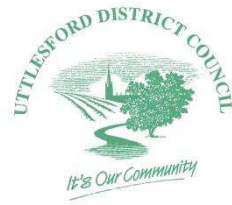


# **Draft Local Plan**

**Gordon Glenday – Assistant  
Director Planning**

**Richard Fox – Planning Policy  
Team Leader**

# Why Prepare a Local Plan?



- Sets out a vision for the future of the District
- Current Plan 2000 - 2011 (adopted 2005)
- Sets out a spatial strategy for scale and location of housing & employment growth from 2011 - 2033
- Identifies associated social and physical infrastructure
- Conserves the natural and historical environment
- An advocacy tool for Government funding
- Provides certainty for the development industry and investment decisions
- A defence against speculative/unwelcome planning applications

# Plan Making Context

---

- National Planning Policy Framework (NPPF)
- Government Agenda – accelerated housing delivery.
- Housing White Paper
- Uttlesford District Corporate Plan 2016-2021
- Evidence Base Studies – Transport, Employment, Retail, etc.
- Sustainability Appraisal/ Habitats Regulations Assessment
- Need for a “sound” plan
- Duty to Co-operate with neighbouring authorities & prescribed bodies

# The Uttlesford Context

- Attractive rural district – high quality of life
- Rich natural and historic environment
- In London Stansted Cambridge Corridor – area of growth/Stansted Airport
- Transport pressures – M11, A120
- Small area of green belt/ no other significant national policy designations
- Intense development pressures – desirable for development and near London  
= Complex planning environment

# The Plan's Spatial Strategy

- The Settlement Hierarchy – New Garden Communities, Market Towns, Key Villages, Smaller Villages
- Protection of the Green Belt, Countryside Protection Zone & the Countryside
- Identifying and meeting need for new homes, jobs, social and physical infrastructure
- Strategic role of Stansted Airport

# Housing Numbers

---

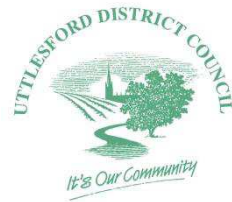
2014 population projections 2014 (published in 2016) – Objectively Assessed Need (OAN) identified need for 14,100 new homes in Uttlesford between 2011 and 2033

The Local Plan must “test” latest population projections. Advice from the Planning Advisory Service (PAS), the Planning Inspectorate (PINS) and retained Counsel.

**The Local Plan therefore assumes a housing need of 14,100**

# Where are the new homes proposed?

---



- “Hybrid distribution” strategy agreed at Extraordinary Full Council July 2016
- Agreed development needed to happen in existing towns and villages..... and in one or more new settlements

# Proposed Housing Allocations

• <b>Objectively Assessed Need 2011-2033</b>	<b>14,100</b>
• Already Built (2011 – 2016) +	2,468
• Commitments (with planning permission as at 1 April 2016) +	4,513
• Windfall Allowance (70 homes x 17 years)	1,190
• = Total Existing Provision at 1st April 2016	8,171
• <b>Remaining Need to Allocate in Local Plan</b>	<b>5,929</b>



# Proposed Allocations

• Saffron Walden	240
• Great Dunmow	743
<b>Total in Existing Towns</b>	<b>983</b>

• Elsenham	40
• Great Chesterford	31
• Newport	0
• Stansted Mountfitchet	62
• Takeley	42
• Thaxted	54
<b>Total in Key Villages</b>	<b>229</b>

# Proposed Allocations

• Debden	25
• Quendon & Rickling	19
<b>Total in Smaller Villages:</b>	<b>44</b>

**Total Allocations from Towns/ Villages: 1,256**

***Remaining Requirement to be Provided in  
New Garden Communities – 4,673***

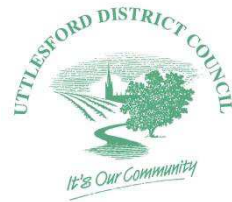
# The Garden City Principles

- Land value capture for the benefit of the community.
- Strong vision, leadership and community engagement.
- Community ownership of land and long term stewardship of assets.
- Mixed-tenure homes and housing types that are genuinely affordable.
- A wide range of local jobs within the Garden City.
- Beautifully and imaginatively designed homes with gardens combining the best of town and country to create healthy communities, and including opportunities to grow food.

