



**Report To:** Planning Portfolio Holder

25 August 2017

**Lead Officer:** Joint Director for Planning and Economic Development

---

## Uttlesford Local Plan Consultation

### Purpose

1. To consider the contents of a draft Uttlesford Local Plan (Regulation 18) consultation from Uttlesford District Council and agree an appropriate response.
2. This is not a key decision.

### Recommendations

3. It is recommended that the Planning Portfolio Holder agree that a consultation response be submitted on the draft Uttlesford Local Plan based upon paragraphs 14-34 of this report.

### Reasons for Recommendations

4. To respond to the consultation from Uttlesford District Council having regard to the content of the emerging Local Plan and the planning context set out below under 'Background'.

### Executive Summary

5. Uttlesford District Council is consulting on a draft Local Plan (Regulation 18) until 5.00pm on the 4<sup>th</sup> September. The plan proposes a new North Uttlesford Garden Community (NUGC) of up to 5,000 dwellings on land north east of Great Chesterford immediately adjoining South Cambridgeshire. This report sets out the background to the Local Plan, identifies a number of concerns with its proposals and proposes that this Council submit representations in response to the consultation setting out its preliminary views and outstanding questions arising from the consultation. This reflects the tight timetable to respond to the consultation including reviewing evidence supporting the Local Plan, particularly over the holiday period

### Background

6. Uttlesford is a large mostly rural district located in north Essex immediately adjoining a number of South Cambridgeshire parishes between Great and Little Chishill and Castle Camps (see the map at Appendix C). Three nationally and internationally significant research institutes and Science Parks are located nearby in South Cambridgeshire – the Wellcome Genome Campus in Hinxton, Granta Park in Great Abington and the Babraham Research Campus in Babraham. The chief urban areas in Uttlesford are Saffron Walden in the north with a 2011 population of 14,313 and Great Dunmow in the south with a population of 8,830. Nearby towns in adjoining districts to the west include Royston, Bishops Stortford and Harlow, and to the east Braintree and Haverhill. Its southern edge contains part of the London Green Belt which also extends around Bishops Stortford and Stansted Airport.

7. The main transport infrastructure in the district are the north south routes between London and Cambridge (M11 and rail), and the east-west A120 which connects Bishops Stortford, Stansted, Great Dunmow and Braintree. Three junctions on the M11 serve Uttlesford. Junction 8 with the A120 supports all movements. Junction 9 with the A11 on the border between Uttlesford and South Cambridgeshire does not allow southbound traffic on the M11 to join the northbound traffic on the A11 or southbound traffic on the A11 to join northbound traffic on the M11. These missing movements are provided for at the all movements Junction 10 with the A505 in South Cambridgeshire. The A11 skirts part of the northern boundary of Uttlesford.
8. Preparation of the Uttlesford Local Plan commenced in December 2014 when their previous emerging plan was found to be unsound by a Planning Inspector following a number of examination hearings. There were two main reasons given, first that their housing target was too low, and second that their Elsenham Strategic allocation of 3,000 homes was not justified. It was not justified because there had not been an adequate consideration of alternative sites, the site had access only to inadequate rural roads, there was insufficient capacity at junction 8 on the M11 and no certainty that funding would be available to fund improvements, and only a small proportion of the residents would use Elsenham Railway station for work journeys.
9. Work on their new Local Plan started immediately and Uttlesford consulted on Local Plan Issues and Options between October and December 2015. This included numerous areas of search for new settlements and urban extensions including a location to the north of Great Chesterford. At that time their housing need was thought to be no higher than 11,750 dwellings and that two new settlements may be required to help them achieve this scale of growth. This Council submitted representations on the Issues and Options following consideration of a report by the Planning Portfolio Holder at his December 2015 meeting. A copy of the submitted representations is attached to this report as Appendix A.

### **Consultation Draft Local Plan**

10. The current draft Uttlesford Local Plan consultation (Regulation 18) commenced on 12 July and will close at 5:00pm on Monday 4 September. The consultation covers: the Core Strategic Policies (the overarching plan for how the district will develop), locations and numbers of new houses and employment sites' and development management policies (how planning applications should be decided. Their published plan preparation programme states that they intend to consult on a Proposed Submission Local Plan (Regulation 19) in Winter 2017/2018, submit the plan for examination in Spring 2018, have the plan examined in Summer 2018 and adopt the plan by Spring 2019.
11. A number of key considerations have influenced the emerging Uttlesford Local Plan. These include: a housing need target which increased from 12,500 dwellings (2011-2033) to 14,100 dwellings during the course of its preparation to take account of new national household projections; the constrained transport infrastructure of the district including at Saffron Walden; the fact that many of its residents look to the Cambridge area and London for employment as well as to Stansted Airport; and Green Belt constraints around Stansted and in the south of the district. Whilst Uttlesford forms part of the Cambridge Travel to Work Area it is located within a different Housing Market Area (HMA) with East Hertfordshire, Epping Forest and Harlow District Councils, although it is recognised that because HMA boundaries follow administrative boundaries they cannot provide a perfect fit with market behaviours.

