



Sterling House
Langston Road
Loughton
Essex
IG10 3TS

t: 020 8418 1000
f: 020 8418 3600
w: galliardhomes.com

Mr Simon Payne
Uttlesford District Council
Council Offices
London Road
Saffron Walden
Essex
CB11 4ER

21st June 2019

Dear Simon

Uttlesford Local Plan Examination – Proposed Statement of Common Ground between Uttlesford District Council and Galliard Homes

Further to our recent conversations, as you know we have been considering the draft Statement of Common Ground that you sent through to me on 10 May 2019. We recognise the value of the proposed Statement of Common Ground and are keen to agree one with you. However, before we do so, as requested we have set out below a number of comments that need further discussion.

1. Galliard fully supports the allocation of their land to bring forward the West of Braintree Garden Community (WOBGC). However, the mechanism for delivering the Garden Community has not yet been discussed in sufficient detail to enable either party to sign up to a public document as drafted at this stage. Please would you provide further detail on how you see the delivery of WOBGC taking place?
2. Galliard Homes have agreed to seek to secure an allocation in the local plan, work with the Councils to facilitate the adoption of the proposed Development Plan Document ("DPD") and (alongside this process) pursue planning applications for that part of WOBGC within UDC.
3. Following the grant of planning permission, Galliard Homes are prepared to take overall responsibility for overseeing the delivery of the development across their site and potentially beyond, including the timely delivery of physical and social infrastructure to meet the needs of the WOBGC which will also be of benefit to the wider community in the surrounding area.
4. Galliard Homes are keen to work collaboratively with UDC, the North Essex Authorities and NEGC in the planning and delivery WOBGC. However, while Galliard Homes support the Garden City Principles as set out in the Local Plan, our support is contingent on understanding the meaning, implications and mechanics of these Principles - notably the first principle concerning land value capture and the third principle concerning the question of community owned land, neither of which may be necessary to deliver a successful and sustainable Garden Community. We attended a meeting last Friday with NEGC at which the

A member of the Galliard group of companies

broad approach to land value capture was outlined. A number of financial figures were mentioned which we do not yet understand and we therefore need a much more detailed explanation of the proposed model.

5. Consequently, Galliard Homes are keen to explore other models for delivering the Garden Community which still achieve the Garden Community objectives (other than land value capture and community land ownership) and to ensure the timely provision of the necessary infrastructure.
6. We also need to understand what the "Forum" is and who is represented on it before committing to involve them and consult with them on all plans and proposals for WOBGC.
7. Finally, and perhaps most importantly, the proposed Quality Collaboration Partnership Agreement ("QCP") has not been discussed in any detail with Galliard. It is therefore inappropriate at this stage to indicate agreement to the suite of documents when there is so little information available about what the agreements will contain and what the obligations and liabilities for Galliard are. Further information is needed in this regard.

Galliard Homes are keen to be as co-operative as possible in this process. However, having spent more than three years asking for clarification about the delivery process, there is still a need for further discussion and agreement to be reached to understand the local authorities' intentions and expectations before a Statement of Common Ground on these issues can be entered into.

We look forward to discussing these issues with you.

Yours sincerely

 John August
Galliard Homes