Planning Policy Working Group - Development Strategy

12th July 2016

Richard Fox – Planning Policy Team Leader

Reaching a Preferred Strategy

- The withdrawn Plan
- Inspector's Conclusions
- The evidence base
- Duty to Co-operate
- New Settlement Resolution
- Members' Workshop

The Evidence Base

Issues and Options Consultation

- Call for Sites
- SHMA
- SHLAA
- Strategic Flood Risk Assessment
- Green Belt Review
- Countryside Protection Zone

Evidence Base (Continued)

- Employment
- Retail
- Transport

- Development Management Policies

How many homes do we need to Plan for?

Plan period 2011 – 2033 = 22 years

22 x 568 pa (our objectively assessed need) = 12,500 new homes

Built	2011 – 2016	2468
With Planning permission		4598
Windfall	17yrs x 50	850
		7916

12,500 – 7,916 = 4,584 = rounded to 4,600 new homes to be allocated over Plan period

What has shaped our thinking?

- Issues and Options consultation
- Emerging evidence base
- Last examination experience
- Other local plan examinations
- Legal challenges
- Government Policy
- Ultimately the need for a “sound” plan!

New Settlements - Advantages

- Comprehensive and cohesive strategic infrastructure package
- Critical mass that will deliver social and community facilities and less drain on existing infrastructure
- Masterplanning and design coding etc.
- Form part of a longer term vision for the area beyond the lifetime of the current Plan and enable ‘difficult’ decisions to be made once.
- Expanding existing settlements could lead to a greater number of negative socio-economic and environmental impacts
- Allows facilities and infrastructure to be appropriately designed into the development plan from concept e.g. secondary education

New Settlements - Disadvantages

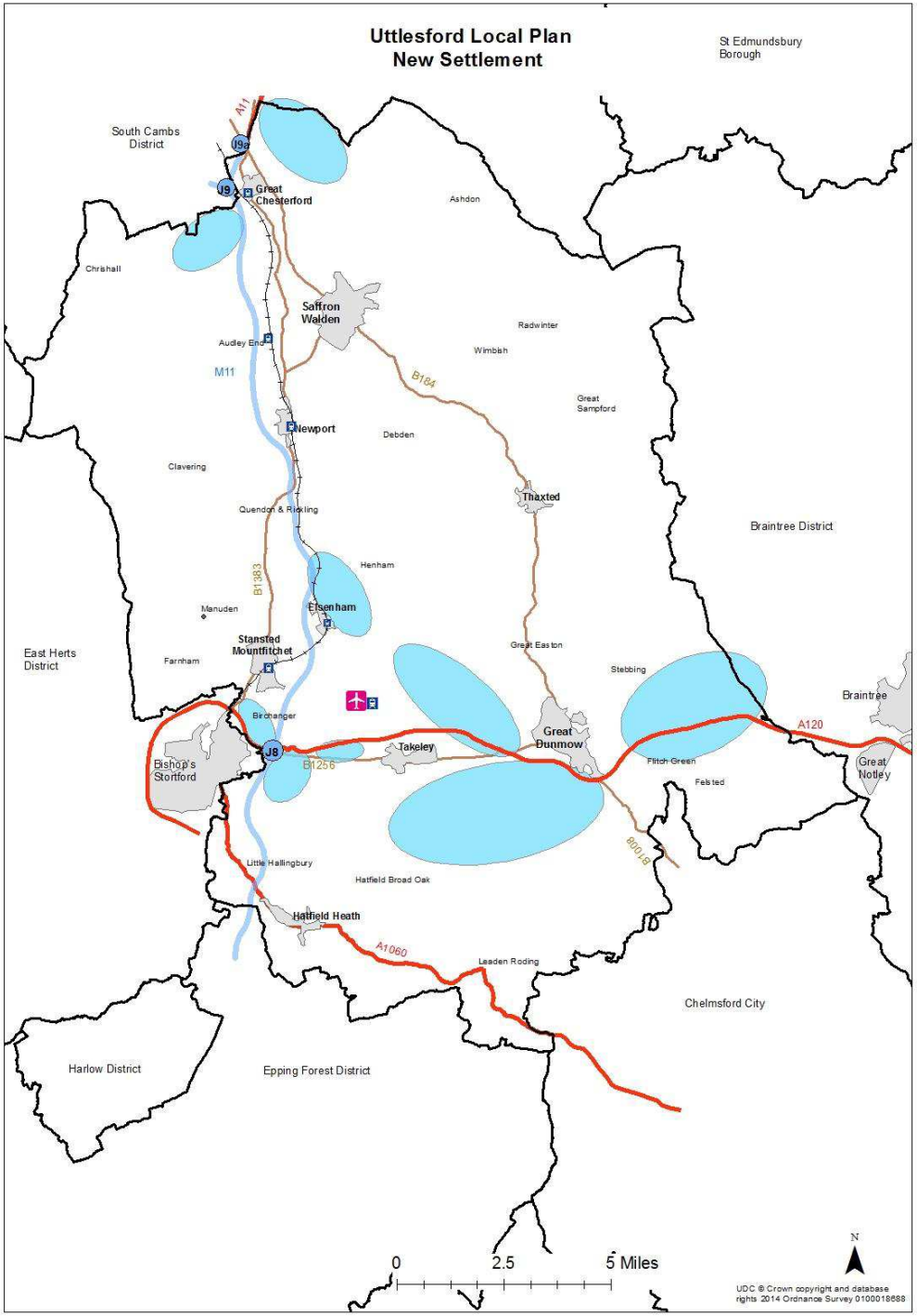
- High upfront infrastructure costs which can affect initial viability
- Long lead it times and therefore a slower housing delivery rate
- Deliverability is a major issue, given that effectiveness is one of the key soundness tests for the Local Plan
- Difficulties in achieving transport connectivity and genuine self- containment.