Uttlesford is proposing to meet all of its housing need target within its own administrative area.

12. A key item of interest for this district concerns a proposed 'North Uttlesford Garden Community' (NUGC) new settlement for 5,000 homes to the north east of Great Chesterford south of the A11 on the boundary between Uttlesford and South Cambridgeshire. The new settlement is addressed by policy SP7 of the emerging Uttlesford Local Plan (attached as Appendix B for information). The policy requires the delivery of 1,900 dwellings on site by 2033 and 5,000 in total. The housing trajectory of the plan assumes that first completions can be delivered on site in 2021/2022, building up to an ongoing completion rate of 175 dwellings per year by 2025/26.
13. The plan includes two further new garden communities: Easton Park west of Great Dunmow on the A120 close to Stansted for 10,000 dwellings (1,800 by 2033), and on land West of Braintree on the A120 for 3,500 dwellings (970 by 2033) which forms part of a larger new settlement of 10,000 dwellings the majority of which being in Braintree District. Easton Park is also scheduled to have first completions in 2021/2022 but takes longer to reach the ongoing 175 dwellings per year maximum completion rate. First completions in Uttlesford on Land West of Braintree are scheduled for 2025/2026.
14. The Local Plan in general and the NUGC in particular are supported by a number of evidence documents which include:
  - A Landscape and Visual Impact Assessment of the NUGC site, which identifies that it is of a high landscape and visual sensitivity being on an elevated sloping site visible in long distance views. Assessments of the two other new settlement locations conclude that the sites are less sensitive being of medium to high sensitivity.
  - A district wide Transport study and an addendum which support the provision of the three new garden communities. The addendum refers to the provision of mitigation measures to address the issue of village rat-running.
  - A Saffron Walden Transport Study which identifies that town centre road constraints limit the scope for further peripheral development.
  - South Cambridgeshire Junction Study. This looks at junctions on the A505 in South Cambridgeshire including with the M11 Junction 10, A1301, A11 and the A1307. The study concludes that the A505 is currently operating close to/at capacity during peak periods. Mitigation measures to Junction 10 of the M11 and to the A1301/A505 junctions are required at an initial estimated cost of between £7.5m and £11m which are stated to ensure 'nil-detriment' or better based on existing conditions plus identified growth in Cambridge, South Cambridgeshire, Uttlesford, Braintree, Chelmsford, East Hertfordshire, Epping Forest, and Harlow.
  - Traffic Assignment Evidence concerning the NUGC submitted by the promoter to Uttlesford shows that 32% of work commutes would be to Cambridge, 17% to London, 4.79% to Granta Park and 2.75% to the Babraham Research Campus. It also identifies that the A11 and the A1307 would be the preferred routes for northbound traffic with 28% of car trips from the site following this route.
  - A Economic Viability Study regarding the new settlements concludes that they are viable but in regard to the NUGC it appears to only have taken account of £1m of road transport mitigations compared to the £7.5m to £11m of mitigations identified in the South Cambridgeshire Junctions Study.

- Whilst no specific evidence supporting the housing delivery rates set out in the Housing Trajectory of the Local Plan have been identified, Uttlesford have confirmed that they are assuming no more than an average of 175 dwelling completions in each new garden community (and no more than 150 completions on Land West of Braintree).

## Considerations

15. The National Planning Policy Framework (NPPF) says that to be 'sound' a Local Plan should be positively prepared (meeting development needs and infrastructure requirements), justified (the most appropriate strategy compared to reasonable alternatives), effective (the plan is deliverable over the plan period based on effective cross-boundary working on strategic priorities), and consistent with national policy (it will deliver sustainable development as defined in the NPPF).
16. The NPPF requires Local Planning Authorities to work collaboratively to ensure that strategic priorities across local boundaries are properly co-ordinated to meet development requirements. Local Planning Authorities are expected to demonstrate evidence of having effectively cooperated to plan for issues with cross-boundary impacts when their Local Plans are submitted for examination. These duties apply to both Uttlesford and to this Council. The adequacy of this 'duty to cooperate' engagement will be a matter for the Inspector conducting the examination of the Uttlesford Local Plan based upon the nature of the engagement and its outcomes. Engagement has taken place between officers and Members of the two Councils and with Cambridgeshire County Council to seek to understand emerging proposals with potential impacts for South Cambridgeshire and their supporting evidence. No view has been expressed to date on the emerging proposals
17. A key consideration for South Cambridgeshire in considering whether the Uttlesford Local Plan is soundly based, is whether it is 'sustainable' in terms of its environmental, social and economic impacts as required by national policy guidance in the NPPF and whether it is supported by robust evidence. Part of this consideration includes taking a strategic view on whether there are potential advantages for this district arising from the NUGC proposal as well as any potential disadvantages, and also considering the local impacts and implications of the proposal.
18. The NUGC would provide new homes close to existing and planned jobs in regard to the three nearby research institutes and science parks in South Cambridgeshire and we are aware that they have plans for continued growth. The life sciences cluster extending south from the Cambridge Biomedical Campus is widely recognised as being of international importance and appropriate continued sustainable growth (which the provision of nearby homes could assist), is considered to be important for both the local and national economy, notwithstanding that some emerging proposals are yet to be considered through the planning process. These new homes have potential to meet housing needs in the area, providing local supply of market housing and providing choice. The NUGC could also potentially help to reduce pressures for strategic growth south of Cambridge in the context of our next Local Plan for Greater Cambridge, work on which is due to commence by 2019 as promised in the City Deal agreement.
19. Alternatively, the NUGC could constrain the future growth of the three nearby research institutes and science parks in South Cambridgeshire by overloading local transport infrastructure, taking up additional capacity that could be created in the local road network in South Cambridgeshire through more local mitigation measures (as opposed to strategic improvements, particularly to the A505 for which there is