# The Garden City Principles

- Development that enhances the natural environment providing a comprehensive green infrastructure network and net biodiversity gains, and that uses zero-carbon and energy-positive technology to ensure climate resilience.
- Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods.
- Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport

# How Many Garden Communities?



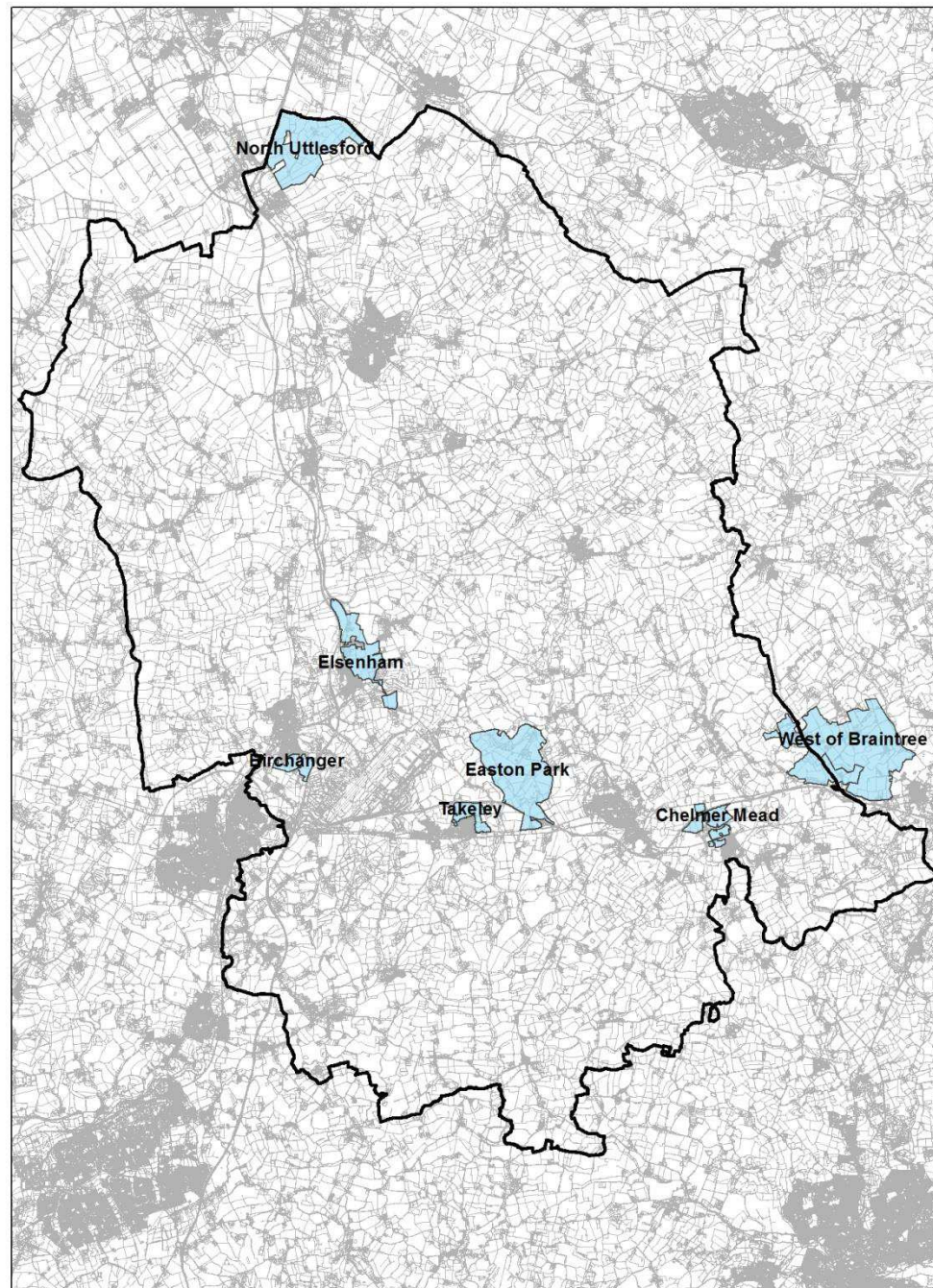
## Key Factors to Consider - Phasing and Delivery

- Ensure meet market demand/ deliverable – Spreads risk
- Ensuring meet at least the 5 year land supply need throughout the Plan (641 dwellings per year)
- DCLG advice – the Plan must be the most appropriate strategy when considered against reasonable alternatives
- Assumed 150/175 houses built per year on each garden community to 2033 (could be higher as sites mature/ with intervention) – but build up to these annual rates
- Housing delivery on site from no sooner than 2021/22, reflecting masterplanning, planning application preparation & site preparation = 12 years to 2033
- **To deliver 4673 new homes we therefore need three Garden Communities**