Garden City Principles

- Land value capture for the benefit of the community
- Strong vision, leadership and community engagement
- The long-term stewardship of assets
- Mixed-tenure homes and housing types that are genuinely affordable for everyone;
- A robust range of employment opportunities in the Garden City itself, with a variety of jobs within easy commuting distance of homes
- Beautifully and imaginatively designed homes with gardens, combining the very best of town and country living to create healthy homes in vibrant communities
- Development which enhances the natural environment
- Strong local cultural, recreational and shopping facilities in walkable neighbourhoods
- Integrated and accessible transport systems

Distribution Options – the scenarios considered

1. All development allocated in new settlement(s)
2. All development pepper potted in villages
3. All development in the two main towns
4. Combination of development in main towns and villages
5. Hybrid involving new settlement(s), main towns and villages


Uttlesford Local Plan
New Settlement
St Edmundsbury Borough
South Cambs District
A11
J9a
J9
Great Chesterford
Ashdon
Chrishall
Saffron Walden
Radwinter
Audley End
Wimbish
M11
B184
Great Sampford
Newport
Debden
Clavering
Thaxted
Quendon & Rickling
Braintree District
Henham
B1383
Elsenham
Manuden
Stansted Mountfitchet
Great Easton
East Herts District
Farnham
Stebbing
Braintree
Birchanger
A120
Great Dunmow
J8
Takeley
Bishop's Stortford
B1256
Flitch Green
Great Notley
Felsted
B1008
Little Hallingbury
Hatfield Broad Oak
Hatfield Heath
A1060
Leaden Roding
Chelmsford City
Harlow District
Epping Forest District
0
2.5
5 Miles
N
UDC © Crown copyright and database rights 2014 Ordnance Survey 0100018688

Scenario 1

Distribution Strategy Based on Just New Settlement(s)

