

<b>Committee:</b>	Local Plan Leadership Group	<b>Date:</b>	30 September 2021
<b>Title:</b>	New Communities Collaboration Partnership		
<b>Portfolio Holder:</b>	Councillor John Evans, Portfolio Holder for Planning and the Local Plan		
<b>Report Author:</b>	Stephen Miles, Local Plans and New Communities Manager smiles@uttlesford.gov.uk	<b>Key decision:</b>	No

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## Summary

1. This report describes the proposed Partnership Approach to creating new communities as part of preparing the new local plan for the district.

## Recommendations

2. To note the proposed New Communities Collaboration Partnership approach set out in Appendix 1 for any larger development sites in the forthcoming new local plan.

## Financial Implications

3. The preparation of the Partnership approach described in this report is provided for in the approved local plan budget of the Council.

## Background Papers

4. The report refers to a proposed Memorandum of Understanding and a copy of a Model document is included in appendices reported to Cabinet on 2 September 2021 that can be viewed at  
<https://uttlesford.moderngov.co.uk/documents/s24867/Appendix%20%20Model%20NCCP%20MOU.pdf>  
<https://uttlesford.moderngov.co.uk/documents/s24953/Item%2015%20-%20Additional%20clause%20to%20the%20MoU%20Appendix%202.pdf>

## Impact

Communication/Consultation	No impact to date. The Partnership approach will be subject to discussion with landowners, developers and promoters of development sites
Community Safety	No impact

Equalities	No impact
Health and Safety	No impact
Human Rights/Legal Implications	No impact
Sustainability	Linked directly to the local plan.
Ward-specific impacts	Indirect link to all wards in conjunction with the emerging local plan,
Workforce/Workplace	No impact

## Situation

5. Work is progressing on the preparation of the new local plan with the intention of reporting a first draft (Regulation 18) version of the document to Cabinet and Council early in 2022. The first draft will then be subject to formal consultation in Spring 2022.
6. As part of work to prepare the local plan, officers are carrying out technical assessments of 299 sites that have been proposed for development. A number of these sites, or clusters of these sites, involve larger scale development that would be delivered over 30 or more years and these are listed in Appendix 2. A partnership approach between the Council and those delivering the development is intended to ensure that the Council's objectives on matters such as net zero carbon, community involvement and long term stewardship are fully met over this longer time span.
7. On 2 September the Cabinet supported the partnership approach described in Appendix 1 to apply to any larger scale development proposals that come forward as part of the local plan process. The first stage in the process will be a Memorandum of Understanding (MOU) to be signed between the Council and the landowner, promoter or developer in advance of the preparation of the first draft of the local plan and is consequently without prejudice to the decision by the Council on any particular site. If a site is not chosen by the Council then the signed MOU will have no further effect.

## Risk Analysis

8.

Risk	Likelihood	Impact	Mitigating actions
The proposed new communities are not delivered in line with the	3 - Medium risk given that the principles represent best	3 - The impact would be high given that the Council is	Establishment of an effective partnership strategy. In default, consideration might

Council's objectives	practice.	committed to create new Communities that are net zero carbon neutral, accord with the TCPA Garden City principles and are co-designed with local communities	be given to the use of Locally Led Development Corporations.
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1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.