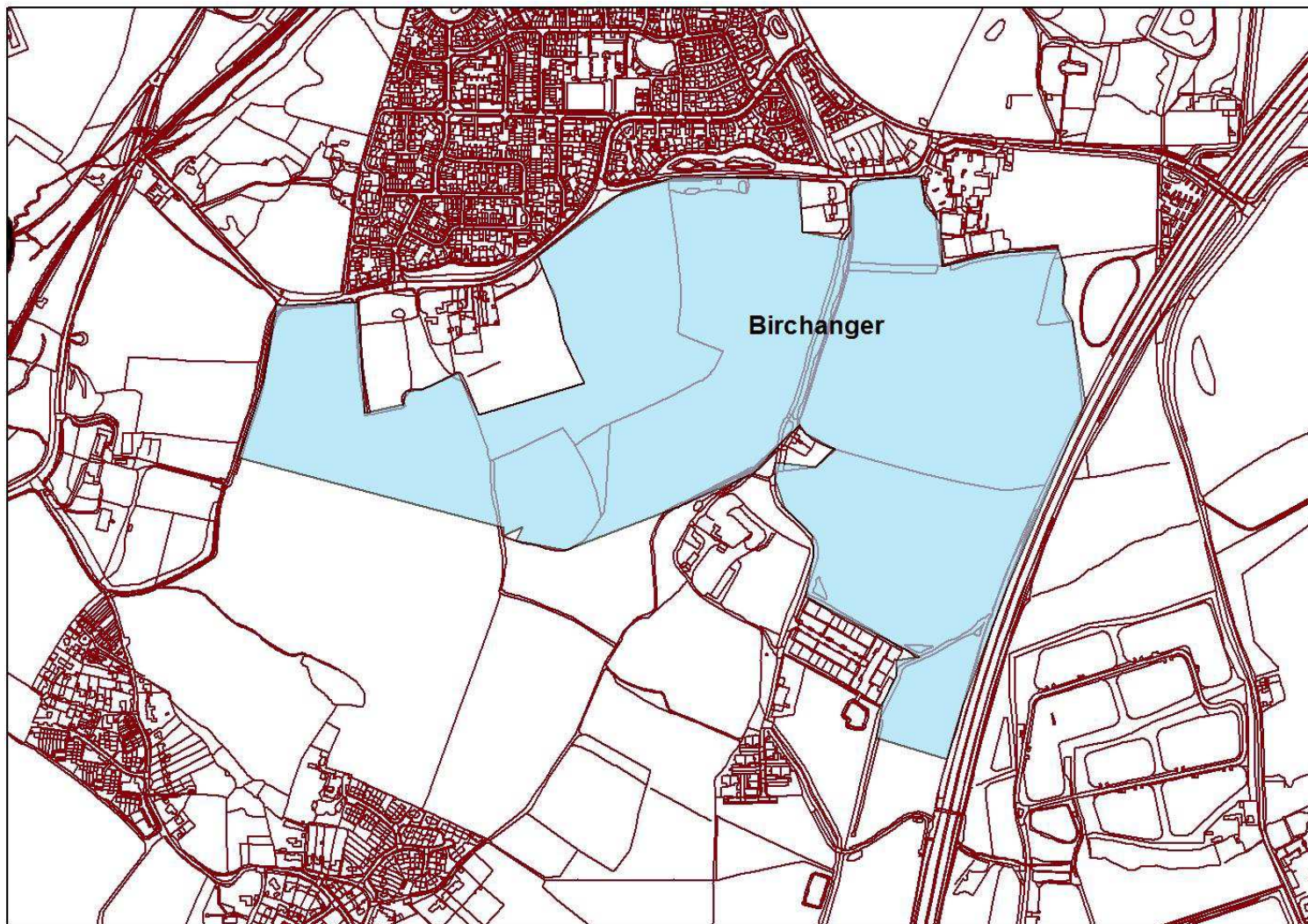
# Which New Garden Communities?

---

- Seven have been promoted:
  - Birchanger
  - Takeley
  - Easton Park
  - Chelmer Mead
  - West of Braintree
  - Elsenham
  - North Uttlesford



