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Executive summary

1 The purpose of this document is to demonstrate that the North Uttlesford Garden Village represents a Deliverable and Developable new settlement site that will support, and should be an essential part of, Uttlesford District Council's aim of producing a "Sound" Local Plan.

2 In order for the new Uttlesford District Council Local Plan to be found “Sound” at examination it is considered that it must demonstrate in all regards that it is Positively Prepared, Justified, Effective and Consistent with National Policy in accordance with Paragraph 182 of the NPPF.

3 In order for the new Uttlesford District Council Local Plan to be found “Sound” at examination it is considered that it must identify a specific supply of sites to meet the District's growth needs, these sites must be demonstrated as Available, Suitable and Achievable and contribute to the achievement of “Sustainable Development”.

4 The Case in favour of the North Uttlesford Garden Village is structured around demonstrating that the allocation is 'Deliverable' and 'Developable' through meeting the tests of being 'Available', 'Suitable' and 'Achievable'.

5 This Case draws conclusions to demonstrate that the North Uttlesford Garden Village would support, and be essential to achieving, a 'Sound' Local Plan through meeting the tests of being 'Positively Prepared', 'Justified', 'Effective' and 'Consistent with National Policy'.

   Available

6 This submissions demonstrates that the North Uttlesford Garden Village should be considered “Available” for the purposes of the Uttlesford Local Plan as the principal landowners have been identified, declared that the land is available and declared that they are willing to work with the Council and key stakeholders to plan and deliver a Sustainable Garden Village.

   Suitable

7 This submission demonstrates that the North Uttlesford Garden Village should be considered “Suitable” for the purposes of the Uttlesford Local Plan through contributing to the three dimensions of achieving an “economic” role, a “social” role and an “environmental” role of Sustainable Development.
... achieving an economic role in delivering sustainable development

– The North Uttlesford Garden Village will help to support the ambitious growth plans of a recognised, and internationally important, concentration of thriving biomedical and biotechnology campuses, known as the “Southern Cluster” through creating access to vital housing, education and social infrastructure to allow them to attract and retain workers, thereby helping to support this vital sector that is estimated to support a total of 25,300 jobs and is worth an estimated £1.54bn in gross value added to the UK economy¹.

– The North Uttlesford Garden Village will deliver construction, education, employment, retail, leisure and community job opportunities for the District of Uttlesford and regional and national economy as well as securing short, medium and long term financial investment for the District through planning obligations, Council tax and business rates, ensuring that the benefits of this vital economy sector are felt within the District of Uttlesford.

8 The north of Uttlesford benefits from the proximity of the ‘Southern Cluster’ bioscience and biotechnology campuses that straddle the Essex and Cambridgeshire border. This is a high growth sector with corresponding high value to the local, regional and national economy. The Sector is considered to represent 13,800 jobs and be worth £907m in gross value added to the local economy and 25,300 jobs and a £1.54bn in gross value added to the UK economy when considering indirect and induced effects.

9 The ‘Southern Cluster’ alone is forecast to create an equivalent of 11,200 jobs over the next 5 years, however, the ability for this to be achieved is considered to be increasingly dependent upon providing the correct levels of amenity, housing, schools and infrastructure in order for the cluster to attract and retain the high quality of staff they need. The North Uttlesford Garden Village sits at the heart of the cluster and will provide Uttlesford with the ability to support this internationally important sector, allowing the Local Plan to play a direct economic role in bringing forward sustainable development and securing high-skilled jobs and economic benefits for the District as well as Regional and National economy.

10 The presence of this cluster appears to have already had a clear impact upon the nature of local employment with over 25% of the working population in the north of Uttlesford working within professional, scientific and technical activities as they seek to achieve the ‘live’ / ‘work’ lifestyle that typifies the high-skilled jobs that this sector provides.

11 There are existing ingrained higher levels of sustainability in the North of the District with over 23% of the working population commuting less than 5km and 12.5% commuting by means of foot or bicycle, far exceeding the levels in the South of the District. These patterns can be built upon through opportunities to work with the neighbouring campuses and County Councils to create priority pedestrian, cycle or bus routes from the new settlement and rail station improvements.

… achieving a social role in delivering sustainable development

– The North Uttlesford Garden Village will in total deliver an estimated 5,000 new homes, with delivery expected to commence within the first five years of the Plan period in 2020/21, thereafter contributing an estimated 250 homes per year over 20 years, allowing the Council to present an allocation contributing at least 3,250 new homes over the Plan period. This would help meet an Objectively Assessed Housing Need across the District of 785 new homes per year, 43% of which are considered to be required in the North of the District, equating to at least 340 new homes per year when also taking account of past under-delivery due to a disproportionate concentration of development in the South. This will provide Uttlesford with a consistent long term supply of housing to help meet an Objectively Assessed Requirement helping to demonstrate a “Sound” Plan for examination.

– The North Uttlesford Garden Village will create a strong, vibrant and healthy new community and high quality built environment including new private and affordable homes and provides local services to support health, social and cultural well-being for the new and existing communities through a strong Vision and Objectives based upon Garden Village Development Principles.

12 The Objectively Assessed Requirements for Housing Need in Uttlesford between 2011 and 2037 is for 20,430 new dwellings, equating to 785 new homes per year and 11,775 new homes over the proposed 15-year Plan period.

13 There is a clear distinction in the housing markets in the North and South of Uttlesford linked to their respective and equally distinct job markets. To address this the Uttlesford Local Plan should seek to achieve allocations for 43% of new homes, equating to 340 new homes per year and 5,100 new homes over the 15-year Plan period, in the North of the District alone in order to support the necessary growth in the respective communities and job markets. When considering the likely source of
new development allocations in existing settlements there would remain a significant shortfall in delivery in the north that would only be able to be met through provision of a new settlement.