currently no scheme of committed funding). It could also prevent or reduce potential for consideration of whether there are better alternative housing-led options to support the growth of the life sciences cluster south of Cambridge.

20. Even if the NUGC were demonstrated to have considerable advantages for both districts, it should not be allocated for development unless it can be demonstrated that its allocation in the Uttlesford Local Plan would be both sound and sustainable.

Is the draft Uttlesford Local Plan and the NUGC proposal sound and sustainable?

21. National policy considerations place considerable emphasis on the three components of sustainable development (social, environmental and economic). The emerging Local Plan is positively prepared in the sense that it seeks to meet objectively assessed development needs, but particular questions remain over the transport and landscape implications and impacts of the proposal.
22. There are outstanding concerns that the NUGC proposal may not be able to deliver all the necessary transport infrastructure to enable its development, both in relation to the complete 5,000 dwelling garden community or for the 1,900 dwellings proposed for delivery by 2033.
23. It is particularly important that any new settlement is supported by appropriate transport infrastructure and that the impacts of development can be adequately and appropriately mitigated. However a number of concerns have been identified with the transport evidence supporting the NUGC which call into question whether its inclusion in the Local Plan would be justified or effective. There are ongoing discussions with Uttlesford District Council, and including Cambridgeshire County Council, to fully understand the assumptions made and their potential implications for understanding the transport impacts on South Cambridgeshire.
24. The highway network in this area of South Cambridgeshire already experiences severely congested conditions at peak times, with the A505 between Royston and the A11 one of the most heavily trafficked routes in Cambridgeshire. In addition many of the junctions in the area are already extremely congested at peak times, particularly around the junction with the A505 and A1301 and at Junction 10 of the M11.
25. It currently appears that neither the district wide Transport study or the South Cambridgeshire Junction Study have taken any account of planned growth in West Suffolk at Haverhill on the A1307 for 5,000 homes over the plan period, much of which will rely on the A1307 to access jobs in the Greater Cambridge area and especially at the Cambridge Biomedical Campus. The importance of this link and its inadequate capacity explains its inclusion in the Greater Cambridge Partnership's A1307 project. This is important because the NUGC is also stated to rely on the A1307 for the majority of vehicle journeys to the north towards Cambridge.
26. It also seems that this transport evidence has not taken account of the full extent of planned employment growth in Cambridge and South Cambridgeshire. The junction study states that it has taken account of only 24,042 new jobs across our districts, whereas our two Local Plans are planning to provide for the 44,100 jobs required by our economic evidence. This means that their transport studies appear not to have taken account of 20,058 planned extra jobs in Cambridge and South Cambridgeshire which is a potentially a significant flaw, especially in the context of the growth aspirations of the three research institutes and Science Parks in the south of our district. It can also be noted that the junction study fails to take any account of planned growth around Royston in North Hertfordshire when it does take account of

distant growth in Harlow, Chelmsford and Epping Forest. There are therefore a number of technical queries that need to be followed up with Uttlesford District Council, which could have implications for the soundness of the evidence and our other comments.