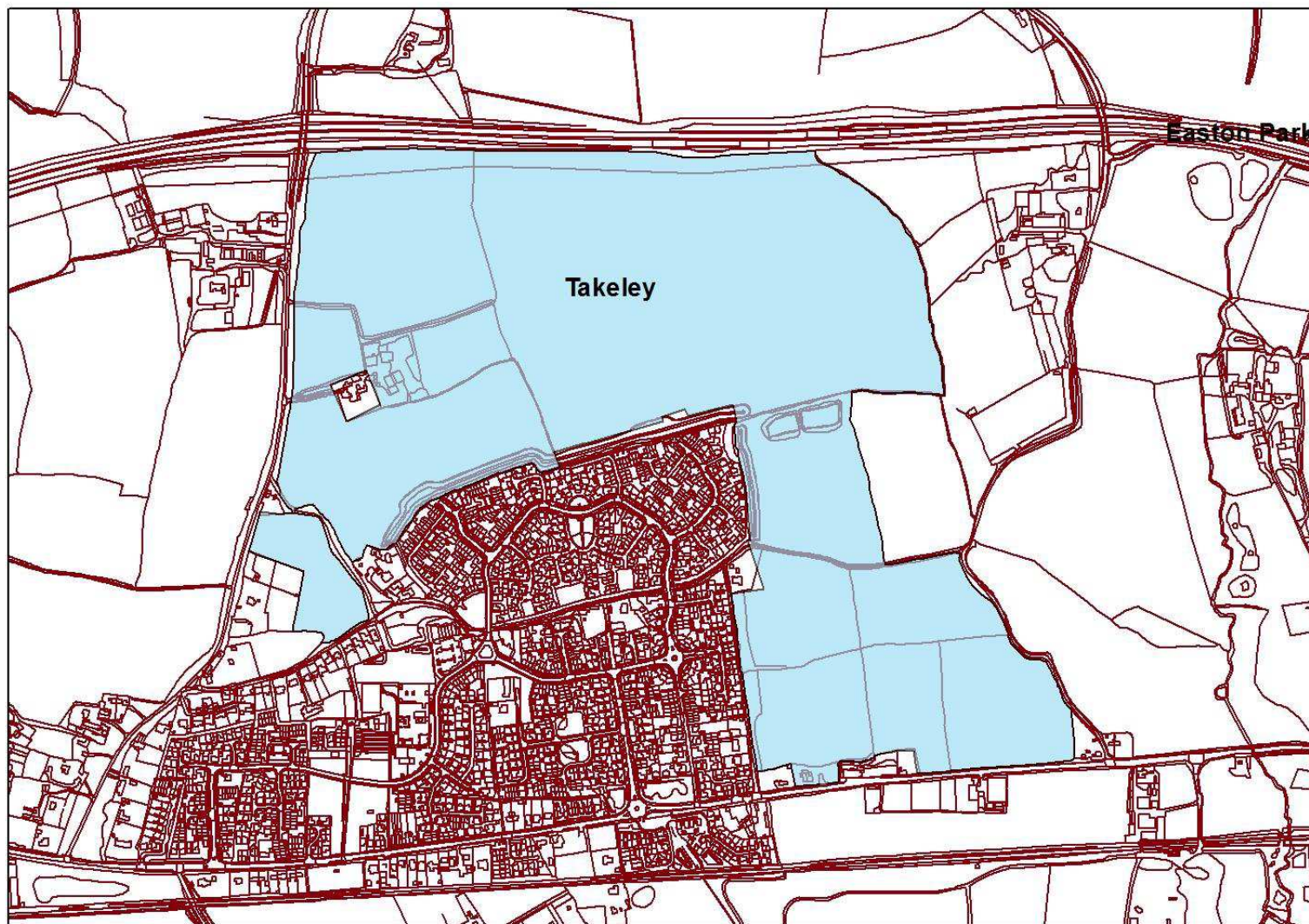






# Birchanger

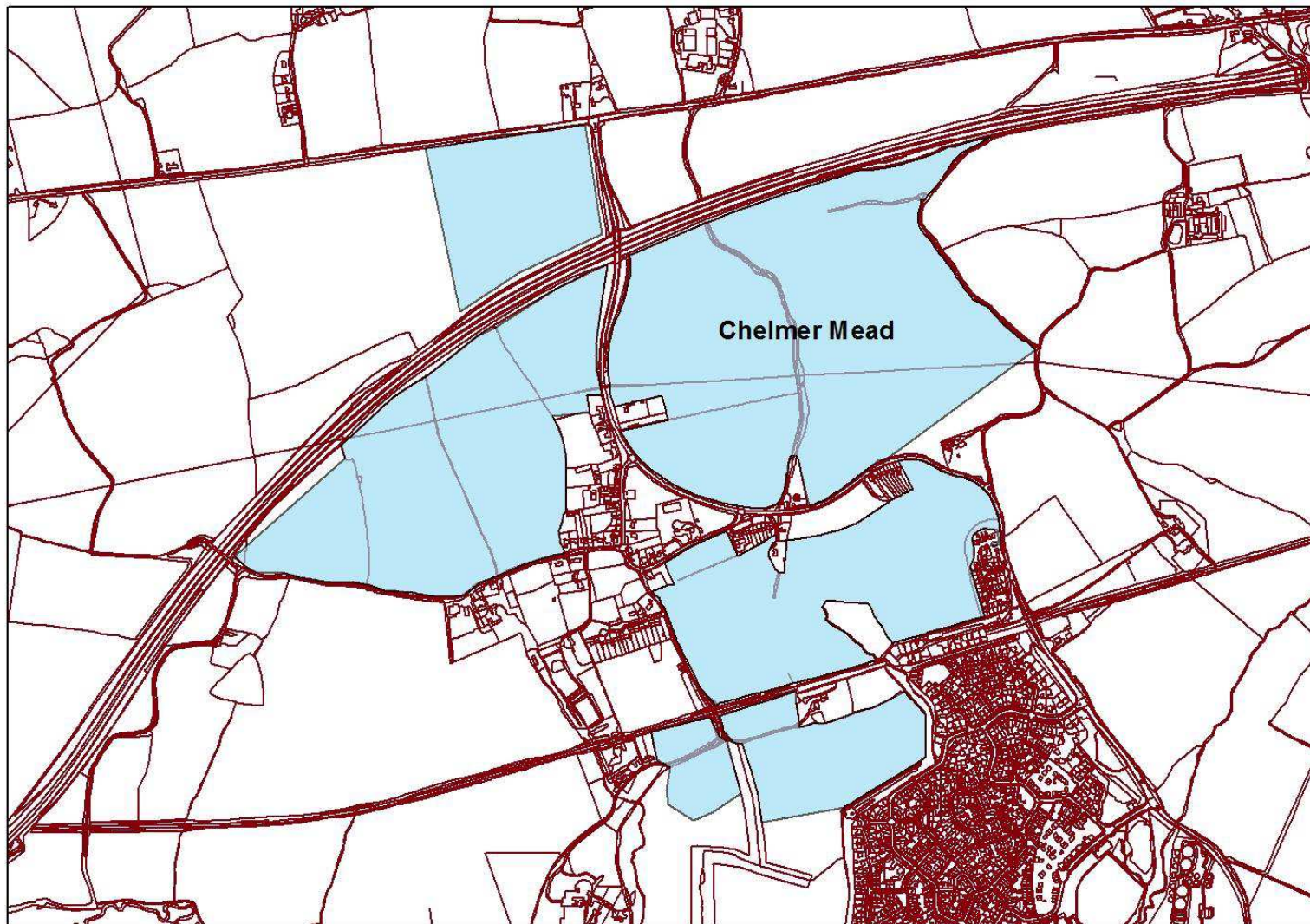
- Within the Metropolitan Green Belt
- Green Belt Review – site performs strong Green Belt Function
- Government Policy only remove green belt in “exceptional circumstances” if no other sites are available



