

Committee: Planning Policy Working Group

Date:

Title: Garden Community Strategic Growth
Development Plan Documents

20 November 2018

**Report
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Summary

1. This paper is to update members on the timetable and process for the production of the Development Plan Documents (DPDs) to support the Garden Communities proposed in the draft Local Plan.

Recommendations

2. That Planning Policy Working Group notes the update on the DPDs.

Financial Implications

3. None – the production of the DPDs is covered by the Council's budget. Furthermore, the Council is putting a bid in to join the Government's Garden Community Programme.

Background Papers

4. None.

Impact

- 5.

Communication/Consultation	The DPDs will be subject to public consultation.
Community Safety	This will be an underlying theme of the DPDs
Equalities	The DPDs will be subject to an equalities impact assessment.
Health and Safety	Health and wellbeing of the community will be an important theme of the DPDs and will be considered as part of the sustainability appraisal/ strategic environmental assessment of the DPDs.
Human Rights/Legal Implications	The DPDs need to comply with human rights and planning legislation. The regulatory framework is provided by the

	Planning and Compulsory Purchase Act 2004 (as amended) and related statutory instruments. Once adopted they will form part of the statutory development plan.
Sustainability	This will be an underlying theme of the DPDs e.g. ensuring homes and jobs are provided near to each other and minimising reliance on the private car. The DPDs will be subject to sustainability appraisal/ strategic environmental assessment throughout its preparation.
Ward-specific impacts	All, although some Wards will be impacted more than others.
Workforce/Workplace	The DPDs will be key corporate documents and officers from across the council's services will contribute to its preparation.

Situation

6. The draft Local Plan commits the Council to producing Strategic Growth Development Plan Documents for each of the Garden Communities. These documents will set out further detail as to how the policy requirements in the Local Plan will be put into practice.
7. Members will recall that an issues and options consultation on the West of Braintree Garden Community DPD already took place over the winter of 2017/18. Work on the DPDs for Easton Park and North Uttlesford is just commencing.
8. Officers met with representatives from Grosvenor on 23 October to commence discussions on the DPD. Officers proposed a list of policy areas that the DPD needs to address and Grosvenor has broadly accepted them. Key issues such as the requirements for affordable housing and up front delivery of essential infrastructure will be fully addressed in the DPD.
9. Appendix 1 to this report sets out the initial thoughts around the policy areas the DPD could cover. It should be noted that this is a working draft, however any comments members want to make on it at this stage are welcomed.
10. It was also agreed that, where appropriate, Grosvenor could make a financial contribution to the preparation of additional evidence that may be needed to support the DPD. Officers welcomed this but it was stressed that the briefs for any such evidence would need to be agreed by the council, and the Council will retain the right to commission independent review of the work. Grosvenor accepted this principle.
11. Officers will be arranging a similar meeting with Landsec in the coming weeks.

12. The Council anticipates the high level process for North Uttlesford and Easton Park Garden Communities looking forward to be as follows:
 - a. Evidence gathering and establishment of Community Forum
 - b. Workshops and public engagement
 - c. Drafting the DPD
 - d. Formal regulation 18 consultation on the DPD – September 2019
 - e. Consider the representations and revise DPD as appropriate
 - f. Formal regulation 19 representation period on the DPD – June 2020
 - g. Submission of the DPD – September 2020
 - h. Examination of the DPD – December 2020
 - i. Adoption of the DPD – March 2021
13. The Council will encourage the promoters of the sites to work in parallel on the outline planning application for the site, although permission will not be granted until the DPD is adopted. This will support delivery of these Garden Communities in line with the trajectory anticipated in the draft Local Plan, as well as enabling feedback from the workshops and formal consultation to feed into the planning applications.
14. The preparation of the DPDs will involve extensive community engagement, not only in relation to local councils and residents but also with key stakeholders, including the Clinical Commissioning Group, Essex County Council and Historic England. It is suggested that a Community Forum is established for each Garden Community to secure this engagement and that the Master Developers are involved too. The Forums also offer an opportunity to engage with 'hard to reach' groups such as younger people. Innovative methods of participation (for instance using digital media) will be trialled with the objective of opening up a wider engagement.
15. For the West of Braintree DPD the timing will be different given that the new community is being jointly planned with Braintree District Council and requires the resolution of a number of issues raised by the Planning Inspector for Braintree, Tendring and Colchester Local Plans. A further issue is that there is no single Master Developer for this Garden Community and consideration is currently being given to North Essex Garden Community Company fulfilling this role. It is therefore expected that the formal regulation 18 consultation for this DPD will take place in mid-2020, subject to the NEA examination timetable. Furthermore, there is less of an emphasis on early delivery, with first homes anticipated on the Uttlesford side of the border in 2025/26, although the DPD will still need to be adopted before planning permission could be granted.

16. As previously stated an Issues and Options consultation has already taken place on the West of Braintree DPD. Officers are yet to begin analysing these representations, and once the next phase of work on the DPD begins, this will be the first task.
17. The District Council and Essex County Council have made a bid for the Uttlesford Garden Communities to join the Government's Garden Community Programme and a verbal update on this will be given at the meeting. Should the bid be successful, this will support production of the DPDs and delivery of the Garden Communities.

Risk Analysis

18.

Risk	Likelihood	Impact	Mitigating actions
Production on the DPD is delayed impacting on the Council's ability to deliver to the trajectory in the Local Plan	3 – some risk, particularly if the Local Plan is delayed at examination	3 – delay in the delivery of the Garden Communities will weaken the Council's position in defending against planning applications not in line with the Local Plan	The Garden Community Prospectus bid seeks funding to support a lead officer for each DPD to drive it forward and keep it on track
The Local Plan as a whole, or one or more of the Garden Communities in the Local Plan, is/are found unsound	2 – some risk, there are a significant challenges from a number of objectors	4 – any work on a Garden Community that was found unsound would be abortive	Officers will work to justify the proposals in the draft Local Plan at examination
The promoters of the Garden Communities do not financially support the DPD production	2 – some risk	3 – this would mean that the Council would need to fund the evidence base to support the DPDs	The Garden Community Prospectus bid seeks funding to support the DPD production. Negotiations with the Garden Community promoters have indicated that they are willing to fund the

			evidence base to support the DPDs.
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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.

Appendix 1 – NUGC Policy Areas – First draft

Policy No.	Policy Title / other title
1	Vision
2	Objectives
3	Development Principles
4	Implementing the DPD
5	Stewardship
6	Site and Setting
7	Housing Supply
8	Affordable Housing
9	Balanced and sustainable community
10	Employment Uses
11	Employment Uses in Town and Local Centres
12	Broadband
13	Retail Uses (consider merging into policy 14)
14	Community Services and Facilities
15	Town and Local Centres
16	Sustainable Travel
17	Highway Infrastructure
18	Vehicular Access
19	High quality links to other locations
20	Public Transport provision
21	Cycling provision
22	Walking provision
23	Parking standards (?)
24	Open space and recreation
25	Heritage
26	Landscape
27	Strategic Landscaping
28	Climate Change & Sustainable Design & Construction
29	Surface Water Drainage
30	Foul drainage and sewage disposal
31	Construction processes
32	Phasing
33	Infrastructure provision
N/a	Housing trajectory
N/a	Employment trajectory (?)
N/a	Monitoring Framework
N/a	Proposals Map
N/a	Concept Diagram
N/a	Appendix: Car and Cycle Parking Standards
N/a	Appendix: Open space and recreation standards
N/a	Glossary
N/a	Appendix: Relationship to Local Plan