27. The NPPF requires Local Plan proposals to be deliverable and viable. The South Cambridgeshire Junction Study states that road mitigations exist to support the delivery of 3,300 homes at the NUGC site, for which it provides initial costings of £7.5m to £11m. No mitigations for the full 5,000 home site have been identified which calls into question its deliverability and the effectiveness of the Local Plan. Furthermore it is clear that the viability evidence supporting the NUGC site has not taken account of up to £10m of mitigation measures. Setting aside questions about the robustness of these figures, it appears that the viability study has not taken account of a considerable additional expense and on this basis there is no robust evidence to show that the NUGC is deliverable and that the plan including the NUGC is effective.
28. One knock-on effect of this omission is that the delivery of these 3,300 homes would remove any 'spare' capacity on the Cambridgeshire highway network close to the Uttlesford border, with implications for future growth in this successful and dynamic part of South Cambridgeshire, ahead of considerations of the development strategy looking beyond the current emerging South Cambridgeshire Local Plan time horizon of 2031. The Mayor of the new Greater Cambridge and Greater Peterborough Combined Authority has identified as a priority preparation of a non statutory spatial plan for the area and Cambridge City and South Cambridgeshire District Councils have committed to starting work on a joint Greater Cambridge Local Plan by 2019.
29. However, the evidence raises doubts about the delivery of even the local mitigation measures identified as necessary to deliver the first 3,300 homes at NUGC. Uttlesford recognise that for the full NUGC development to come forward it is likely to require a major upgrade to the A505. Upgrading of the A505 is recognised as being an important scheme for the southern part of South Cambridgeshire, but there is currently no scheme of identified funding and therefore no certainty that major improvements will come forward in the time frame to delivery the full NUGC. Under these circumstances there are questions about the sustainability of a smaller settlement, including whether it would support a secondary school, which this council regards as a fundamental requirement of achieving a sustainable new settlement.
30. The development of the NUGC, according to the evidence supporting the draft Uttlesford Local Plan, would have significant negative impacts on landscape. It has not been demonstrated at this stage that these can be appropriately mitigated or that it is possible to develop the new community avoiding ridgelines and elevated valley sides. Major development on the site could appear to be an alien and intrusive element in the local landscape which would be visible in long distance views. It has not been demonstrated that reasonable alternatives do not exist which would have a reduced impact on the landscape. These points call in question whether a Local Plan including the NUGC would be justified.
31. Turning to other infrastructure issues. There are known downstream flood risks below the NUGC site and potential impacts on the aquifer which underlies the site. Both are matters which are the statutory responsibility of the Environment Agency who will consider both matters in their comments on the Local Plan. The consistency of the NUGC proposal with the environmental policies of the NPPF has not yet been demonstrated.

32. A sustainable garden community would have a secondary school at its heart and yet it is unclear whether a development capped at 3,300 homes by the capacity of the local roads would be large enough to support a secondary school or that its provision would be viable and so deliverable. It follows that the consistency of the NUGC proposal with the social and place making policies of the NPPF has not yet been demonstrated. The timing of delivery and implications for existing secondary schools in the area, including on South Cambridgeshire is not clear.
33. The Uttlesford Local Plan Housing Trajectory assumes that no more than 175 dwellings a year can be delivered at the NUGC and Easton Park Garden Communities and 150 dwellings on Land West of Bedford. However, being located in a desirable location it is questionable whether assuming such annual completion rates are justified. The site developers state that they can deliver homes at higher annual rates. Our own evidence from Cambourne shows that average rates of around 220 homes a year are justified over several economic cycles. This evidence was accepted by objectors at our own Local Plan Examination who proposed that 250 dwellings a year would be a reasonable assumption in relation to Northstowe, Waterbeach and Bourn Airfield new settlements. It is also evident that the emerging Braintree Local Plan itself allows for 250 completions per year on its portion of the Land West of Braintree garden community site.
34. A reasonable alternative option which does not appear to have been considered would be to increase the delivery rate at Easton Park to 250 homes a year which could boost delivery by 675 homes by 2033 which in combination with other alternative sites could mean that the NUGC site would not be needed. This may not prove to be the most appropriate strategy for the Uttlesford Local Plan but this has not yet been demonstrated. It could also potentially allow for first completions on one or both of the new settlements proposed for first completions in 2021/2022 to be set back by a number of years to be more realistic and in alignment with evidence from elsewhere on the time taken to get first completions at major new settlements.
35. Appendix B contains a copy of policy SP7 for the NUGC development. If the NUGC allocation is to be retained in the Local Plan the following changes should be considered to Policy SP7:
  - (a) Paragraph 4 should include a requirement for 'reliable' public transport services and make explicit mention of Granta Park, the Babraham Research Campus and Whittlesford Parkway Station as destinations and employment parks.
  - (b) Paragraph 5 should make explicit reference to junction improvements at junction 10 on the M11, and also to improvements to the junction of the A1307 and A505 that may be required once proper consideration has been given to growth at Haverhill and job growth in Cambridge and South Cambridgeshire. The wording that transport contributions 'will be sought' is also not a clear requirement and should be strengthened. The policy should commit to the development mitigating its impact on these junctions, and also to the provision of mitigation measures in villages all around the site. Paragraph 5 should also be clear it is referring to Babraham Park & Ride.
  - (c) Paragraph 7 should commit to providing sustainable drainage systems which limit downstream runoff to existing greenfield rates as a minimum and to providing appropriate betterment as a planning gain for communities downstream.
  - (d) Given that the NUGC proposal is not supported by evidence which demonstrates that it would have an acceptable impact on the local landscape

paragraph 11 should include a policy requirement to prevent the development of ridgelines and elevated valley sides.