# Takeley/ Priors Green

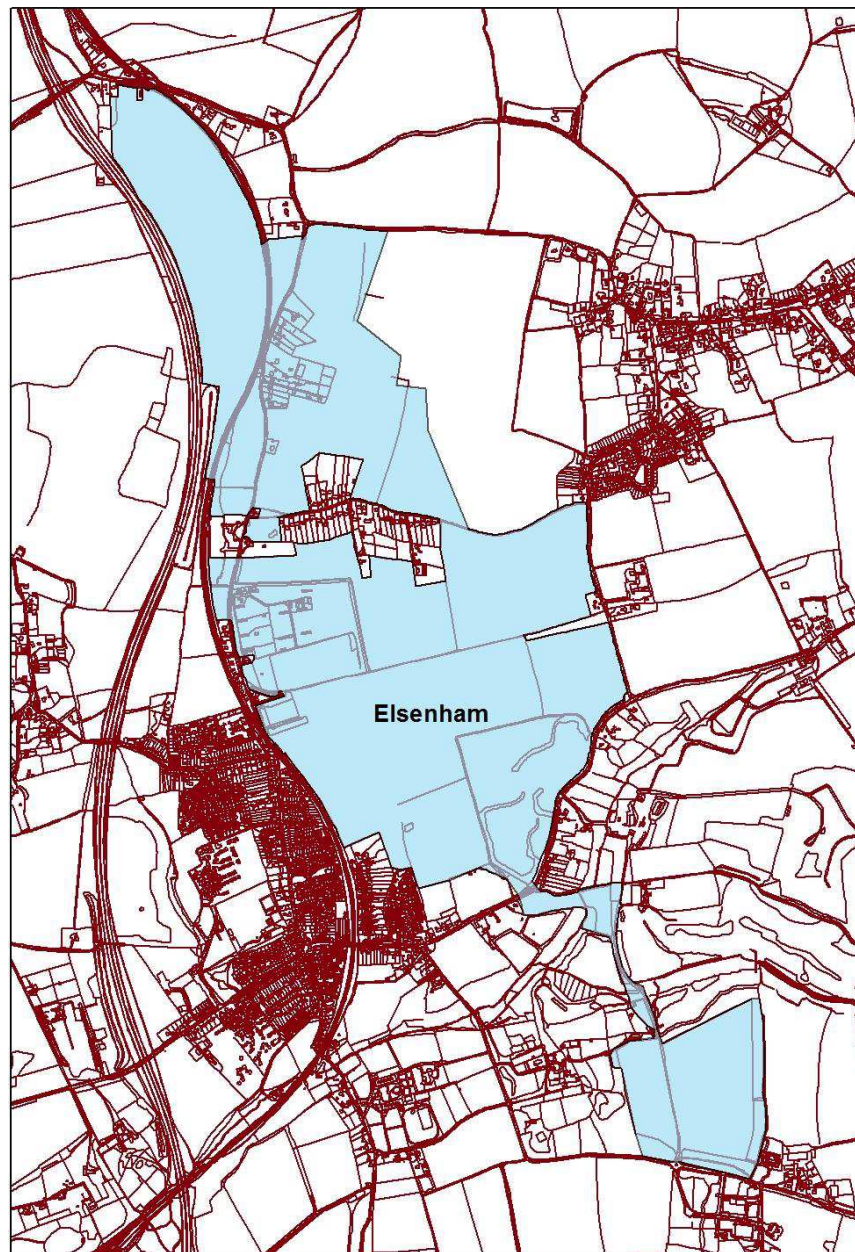
- Within Countryside Protection Zone (CPZ)
- CPZ Review – site performs well and stays in the CPZ
- New junction required on A120
- Strategic access issues – A120/B1256





