

Appendix 1

Proposed response to the Uttlesford Local Plan Issues and Options consultation

Question	Proposed Response
<p>Question 1: Vision and Development Strategy 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>Question 2: Cross-boundary strategic planning 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>Question 3: Settlement Hierarchy 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"> • If there has been any significant changes in the services and facilities in any settlement which should lead to its reclassification? • Is the proposed function for each type of settlement is appropriate? • Are there other relevant factors which suggest that a greater or lesser amount of development should be directed to a settlement than would reflect its strict place in the settlement hierarchy? 	<p>If the Local Plan includes any new settlements it should be clear about their place in the settlement hierarchy.</p>

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<p>• 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)</p>	
<p>Question 4: Infrastructure planning 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>Question 5: Employment 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>Question 6: Housing Tenure Mix and Affordability What are the main issues relating to housing tenure mix, and affordability which the Council should consider?</p>	<p>No comment.</p>
<p>Question 7: Leisure, Recreation, and Open Space 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>Question 8: Natural Environment and Historic Environment What do you think are the main issues the Council should consider in relation to the natural environment and the historic environment?</p>	<p>No comment.</p>
<p>Question 9: Other Areas of Search Are there any other potential Areas of Search not shown in Figure 1 which should be</p>	<p>No comment.</p>

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<p>assessed by the Council?</p> <p>Question 10: New Settlements</p> <p>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 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</p>
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	<p>the southern part of the district and sustainable transport links will be important. The railway line provides a positive opportunity in this regard.</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>Question 11: New Settlement Areas of Search 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"> • Transport, • Education, • Utilities, • Flooding • Landscape, heritage and biodiversity impacts, • Environmental issues such as noise, contamination and air quality • Viability
<p>Question 12: Saffron Walden 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>No comment.</p>
<p>Question 13: Edge of Bishop's Stortford (within Uttlesford District) 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>Question 14: Great Dunmow What issues and evidence should the Council consider</p>	<p>No comment.</p>

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<p>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>Question 15: Villages 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>Question 16: Development at 580 dwellings per year What do you think the implications of development would be under scenarios A to D would be, if working to the principle of delivering 580 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>Question 17: Development at 750 dwellings per year 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>Question 18: Other Scenarios Are there any other potential scenarios not shown which should be assessed by the Council?</p>	<p>No comment.</p>
<p>Question 19: Other points Are there any other points you wish to make which do not relate directly to the questions above?</p>	<p>None.</p>