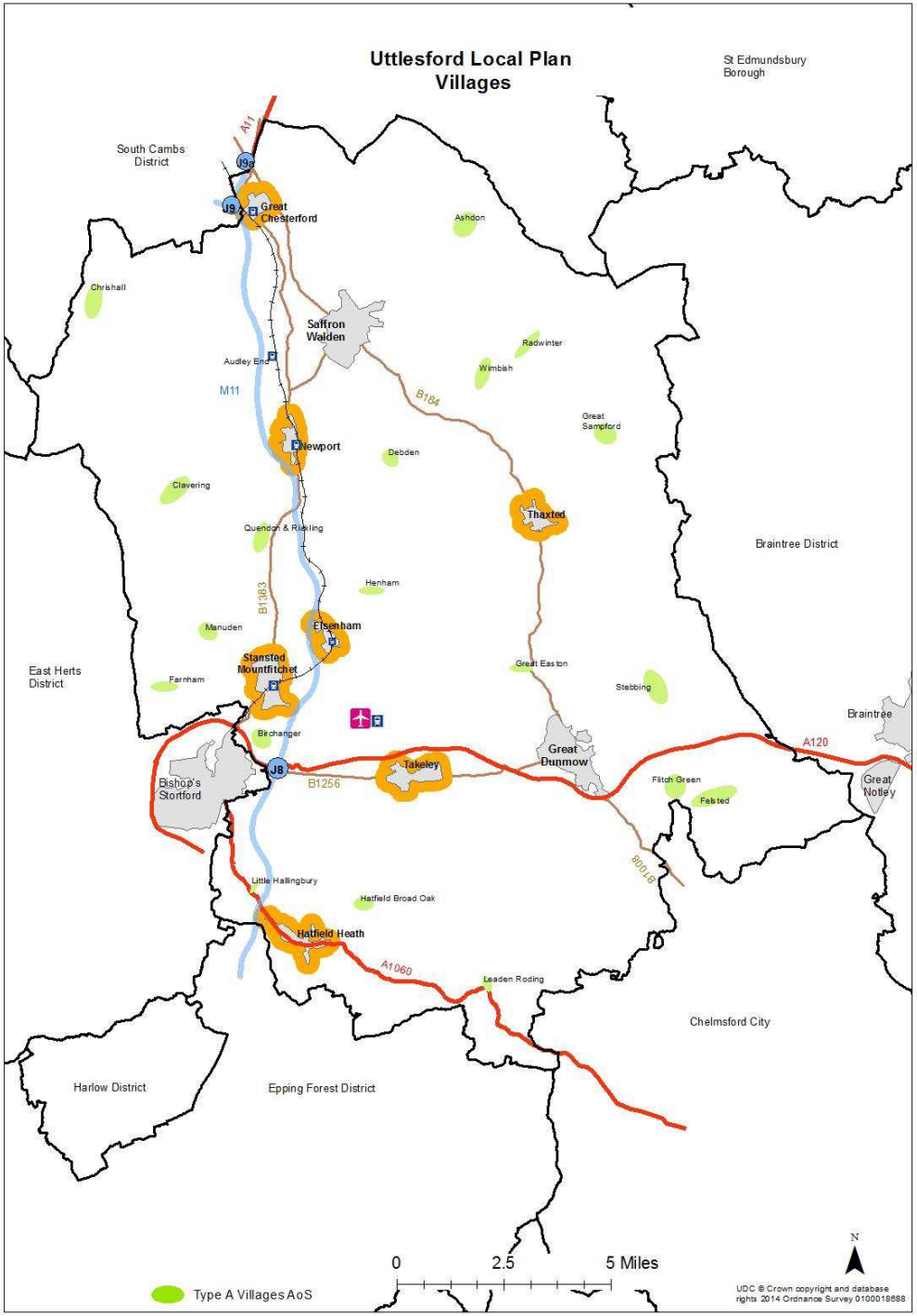
Benefits

- Comprehensively plan the provision of infrastructure
- Critical mass to provide additional infrastructure
- Reduces development pressure on the historic settlements

Risks

- Relying on only 1 or 2 large sites to deliver the housing
- Deliverability within the Plan period
- Deprives other settlements of sustainable growth
- Negative impact on 5 year land supply

Conclusion - not a sound development strategy.


Uttlesford Local Plan
Villages
St Edmundsbury Borough
South Cambs District
A11
J9a
J9
Great Chesterford
Ashdon
Chrishall
Saffron Walden
Radwinter
Wimbish
Audley End
M11
B184
Great Sampford
Newport
Debden
Clavering
Thaxted
Quendon & Rickling
Braintree District
Henham
B1383
Elsenham
Manuden
Stansted Mountfitchet
Great Easton
East Herts District
Farnham
Stebbing
Braintree
Birchanger
A120
Great Dunmow
J8
Takeley
Bishop's Stortford
B1256
Fitch Green
Great Notley
Felsted
B1008
Little Hallingbury
Hatfield Broad Oak
Hatfield Heath
A1060
Leaden Roding
Chelmsford City
Harlow District
Epping Forest District
0
2.5
5 Miles
N
Type A Villages AoS
UDC © Crown copyright and database rights 2014 Ordnance Survey 0100018688