# Chelmer Mead

- Strategic access issues – A120
- 3,000 units proposed – not a self sustaining Garden Community
- Negative impact on historic setting of Little Dunmow



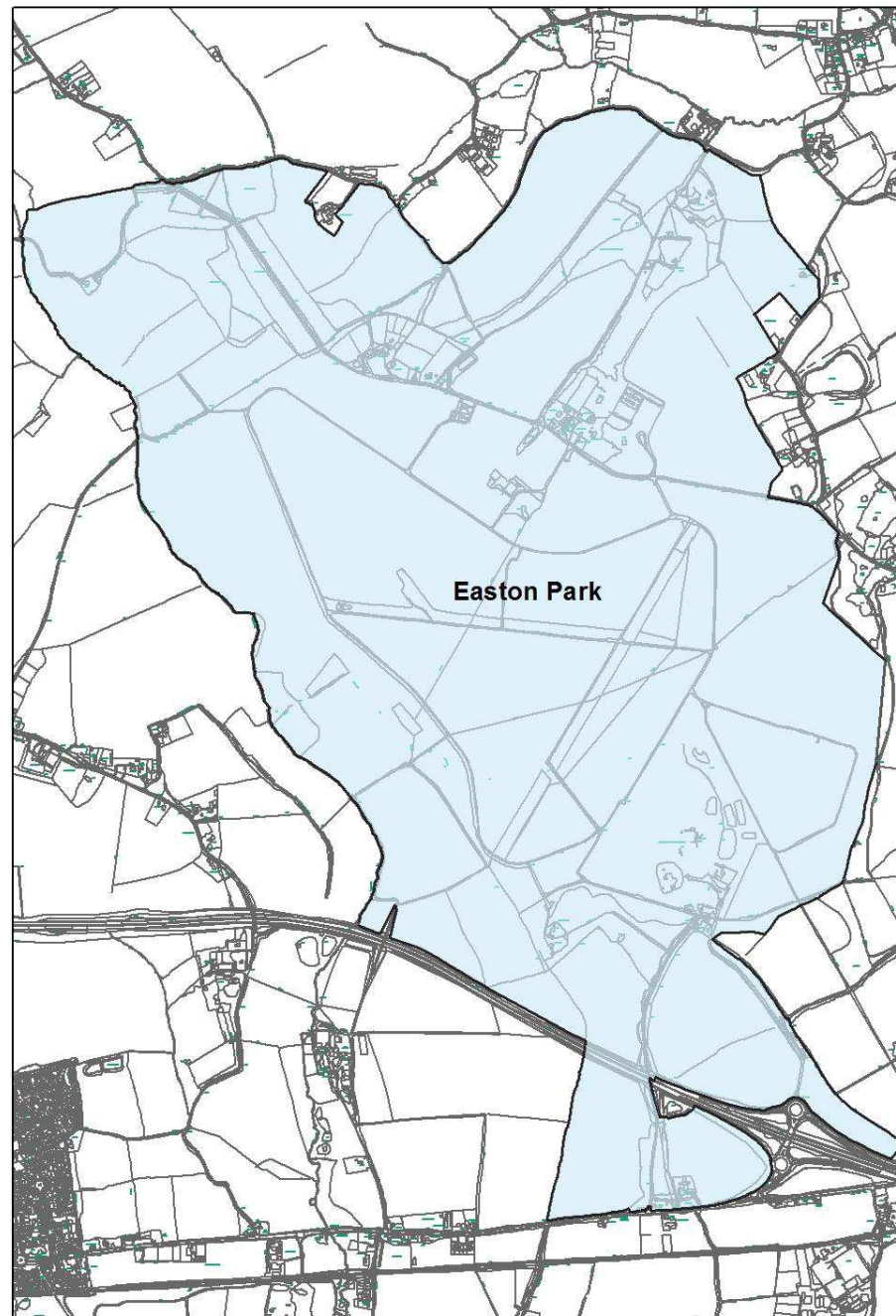
# Elsenham

- Previous Local Plan Inspectors Report
- Recent appeal decision dismissed for 800 units
- Inadequate access onto primary road network
- Issues with access through Stansted Airport roads

