the latest innovations and technologies available to make buildings, infrastructure and lifestyles more efficient, more enjoyable and more sustainable than what could be achieved through smaller, disjointed development proposals.

Do you support the emerging approach to smart and sustainable living?

. In preparing your response, you may like to consider:
. What sorts of new technologies theGarden Community should embrace
. How such technologies could be plannedand delivered
. How to make sure new technologies areavailable to everyone not necessarily justthose who can afford it
. How to encourage wide scale capture anddistribution of renewable energy
. How energy efficiency could be achievedin all aspects of the Garden Community

Please add your comments here

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Q8

HAVE YOUR SAY The approach taken on architectural and urban design will have long-lasting and far-reaching effects on the settlement's identity and for many people will be the most prominent factor in their perception of the Garden Community. To get this right your views are sought and your responses will directly influence the design approach adopted.

Do you support the emerging approach to good design?

In preparing your response, you may like to consider:

. How can high quality and sustainable design be achieved in the Garden Community
. How new development can be successfully integrated into the existing landscape
. How different areas of the Garden Community approach design – should different neighbourhoods with the Garden Community have distinct design codes?

Please add your comments here

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Q9

HAVE YOUR SAY The Councils are committed to ensuring the Garden Community is planned from the bottom up, giving local people the opportunity to take part in the planning and delivery decisions that will need to be taken as development progresses. How the Councils go about community engagement will be a test of this commitment and your views on how meaningful and effective consultation can be achieved are therefore encouraged.

Do you support the emerging approach to community engagement?

In preparing your response, you may like to consider:

. How existing residents and communities should be engaged in the masterplanning of the Garden Community
. How new residents and communities should be engaged in the phasing andlatter stages of delivery
. What the best way is to enable new residents and businesses to create a successful Garden Community (community facilities, community support workers, programmes of community activities)

Please add your comments here

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Q10

HAVE YOUR SAY Garden Communities are most commonly associated with delivering high levels of 'hard' infrastructure such as new means of transportation, health and educational facilities, and generous amounts of open space; but ensuring the 'soft' infrastructure of active local stewardship is given adequate support and resources is just as essential. Your view on how arrangements can be made from the outset to help the Garden Community's social infrastructure flourish are welcomed.

Do you support the emerging approach to active local stewardship?

In preparing your response, you may like to consider:

. The importance of local communitiesrunning, managing and/or owningcommunity assets (such as parks, sportspitches, allotments, community buildingsand community transport)
. The types of community assets to becovered by local stewardship arrangements
. How these community assets could berun, managed and/or owned by the localcommunity
. How the running of local governancestructures could be funded (for examplethrough endowment or through the abilityof an LSB to charge a local precept or levy)

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Q11

HAVE YOUR SAY Strong corporate and political leadership is a key principle of the Garden Community, particularly given the significant challenges of delivering a new settlement of scale which crosses local authority boundaries and will cover future Local Plan periods.

Do you support the emerging approach to corporate and political leadership?

In preparing your response, you may like to consider:

- How the Garden Community canimplement an effective and enduringregime of control to main high standardsof design and quality and maintain acommitment to the Garden CommunitiesCharter
- How the funding should be sought for theinvestment in the Garden Community
- The type of governance arrangementsrequired to ensure long term commitmentto deliver the new settlement

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Q12

HAVE YOUR SAY The Councils have a collective commitment to ensuring that the delivery of the Garden Community raises the expectations and the reputation of new, large scale development. This step-change in housing delivery is reliant on an innovative delivery structure which puts the Councils aspirations at the heart of future governance. Your thoughts on the form an innovative delivery structure take are sought.

Do you support the emerging approach to innovative delivery structure?

In preparing your response, you may like to consider:

- The level of involvement of the Councils in the delivery of the Garden Community
- How local interests can be placed aboveprivate gain through the sharing of risksand rewards of new development
- How strong local and political leadershipcan be translated into the establishmentof the innovative delivery structure
- The need for public funds to secureinfrastructure in advance of development

Please add your comments here

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Unfortunately however, there is little spare capacity at either the Rayne or the Braintree waste water treatment plants, and waste water will need to be pumped to Bocking waste water treatment plant.

This would only provide a short term solution,

and in the medium term a new waste water treatment plant would have to be provided within the new settlement area.

This could be challenging because existing water courses are too small and ecologically sensitive to accept the final discharge of treated sewage effluent,

so any effluent which is not used locally would still have to be pumped to Bocking.

Utility Provision

The delivery of a new Garden Community to the West of Braintree will provide a number of challenges in terms of infrastructure provision

however the very lack of existing connections and services is also an opportunity to think differently about how to serve the energy and water needs of the new community.

Q13

HAVE YOUR SAY

The spatial boundaries of the Garden Community will set the extent and scale of the development and consequently the amount of land available for different land uses, and local and strategic infrastructure. For the reasons mentioned above, the Councils are exploring two spatial options to take account of the ongoing statutory Local Plan process. However, irrespective of which option is taken forward, the exact development boundary is yet to be determined and your views are therefore sought to help refine what the exact boundary should be. It is important to recognise that the development boundary does not mean that built development will take place up to the edge of the boundary; the development boundary will have to include green buffers if they are to adequately safeguarded from future development.

Do you support the emerging Concept Framework for the site? In preparing your response, you may like to consider:

- Within each option are there specific areas that should be excluded, and why?
- Are there any specific areas that should be included, and why?
- Should there be buffers to separate the existing settlements nearby from the Garden Community? If so, where should these be? Apart from existing rural and agricultural uses should any other types of development or land uses associated with the Garden Community be acceptable in these buffers, e.g. open space, or sustainable urban drainage, or playing fields?

Please add your comments here

Water cycle

Both the Pods Brook and River Ter are already failing to meet the Water Framework Directive target of good ecological status and are considered to be at risk of further deterioration in water quality.

Diffuse urban pollution from surface run off associated with future development could exacerbate this risk.

The underlying London Clay and clay soils that can impede the rate of infiltration may limit the use of infiltration sustainable urban drainage systems on the site.

This is coupled with the site being situated within a Drinking Water Safeguarding Zone and surface and groundwater nitrate vulnerability zones.

Parts of the site are at risk of fluvial (river) and surface water flooding

2)

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Q14

Are there any other considerations relevant to the West of Braintree Garden Community that have not been identified or discussed in this document?

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Q1 SA

Do you have any comments on the Colchester Braintree Borders Garden Community Issues and Options Sustainability Appraisal?

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