Scenario 2

Distribution Strategy Based on Just Villages

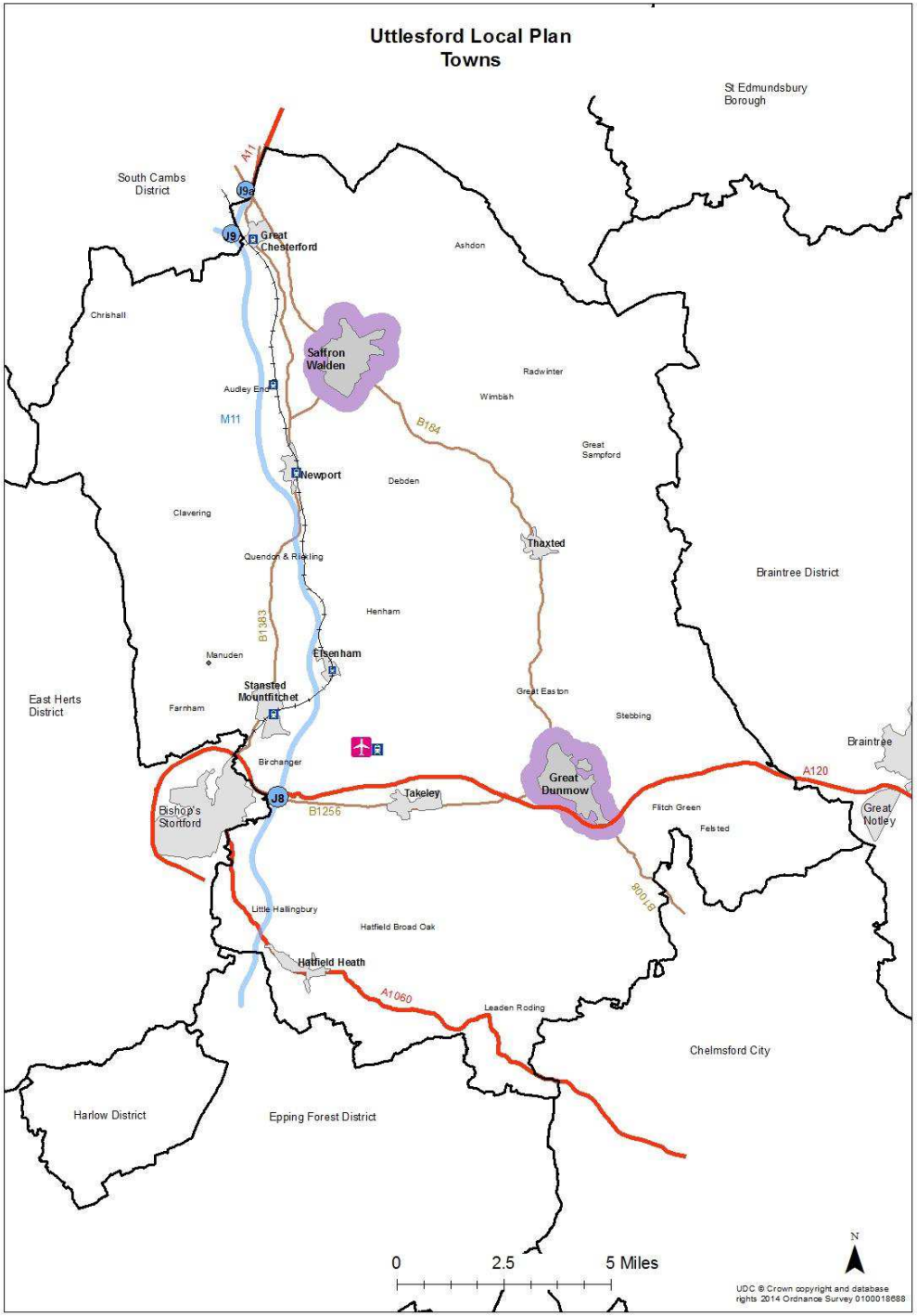
Benefits

- Sustains village vitality and diversity

Risks

- Scale of development is likely to have a detrimental impact on their character, the countryside and the highway network in many circumstances
- uncertainty that the scale of individual developments would provide the infrastructure required - Infrastructure deficit

Conclusion - not a sound distribution strategy.