# Our Preferred Strategy for the Garden Communities

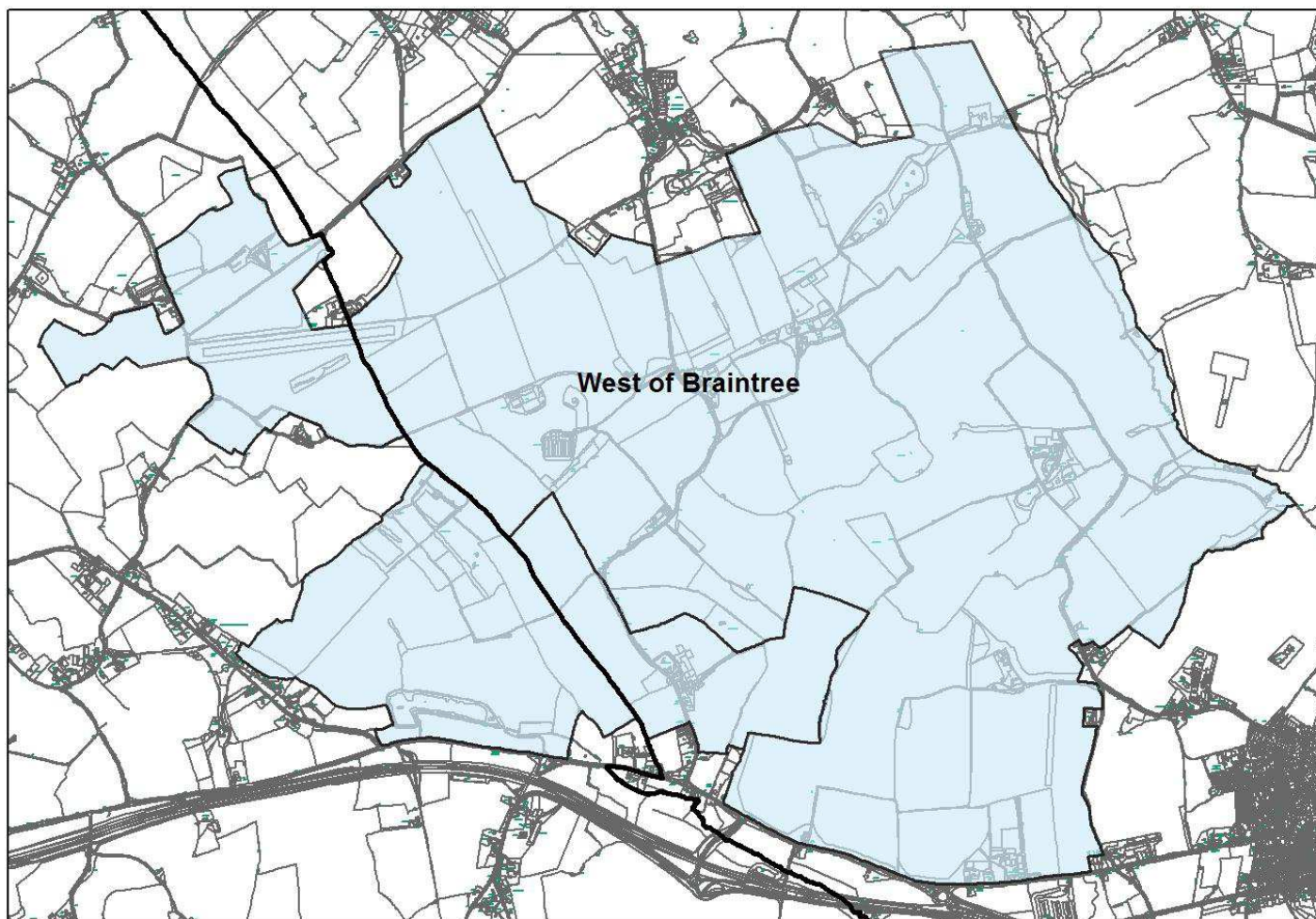
- Balanced growth at the new Garden Communities at: **Easton Park, West of Braintree, North Uttlesford**
- No major absolute planning constraints preventing delivery
- Geographical spread over district/ housing market
- Realistic delivery rates





