

UTTLESFORD LOCAL PLAN: CONSULTATION DRAFT

To: Economy and Environment

Meeting Date: 12th October 2017

From: Executive Director (Economy Transport and Environment)

Electoral division(s): Linton, Sawston & Shelford and Duxford

Forward Plan ref: N/A **Key decision:** No

Purpose: To consider and endorse the County Council's response to the Uttlesford Local Plan Consultation Draft

Recommendation: The Committee is requested to:

- a) Endorse the response as set out in Appendix 1; and
- b) Delegate to the Executive Director (Economy, Transport and the Environment) in consultation with the Chairman and Vice Chairman of the Committee the authority to make minor changes to the response.

Officer contact:			Member contacts:
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1. BACKGROUND

- 1.1 Uttlesford District Council, within the County of Essex, is consulting on its draft Local Plan. This plan will allocate sites to meet the district's requirements for new homes, jobs and infrastructure up to 2033.
- 1.2 Figure 1 below shows the Uttlesford boundary, its' constituent Parishes and relationship to Cambridgeshire.

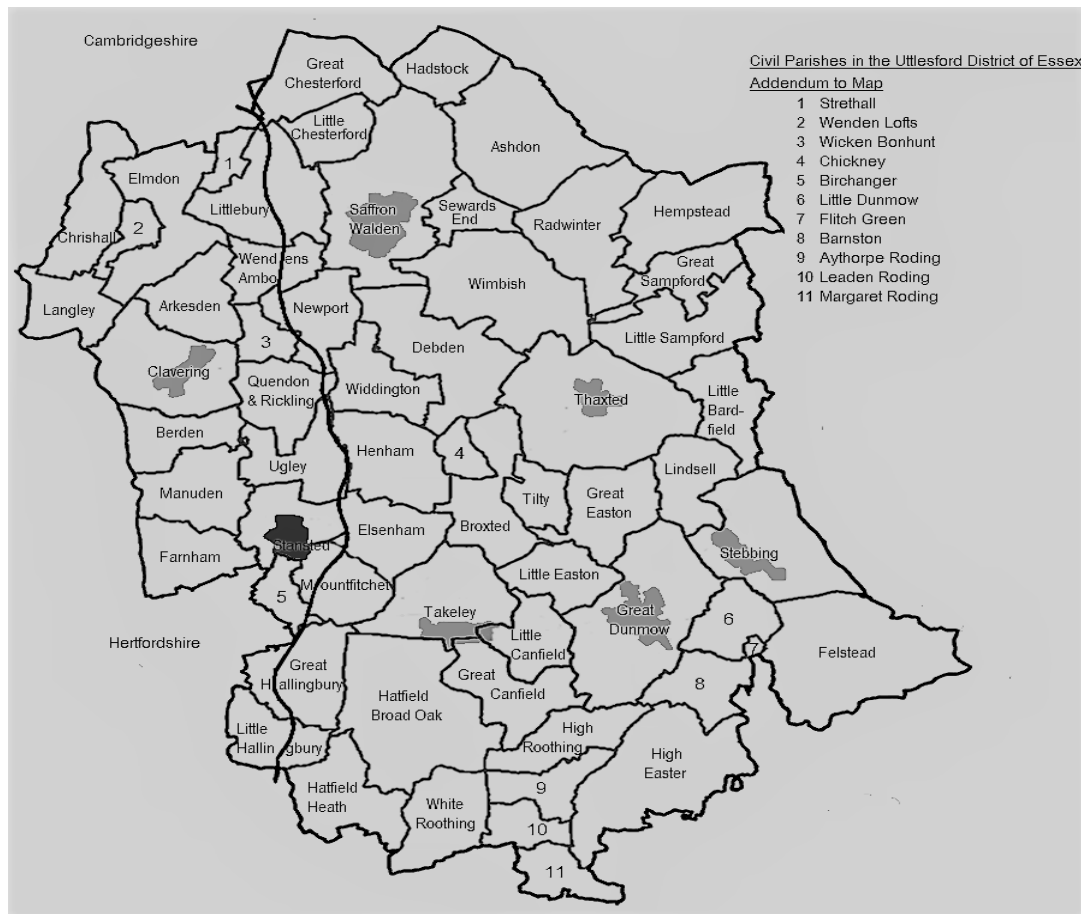


Figure 1: Map of Uttlesford district

- 1.3 North Uttlesford sits adjacent to South Cambridgeshire, with the Cambridgeshire villages of Linton, Great and Little Abington, Duxford and Hinxton all being close to the shared boundary.
- 1.4 Key transport routes, such as the M11 and A11, A505 and A1307 as well as the railway line to London Liverpool Street pass through or close to both districts and London Stansted Airport sits within the heart of Uttlesford.
- 1.5 This report considers the key issues raised by the consultation which will impact upon Cambridgeshire residents and Council services.