### **Next Steps**

36. Representations to the draft Uttlesford Local Plan will be submitted as agreed by the Portfolio Holder.

### **Options**

37. The Planning Portfolio Holder has the following options:
- (a) Agree the proposed response; or
  - (b) Agree the proposed response with amendments; or
  - (c) Not to agree the proposed response.

### **Implications**

38. In the writing of this report, taking into account financial, legal, staffing, risk management, equality and diversity, climate change, community safety and any other key issues, the following implications have been considered:

#### ***Financial***

39. There are no direct financial implications arising from this report.

#### ***Legal***

40. There are no direct legal implications arising from this report.

#### ***Staffing***

41. There are no direct staffing implications arising from this report.

#### ***Risk Management***

42. No direct risks to this Council or to South Cambridgeshire residents and businesses have been identified.

#### ***Equality and Diversity***

43. There are no direct equality and diversity implications arising from this report

#### ***Climate Change***

44. There are no direct climate change implications arising from this report.

### **Consultation responses**

45. Officers have worked with Cambridgeshire County Council officers in the preparation of this report.

### **Effect on Strategic Aims**

#### **A. LIVING WELL Support our communities to remain in good health whilst continuing to protect the natural and built environment**

46. This report has identified potential impacts on the landscape affecting this district.

#### **B. HOMES FOR OUR FUTURE**

#### **Secure the delivery of a wide range of housing to meet the needs of existing and future communities**



47. The provision of sufficient homes in Uttlesford to meet their objectively assessed housing need will contribute to meeting housing needs across south-east England and so help contain development pressures on South Cambridgeshire.

### **C. CONNECTED COMMUNITIES**

**Work with partners to ensure new transport and digital infrastructure supports and strengthens communities and that our approach to growth sustains prosperity**

48. This report has identified potential impacts on the transport infrastructure affecting the southern part of South Cambridgeshire.

### **Appendices**

Appendix A: SCDC response to the Uttlesford Local Plan Issues and Options consultation 2015

Appendix B – Policy SP7 – North Uttlesford Garden Community

Appendix C – Location Map

### **Background Papers**

Where [the Local Authorities \(Executive Arrangements\) \(Meetings and Access to Information\) \(England\) Regulations 2012](#) require documents to be open to inspection by members of the public, they must be available for inspection: -

- (a) at all reasonable hours at the offices of South Cambridgeshire District Council;
- (b) on the Council's website; and
- (c) in the case of documents to be available for inspection pursuant to regulation 15, on payment of a reasonable fee required by the Council by the person seeking to inspect the documents at the offices of South Cambridgeshire District Council.

Link to the Uttlesford Local Plan: [http://uttlesford-consult.limehouse.co.uk/portal/planning\\_policy/lp2017/udc\\_reg\\_18](http://uttlesford-consult.limehouse.co.uk/portal/planning_policy/lp2017/udc_reg_18)

Link to the Local Plan evidence base: <https://www.uttlesford.gov.uk/localplanevidence>

**Report Author:** David Roberts – Principal Planning Policy Officer  
Telephone: (01954) 713348  
[David.roberts@scambs.gov.uk](mailto:David.roberts@scambs.gov.uk)

**Appendix A - Response to the Uttlesford Local Plan Issues and Options consultation 2015**

<b>Question</b>	<b>Proposed Response</b>
<p><b>Question 1: Vision and Development Strategy</b> What do you think the Council should include in its Local Plan vision and development strategy for the District in 2033?</p>	<p>No comment.</p>
<p><b>Question 2: Cross-boundary strategic planning</b> Are there any specific cross-boundary planning issues that the District Council should consider in putting together its Local Plan? Please provide details.</p>	<p>Two areas of search for development lie very close to the administrative boundary. If either is taken forward into the Local Plan, Uttlesford should engage positively with this Council and neighbouring Parish Councils in South Cambridgeshire. There are a number of key issues that would need to be considered, including transport, and the relationship with the major business parks in this part of South Cambridgeshire, including the Wellcome Trust Genome Campus and Granta Park. We are aware of potential employment-led proposals being worked up to the north of Uttlesford in South Cambridgeshire. If they come forward they will be relevant considerations for the Uttlesford Local Plan.</p>
<p><b>Question 3: Settlement Hierarchy</b> Do you agree with the Planning Inspector that the settlement hierarchy is “generally soundly set out” and represents a pragmatic way forward for the Local Plan? The Council is particularly interested to know</p> <ul style="list-style-type: none"> <li>• If there has been any significant changes in the services and facilities in any settlement which should lead to its reclassification?</li> <li>• Is the proposed function for each type of settlement is appropriate?</li> <li>• Are there other relevant factors which suggest that a greater or lesser amount of development should be directed to a settlement</li> </ul>	<p>If the Local Plan includes any new settlements it should be clear about their place in the settlement hierarchy.</p>