# Easton Park

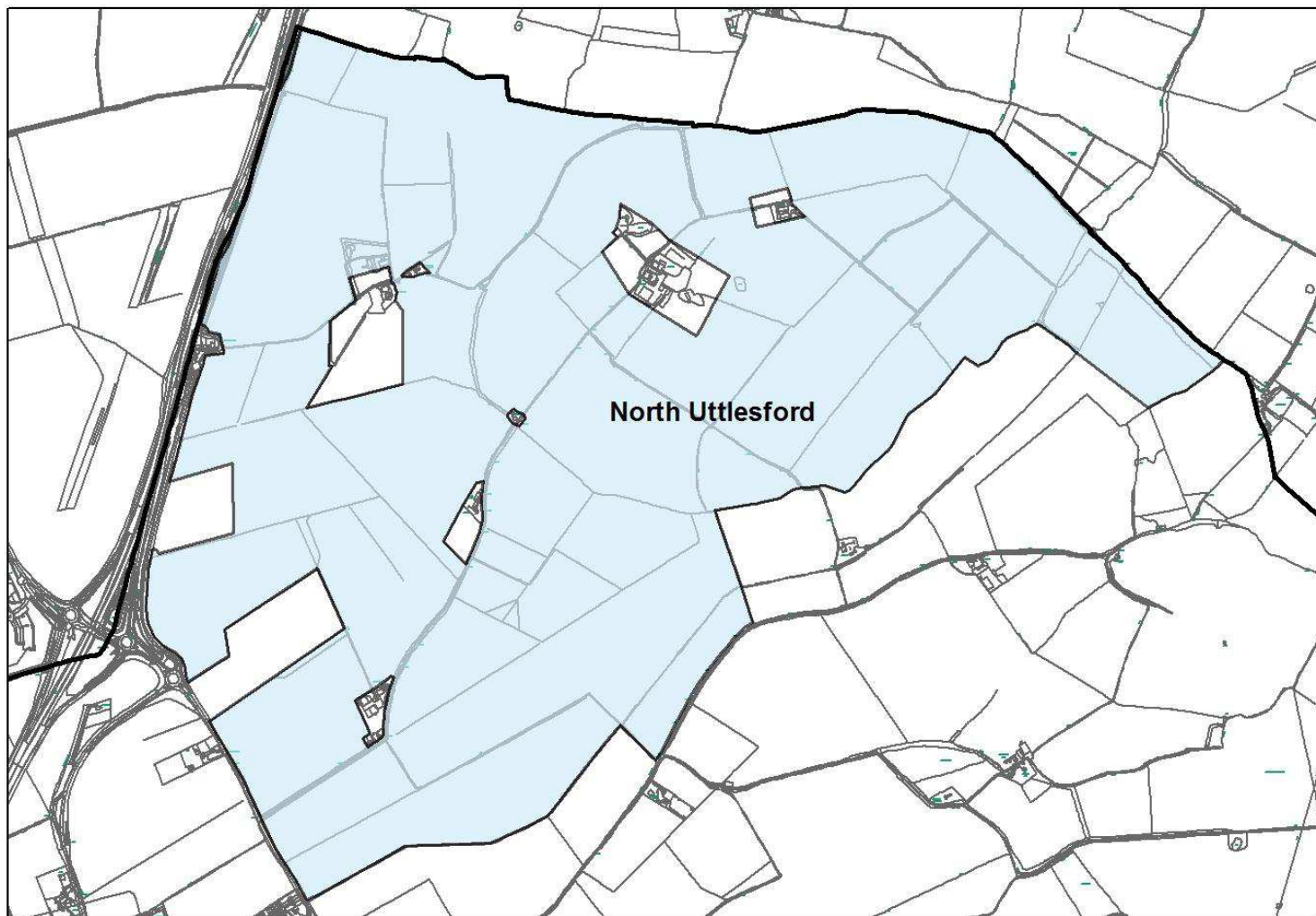
- Potential for excellent sustainable transport links to Stansted Airport & Great Dunmow
- Access onto the A120 (new junction proposed)
- Ability to create high quality, sustainable settlement
- Landscape buffers to separate existing communities
- Proposed Country Park
- Potential Enhancements to Easton Lodge Gardens



# West of Braintree

- Comprehensive masterplanning with Braintree District started
- Good access from the A120 – 3 potential access points proposed
- Access to facilities in Braintree





# North Uttlesford

- Proximity to South Cambridgeshire employment opportunities – biomed cluster
- Proximity to Great Chesterford station/ significant walking & cycling links proposed
- Ability to create high quality, sustainable settlement
- Access onto J9 of M11
- Landscape buffer between new Garden Community and Great Chesterford

# New Garden Communities Provision by 2033

- North Uttlesford - 1,900
- Easton Park - 1,800
- West of Braintree - 970

**Total: 4,670 dwellings by 2033**

Policy for each garden community also includes:  
employment, local centres, retail, healthcare, schools,  
children care, transport infrastructure, utilities,  
drainage, open space, green infrastructure, etc

# Other Key Planning Considerations: Our Policies

- Employment – 14,600 jobs proposed in Plan period
- Transport – improvements to network
- Infrastructure Delivery Plan – schools, healthcare
- Design-Led Approach
- Conservation & Enhancement of Built & Natural Environment including Heritage Assets
- Thriving Town Centres
- Type & Mix of Housing – 40% Affordable Housing



# Next Stages

- Cabinet 6 July – to recommend to Council
- Full Council 11 July – to approve consultation
- Consultation 12 July – 1st September
- Regulation 19 Consultation December/January
- Formal Submission to Secretary of State March 2018
- Inspector considers submission
- Inspector's Pre-Hearing Issues
- Examination Hearings ("the Public Inquiry") – Summer 2018
- Inspector's Report – Winter 2018
- Adoption Spring 2019