Uttlesford Local Plan
Towns
St Edmundsbury Borough
South Cambs District
A11
J9a
J9
Great Chesterford
Ashdon
Chrishall
Saffron Walden
Radwinter
Audley End
Wimbish
M11
B184
Great Sampford
Newport
Debden
Clavering
Thaxted
Quendon & Rickling
Braintree District
Henham
B1383
Manuden
Elsenham
Stansted Mountfitchet
Great Easton
East Herts District
Farnham
Stebbing
Braintree
Birchanger
A120
Great Dunmow
J8
Takeley
Bishop's Stortford
B1256
Flitch Green
Great Notley
Felsted
B2018
Little Hallingbury
Hatfield Broad Oak
Hatfield Heath
A1060
Leaden Roding
Chelmsford City
Harlow District
Epping Forest District
0
2.5
5 Miles
N
UDC © Crown copyright and database rights 2014 Ordnance Survey 0100018688

Scenario 3

Distribution Strategy Based on the two Main Towns

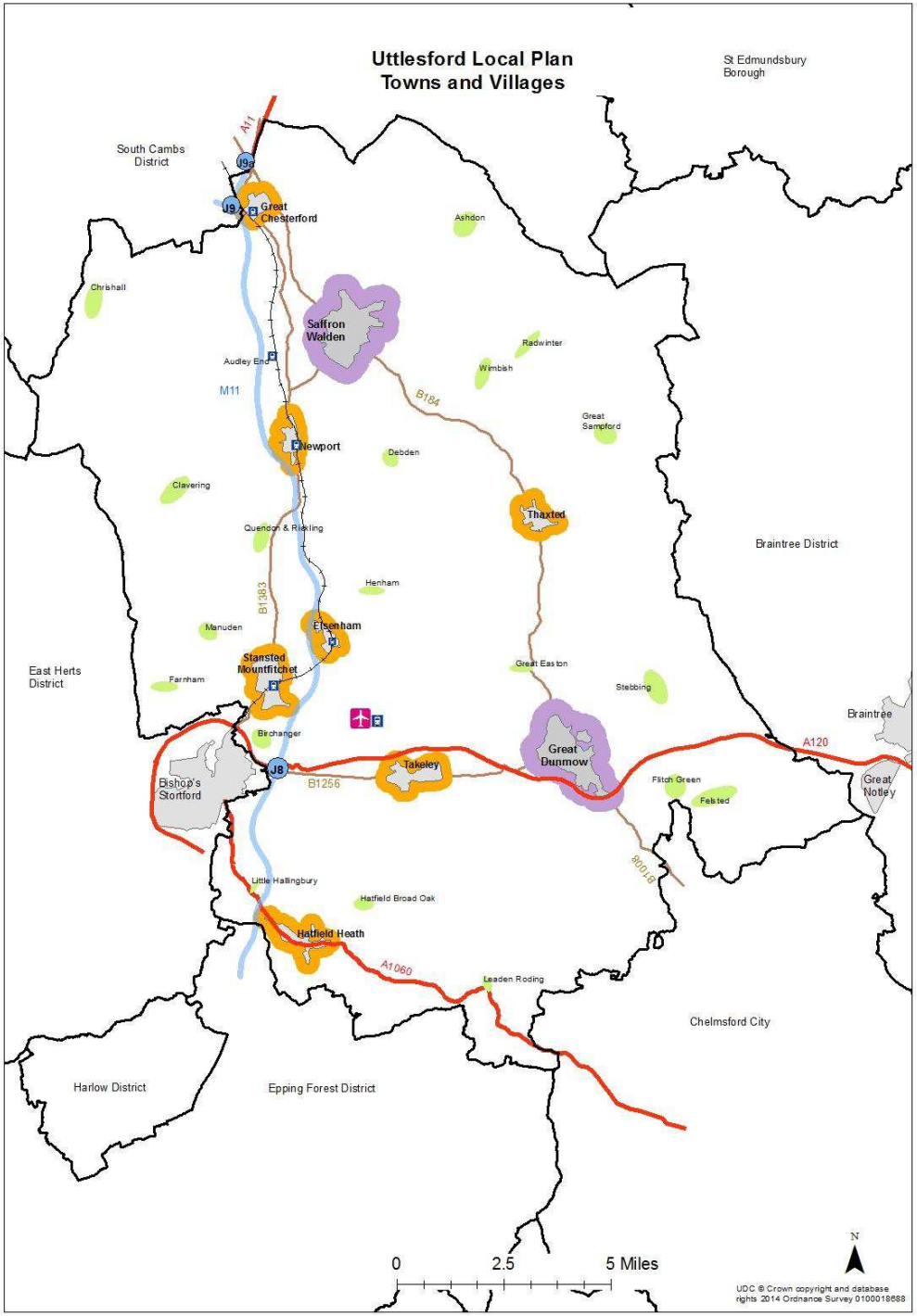
Benefits

- Generally sustainable locations for development
- Supports existing services and facilities
- Help improve infrastructure deficit

Risks

- Significant impact on their historic character and landscape setting
- Restriction of the pooling of S106 for infrastructure.
- Insufficient deliverable sites

Conclusion - not a sound distribution strategy.


Uttlesford Local Plan
Towns and Villages
St Edmundsbury Borough
South Cambs District
A11
J9a
J9
Great Chesterford
Ashdon
Chrishall
Saffron Walden
Radwinter
Audley End
Wimbish
M11
B184
Great Sampford
Newport
Debden
Clavering
Thaxted
Quendon & Rickling
Braintree District
Henham
B1383
Elsenham
Manuden
Stansted Mountfitchet
Great Easton
East Herts District
Farnham
Stebbing
Braintree
Birchanger
A120
Great Dunmow
J8
Takeley
Bishop's Stortford
B1256
Fitch Green
Great Notley
Felsted
B1008
Little Hallingbury
Hatfield Broad Oak
Hatfield Heath
A1060
Leaden Roding
Chelmsford City
Harlow District
Epping Forest District
0
2.5
5 Miles
N
UDC © Crown copyright and database rights 2014 Ordnance Survey 0100018688