<p>than would reflect its strict place in the settlement hierarchy?</p> <ul style="list-style-type: none"> <li>• Whether you think an additional tier should be added to the hierarchy to indicate the potential for one or more new settlements? (see also Question 10)</li> </ul>	
<p><b>Question 4: Infrastructure planning</b> Please provide details of any particular infrastructure issues which you feel the Council needs to consider, if possible providing evidence.</p>	<p>The emerging Uttlesford Local Plan will need to give careful consideration to the appropriateness of a new settlement close to the boundary with South Cambridgeshire and its impacts on and relationship to the southern part of South Cambridgeshire. The A1301 and A1307 are heavily used towards Cambridge and the transport impacts of new developments in the northern part of Uttlesford need to be fully understood to inform future decision making. The viability assessment of the emerging Local Plan and its policies should take account of the need to mitigate transport impacts outside Uttlesford along the corridor towards Cambridge. Consideration should be given to the outcome of the emerging City Deal A1307 study.</p>
<p><b>Question 5: Employment</b> What should be the main influences on the employment strategy? Are there any locations which you feel would be particularly suitable for employment?</p>	<p>If the Local Plan includes any new settlements they should include appropriate provision for employment, the scale and nature of which will depend on the location of the new settlement.</p>
<p><b>Question 6: Housing Tenure Mix and Affordability</b> What are the main issues relating to housing tenure mix, and affordability which the Council should consider?</p>	<p>No comment.</p>
<p><b>Question 7: Leisure, Recreation, and Open Space</b> What do you think are the main issues the Council should consider in relation to Leisure, Recreation, and Open Space?</p>	<p>No comment.</p>
<p><b>Question 8: Natural Environment and Historic Environment</b></p>	<p>No comment.</p>

<p>What do you think are the main issues the Council should consider in relation to the natural environment and the historic environment?</p>	
<p><b>Question 9: Other Areas of Search</b> Are there any other potential Areas of Search not shown in Figure 1 which should be assessed by the Council?</p>	<p>No comment.</p>
<p><b>Question 10: New Settlements</b> What do you think about the principle of one or more new settlements in providing for the future development needs of the District?</p>	<p>This Council considers that new settlements can make a sustainable contribution to meeting objectively assessed housing and employment needs in appropriate circumstances and in appropriate locations.</p> <p>The emerging Uttlesford Local Plan will need to give careful consideration to the appropriateness of a new settlement close to the boundary with South Cambridgeshire and its impacts on and relationship to the southern part of South Cambridgeshire. The A1301 and A1307 are heavily used towards Cambridge and the transport impacts of new developments in the northern part of Uttlesford need to be fully understood to inform future decision making. The viability assessment of the emerging Local Plan and its policies should take account of the need to mitigate transport impacts outside Uttlesford along the corridor towards Cambridge. Consideration should be given to the outcome of the emerging City Deal A1307 study.</p> <p>Two areas of search for development lie very close to the administrative boundary. If either are taken forward into the Local Plan, Uttlesford should engage positively with this Council and neighbouring Parish Councils in South Cambridgeshire. There are a number of key issues that would need to be considered, including transport, Green Belt and relationship with the major business parks in this part of South Cambridgeshire, including the Wellcome Trust Genome Campus and Granta Park. We are aware of potential employment-led proposals being worked up to the north of Uttlesford in South Cambridgeshire. If they come forward they will be relevant considerations for the Uttlesford Local Plan.</p> <p>This Council has considerable experience of planning for and delivering new settlements and sustainable urban extensions - on the Cambridge fringe, at Cambourne and Northstowe and more recently at Waterbeach and Bourn Airfield. A key consideration in planning any new settlement is the scale of development and the</p>