2. MAIN ISSUES

- 2.1 Uttlesford Council has assessed a need for 14,100 new homes by 2033, to be provided for through a combination of housing completions since 2011, current identifications and planning permissions, and 5,900 dwellings on new sites.
- 2.2 It is proposed to provide for the new dwellings at two existing market towns (Saffron Walden and Great Dunmow), larger villages and through development of three new garden communities at:-
1. North Uttlesford (land adjacent to the Cambridgeshire boundary to the east of the A11 between Hinxton and Linton);
 2. Easton Park (to the east of Stansted Airport); and
 3. West Braintree (land west of Braintree town centre).
- 2.3 The garden communities will provide housing completions to and beyond 2033 and in some cases for need beyond Uttlesford's boundaries (in Braintree for example). They will collectively provide for around 25,000 new dwellings in total of which 5,000 new dwellings are proposed for North Uttlesford.
- 2.4 The North Uttlesford Garden Community (NUGC) proposal is of most significance for Cambridgeshire, due to its proximity to the County and the potential impacts (both positive and negative) on infrastructure and employment opportunities.
- 2.5 NUGC will provide for a minimum of 1,900 new dwellings by 2033 and support a range of local employment opportunities, services and facilities including schools, health, retail and leisure. The development will also have opportunities for economic linkages with the Wellcome Genome Campus and Chesterford Research Park.
- 2.6 Set out below in paragraphs 2.8 – 2.12 is a summary of the key issues and Appendix 1 contains the officer response submitted to meet the deadline of 4th September 2017. Due to the tight timescales involved, it was not possible to bring this report before an earlier committee.
- 2.7 South Cambridgeshire District Council have submitted a separate response to the consultation and consulted with County officers as part of that process.

EDUCATION

- 2.8 NUGC plans to provide for its own education needs, something which is standard practice for development the size and nature of that planned at NUGC. The development will provide new schools, especially at early years and primary school level, within or near to the development site and this provision will be funded by developer contributions. On this basis, it is considered that there would not be any long term impact on Cambridgeshire schools. In the shorter term, there should be early provision of education infrastructure for the development to ensure that the first residents are provided for without placing any unplanned pressure on existing schools and especially neighbouring Cambridgeshire schools.

- 2.9 Any reliance on Cambridgeshire schools will need to be agreed with Cambridgeshire County Council, prior to any planning approvals, and measures put in place to secure any associated funding requirements.

TRANSPORT

- 2.10 The existing highway network in South Cambridgeshire, close to the proposed development of NUGC, already experiences severe congestion at peak times with the A505 between Royston and the A11 one of the most heavily trafficked routes in Cambridgeshire. Officers have concerns that NUGC is reliant on large scale improvements to the A505 for which no scheme has currently been identified and no firm timescales are in place for study work to begin.
- 2.11 Developer funded improvements could potentially accommodate a certain level of homes and a figure of 3,300 is put forward in the draft Local Plan. Officers wish to continue dialogue with Uttlesford DC on this cap and the potential reliance upon utilising any spare capacity on the Cambridgeshire network.
- 2.12 Officers also have a number of concerns related to the assumptions made in the transport work and these, together with further detail on the above points are set out in further detail in Appendix 1. For these reasons, an objection is recommended on transport matters.

3. ALIGNMENT WITH CORPORATE PRIORITIES

3.1 Developing the local economy for the benefit of all

There are no significant implications for this priority. Any development may include employment opportunities for the local economy which may benefit Cambridgeshire residents and residents of the new development may seek employment opportunities in Cambridgeshire.

3.2 Helping people live healthy and independent lives

There are no significant implications for this priority. Any planning application coming forward within the planned settlements will need to demonstrate how it provides for healthy and independent lives in accordance with local plan policies.

3.3 Supporting and protecting vulnerable people

There are no significant implications for this priority. Any planning application coming forward within the planned settlements will need to demonstrate how it provides for protecting vulnerable people in accordance with local plan policies.

4. SIGNIFICANT IMPLICATIONS

4.1 Resource Implications

There are no additional resource implications at this stage.

4.2 Statutory, Risk and Legal Implications

There are no significant legal implications.

4.3 Equality and Diversity Implications

There are no significant equality and diversity implications.

4.4 Engagement and Consultation Implications

There are no significant engagement and communication implications at this stage.

4.5 Localism and Local Member Involvement

There are no significant localism and local member involvement implications.

4.6 Public Health Implications

There are no significant implications for public health

Implications	Officer Clearance
Have the resource implications been cleared by Finance?	Yes Name of Financial Officer: Sarah Heywood
Have the procurement/contractual/ Council Contract Procedure Rules implications been cleared by the LGSS Head of Procurement?	N/A
Has the impact on Statutory, Legal and Risk implications been cleared by LGSS Law?	Yes Name of Legal Officer: Fiona McMillan
Are there any Equality and Diversity implications?	No Name of Officer: Tamar Oviatt-Ham
Have any engagement and communication implications been cleared by Communications?	Yes Name of Officer: Sarah Silk
Are there any Localism and Local Member involvement issues?	No Name of Officer: Tamar Oviatt-Ham
Have any Public Health implications been cleared by Public Health	Yes Name of Officer: Iain Green

SOURCE DOCUMENTS GUIDANCE

Source Documents	Location
https://www.uttlesford.gov.uk/draftplan2017	On-line

Appendix 1 - UTTLESFORD Local Plan 2036: Consultation Draft July 2017 Response by Cambridgeshire County Council (attached)