Scenario 4

Distribution Strategy Based on Towns and Villages

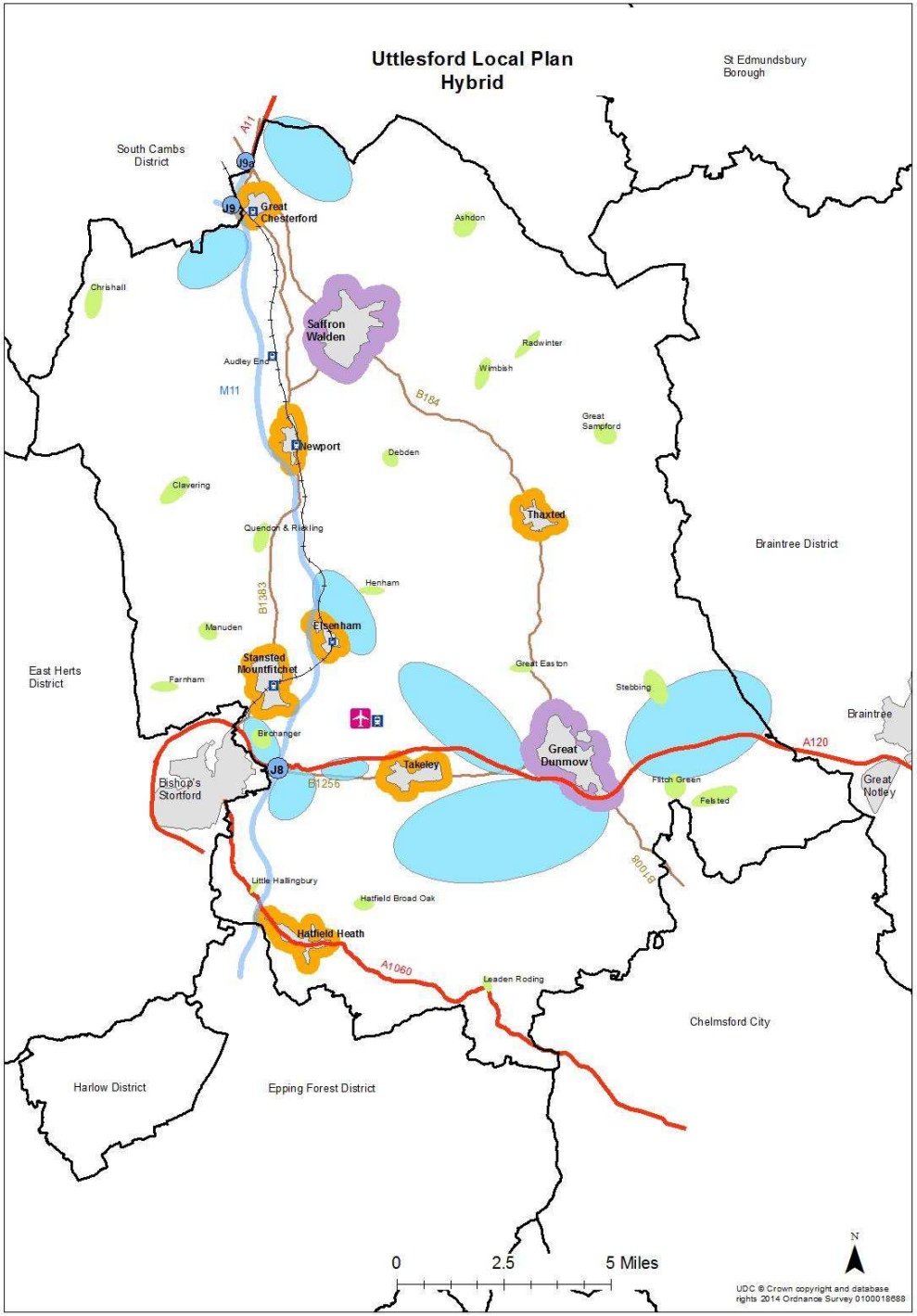
Benefits

- Towns are generally sustainable locations for development,
- Sustains village vitality and diversity

Risks

- Some villages are more constrained than others – could result in disproportionate growth
- Uncertainty that the scale of individual developments would provide the infrastructure required - Infrastructure deficit

Conclusion – potentially a sound option but not recommended


Uttlesford Local Plan
Hybrid
St Edmundsbury Borough
South Cambs District
A11
J9a
J9
Great Chesterford
Ashdon
Chrishall
Saffron Walden
Radwinter
Audley End
Wimbish
M11
B184
Great Sampford
Newport
Debden
Clavering
Thaxted
Quendon & Rickling
Braintree District
Henham
B1383
Elsenham
Manuden
Stansted Mountfitchet
Great Easton
East Herts District
Farnham
Stebbing
Braintree
Birchanger
A120
Great Dunmow
J8
Takeley
Bishop's Stortford
B1256
Fitch Green
Great Notley
Felsted
B1008
Little Hallingbury
Hatfield Broad Oak
Hatfield Heath
A1060
Leaden Roding
Chelmsford City
Harlow District
Epping Forest District
0
2.5
5 Miles
N
UDC © Crown copyright and database rights 2014 Ordnance Survey 0100018688

Scenario 5

Hybrid Distribution Strategy – New Settlement(s), Main Towns and Villages

Benefits

- Towns are generally sustainable locations for development,
- Provides an opportunity for some growth to sustain village vitality in the most sustainable locations
- New settlements allows us to provide for the highest level of infrastructure demands and comprehensively meet development needs
- Reduces development pressure on the historic settlements
- Helps to maintain a 5 year supply of housing
- It can lesson the impact on the highway network

Risks

- Similar to scenarios 1-4 but to a lessor degree
- Loss of countryside
- Development is likely to have a detrimental impact on historic character of existing settlements

Conclusion – Preferred development strategy

Potential Spatial Distribution of Preferred Option

New Settlement(s)	2,800 (60%)
Main Towns	1,500 (32%)
Key Villages	200 (5%)
Type A Villages	100 (3%)
Total	4600 (100%)

Contingency Planning

- Unidentified additional housing need:
- Updated household projections
- Planning Advisory Service/ PINS advice
  - Future proofing by early review of the Plan
    - Won’t delay the Plan
    - Accepted approach by PINs
  - Reserved sites
    - Accepted approach
    - We have sites if needed
    - Could generate high volume of representations

Overall Conclusion

- Hybrid distribution strategy represents the best option for a sound plan.
  - Most sustainable approach
  - Deliverable
  - Could accommodate contingency growth

Next Steps

- Cabinet 14 July
- Full Council 26 July