	<p>need to ensure that it will have sufficient critical mass to provide all key services and facilities within the new settlement. A key factor that has influenced this Council's view is to have sufficient dwellings to support a new secondary school. Innovative approaches must be explored to ensure timely delivery of key services, including up front provision of infrastructure if necessary. For example, at Northstowe, the secondary school is being provided early due to capacity issues in local schools. Ensuring that there will be sustainable transport options is also a key consideration for any new settlement and early transport modelling to understand issues and potential requirements is essential.</p> <p>Whilst each Council should meet its own objectively assessed development needs, there will be a relationship across the administrative boundary and if a new settlement is provided close to South Cambridgeshire, some residents will inevitably look for work in jobs in the southern part of the district and sustainable transport links will be important. The railway line provides a positive opportunity in this regard. Transport planning should be coordinated across the district border for major residential and employment schemes.</p> <p>Early transport modelling will be important to consider the impacts of any new settlement and should also have regard to emerging employment and housing proposals in the corridor to Cambridge. A corridor approach is advocated, similar to that being pursued for the A10(north) where a recently let contract is being taken forward in consultation with landowners and promoters of development in the corridor, including making financial contributions to the study. The scope of the study needs to be agreed but should include the M11, A11, A1301, A1307, A505 and the corridor to Cambridge. Early engagement with both Cambridgeshire and Essex County Councils as highway authorities will be important.</p>
<p><b>Question 11: New Settlement Areas of Search</b>  What issues and evidence should the Council consider when assessing the potential for one or more new settlements at Areas of Search 1-9? Please reference any specific Areas of Search in your response.</p>	<p>Deliverability is a key consideration with respect to the relative merits of different new settlement options. In addition to a willing landowner there must be appropriate high level evidence with regard to:</p> <ul style="list-style-type: none"> <li>• Transport,</li> <li>• Education,</li> <li>• Utilities,</li> <li>• Flooding</li> <li>• Landscape, heritage and biodiversity impacts,</li> <li>• Environmental issues such as noise, contamination and air quality</li> <li>• Viability</li> </ul>
<p><b>Question 12: Saffron Walden</b></p>	<p>No comment.</p>

<p>What issues and evidence should the Council consider when assessing the potential for urban extensions to Saffron Walden at Areas of Search 10a-g? Please reference any specific Areas of Search in your response.</p>	
<p><b>Question 13: Edge of Bishop's Stortford (within Uttlesford District)</b>  What issues and evidence should the Council consider when assessing the potential for urban extensions to Bishop's Stortford at Areas of Search 11a and b? Please reference any specific Areas of Search in your response.</p>	<p>No comment.</p>
<p><b>Question 14: Great Dunmow</b>  What issues and evidence should the Council consider when assessing the potential for urban extensions to Great Dunmow at Areas of Search 12a-f? Please reference any specific Areas of Search in your response.</p>	<p>No comment.</p>
<p><b>Question 15: Villages</b>  What issues and evidence should the Council consider when assessing the potential for development in the villages? Please reference any specific Areas of Search in your response.</p>	<p>No comment.</p>
<p><b>Question 16: Development at 580 dwellings per year</b>  What do you think the implications of development would be under scenarios A to D would be, if working to</p>	<p>It is important that Uttlesford plans to meet its full objectively assessed housing and employment needs, taking account of the need for a measure of flexibility. Close working under the duty to cooperate is necessary in regard to housing, employment and transport matters. The boundary between the two councils is also the boundary between two housing market areas and the relationship between the two should be considered.</p>

<p>the principle of delivering 580 dwellings per year?</p>	
<p><b>Question 17: Development at 750 dwellings per year</b>          What do you think the implications of development would be under scenarios E to G, working to the principle of delivering around 750 dwellings per year?</p>	<p>It is important that Uttlesford plans to meet its full objectively assessed housing and employment needs, taking account of the need for a measure of flexibility. Close working under the duty to cooperate is necessary in regard to housing, employment and transport matters. The boundary between the two councils is also the boundary between two housing market areas and the relationship between the two should be considered.</p>
<p><b>Question 18: Other Scenarios</b>          Are there any other potential scenarios not shown which should be assessed by the Council?</p>	<p>No comment.</p>
<p><b>Question 19: Other points</b>          Are there any other points you wish to make which do not relate directly to the questions above?</p>	<p>None.</p>

## Appendix B

### Extract from Draft Uttlesford Local Plan Policy SP7 - North Uttlesford Garden Community

Permission will be granted for a new garden community in North Uttlesford following approval of a detailed development framework. The new garden community in North Uttlesford will:

1. Deliver 5,000 new dwellings, of which 1,900 will be delivered by 2033. A mix of housing sizes and types of housing will be delivered in accordance with housing needs including affordable homes and homes for older people. Specific provision will be made for self and custom build housing.
2. Deliver a range of local employment opportunities with a particular focus on maximising economic links to the Wellcome Genome Campus and Chesterford Research Park.
3. Include a new local centre incorporating a mix of retail, business and community uses (including A1, A2, A3, A4, A5, B1(a), D1 and D2 uses). Land and financial contributions towards four primary schools (two form entry) and one secondary school (seven form entry) will be provided. Early years and childcare facilities, health care facilities, community and youth centres will also be provided.
4. Provide transport choice, including high quality, frequent and fast public transport services to Saffron Walden, Cambridge, Great Chesterford Rail Station and nearby employment parks (including the Wellcome Genome Campus and Chesterford Research Park). A network of safe walking and cycling routes will also be provided, including cycle routes connecting with the employment parks.
5. An access strategy that connects with the A11, A1301 and the Cambridge Park & Ride (on the A1307), with the A11 being the preferred route for northbound travel. Contributions towards capacity improvements along the A505 and junction of the A505 and A1301 will be sought, requiring cross boundary discussion with South Cambridgeshire.
6. Include new network or primary substations in the medium to long term, and reinforcements to the energy network in the shorter term.
7. Enhancements to the water recycling centre at Great Chesterford, new connections, network upgrades and reinforcements to the sewerage network.
8. Provision of Sustainable Urban Drainage systems to provide water quality, amenity and ecological benefits as well as flood risk management.
9. Provide allotments, open space, play, leisure and recreation in line with standards established in the Local Plan.
10. Provision of natural, semi-natural and amenity green space in accordance with standards established in the Local Plan.
11. Positively respond to the landscape and historic value of this location, with proposals accompanied and influenced by landscape/ visual and heritage impact assessments. Careful consideration will be given to the siting and design of development, the use of building and landscaping materials, the improvement and restoration of degraded landscape features, and new woodland/ tree belt and structural planting within and around the site. The sense of tranquillity within the site should be maintained.



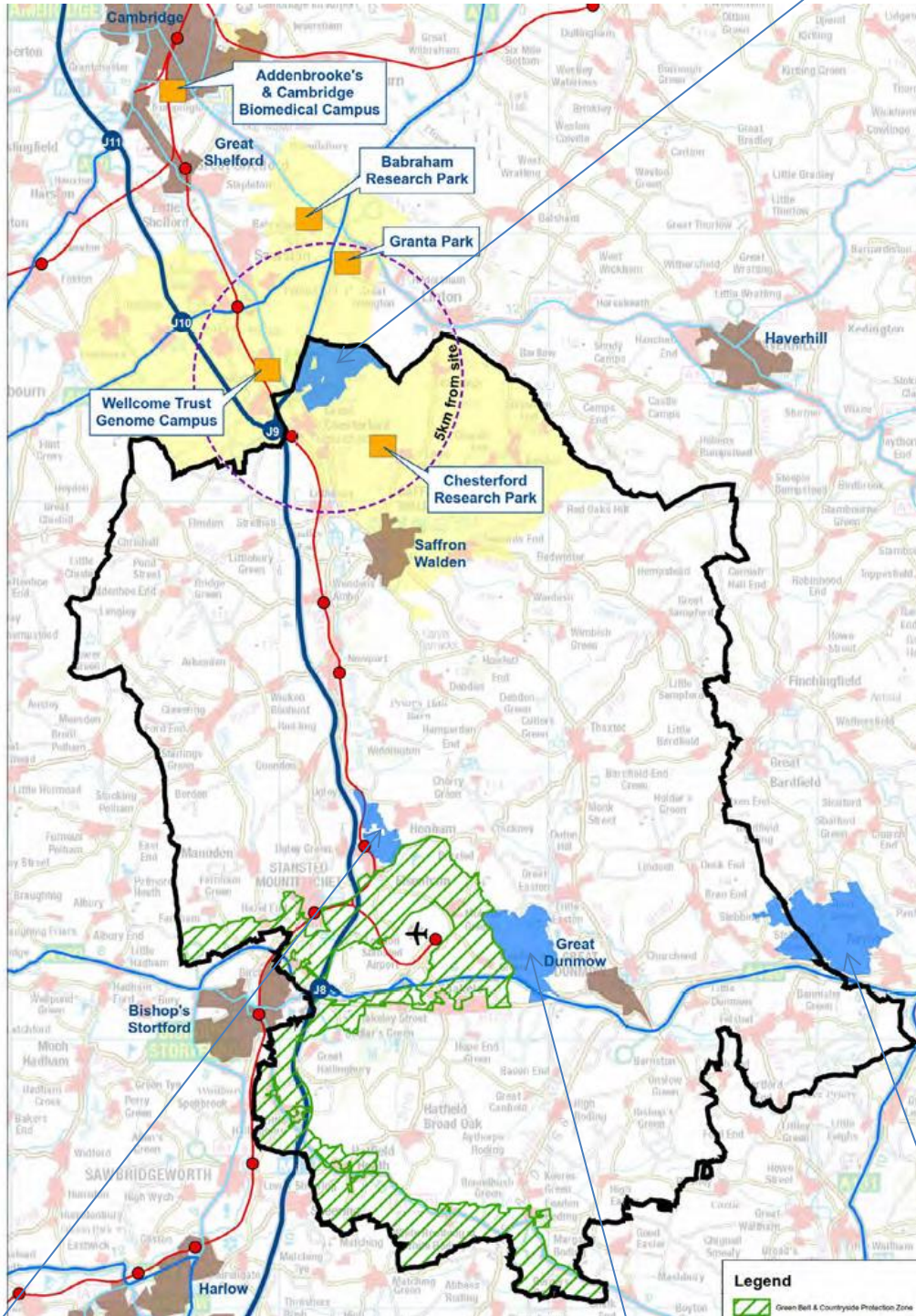
# Appendix C

## Location Map



South  
Cambridgeshire  
District Council

NUGC



Elsenham (new settlement site rejected in 2014)

Easton Park

Land west of Braintree