14 In addition to the new homes the new settlement would follow Garden City principles and include a new secondary school as well as other community facilities such as primary schools, nurseries, GP and Dentist surgeries, retail and leisure uses as well as other community uses and business accommodation to form a high quality built environment in walkable neighbourhoods set within generous open spaces to create the North Uttlesford Garden Village as a vibrant and healthy new community.

... achieving an environmental role in delivering sustainable development

– The North Uttlesford Garden Village will contribute to protecting and enhancing Uttlesford’s natural, built and historic environment through protecting the Socio-Cultural heritage of existing communities and taking account of appraisal of the existing context.

– The North Uttlesford Garden Village will create a strong, vibrant and healthy new community and high quality built environment through a strong Vision and Objectives based upon Garden Village Development Principles.

15 Assessments of the site consider that the landscape does have capacity to accommodate development with comparatively limited adverse effects, that there are no direct physical impacts upon any of the identified heritage assets as a result of the development and that the site is of limited value in habitat and botanical terms being dominated by intensive arable land.

16 Opportunities have been identified to provide extensive planting to notably enhance the existing agricultural landscape compared to existing; to provide wider betterment in terms of drainage to reduce existing issues experienced in the present village of Great Chesterford; and to demonstrate an overall enhancement in biodiversity.

17 Recommendations have been taken on board within the illustrative masterplan to further ensure that the development could contribute to protecting, mitigating or enhancing the natural, built and historic environment, improving biodiversity and mitigate and adapt to climate change, overall allowing the new settlement to be accommodated sensitively within the landscape.
Introduction

1.1 Purpose of this Document:

The purpose of this document is to demonstrate that the North Uttlesford Garden Village represents a Deliverable and Developable new settlement site that will support, and should be an essential part of, Uttlesford District Council’s aim of producing a “Sound” Local Plan.

1.2 Between 22 October and 4 December 2015 Uttlesford District Council published the Local Plan Issues and Options Consultation Document which included ‘Area of Search 1’ in the north of Uttlesford as a potential location for a new settlement to help meet the future growth needs of the District.

1.3 This submission has been prepared by Bidwells LLP and the professional consultant team on behalf of the principal landowners within ‘Area of Search 1’ in support of the allocation of this land as the North Uttlesford Garden Village.
The Local Plan Process

1.4 Section 38(6) of the Planning Compulsory Purchase Act 2004 requires that planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise. The current development plan for Uttlesford was adopted in 2005 and pre-dates latest national policy, as such many of its policies are now considered to be out of date. A new development plan is presently being drafted by the Council that, once adopted, would set out the development strategy and allocations to meet the District’s growth needs over the next 15 years. The National Planning Policy Framework (NPPF) sets out the process that Uttlesford must undertake in order to prepare this new Local Plan. The key considerations of which are set out below:

National Planning Policy Framework (NPPF)

1.5 Paragraph 182 of the NPPF requires that a local planning authority should submit a plan for examination which it considers is “sound” – namely that it is:

- Positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;

- Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;

- Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and

- Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

1.6 In order for the new Uttlesford District Council Local Plan to be found “Sound” at examination it is considered that it must demonstrate in all regards that it is Positively Prepared, Justified, Effective and Consistent with National Policy in accordance with Paragraph 182 of the NPPF.
1.7 Paragraph 47 of the NPPF includes the requirement for local planning authorities to "identify a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements and a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15".

1.8 Paragraph 6 of the NPPF states that the purpose of the planning system is to contribute to the achievement of “Sustainable Development”. Paragraph 7 of the NPPF states that there are three dimensions to sustainable development:

- **an Economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

- **a Social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

- **an Environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

1.9 Footnote 11 to the NPPF states that "to be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable." Footnote 12 to the NPPF states that "to be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged."

1.10 In order for the new Uttlesford District Council Local Plan to be found “Sound” at examination it is considered that it must identify a specific supply of sites to meet the District’s growth needs, these sites must be demonstrated as Available, Suitable and Achievable and contribute to the achievement of “Sustainable Development”.
The Case in favour of the North Uttlesford Garden Village is structured around demonstrating that the allocation is 'Deliverable' and 'Developable' through meeting the tests of being 'Available', 'Suitable' and 'Achievable'.

'Availability' is considered to be the ability for the land to be offered for development.

The Case for 'Suitability' is made that the site is Spatially an appropriate place for development through its contribution to achieving the Three Dimensions to Sustainable Development: 'economic', 'social' and 'environmental'.

'Achievability' is the realisation through a conceptual 'Masterplan' based upon a strong 'Vision' and 'Objectives'.

This Case draws conclusions to demonstrate that the North Uttlesford Garden Village would support, and be essential to achieving, a 'Sound' Local Plan through meeting the tests of being 'Positively Prepared', 'Justified', 'Effective' and 'Consistent with National Policy'.
2 Available

2.1 This submission demonstrates that the North Uttlesford Garden Village should be considered "Available" for the purposes of the Uttlesford Local Plan as the principal landowners have been identified, declared that the land is available and declared that they are willing to work with the Council and key stakeholders to plan and deliver a Sustainable Garden Village.

Landownership

2.2 Appendix 1 of this submission encloses the red line boundary identifying the site for the North Uttlesford Garden Village and Appendix 2 encloses a landownership plan demonstrating that the following key landowners have been identified:

- Mr J & Mrs S Hamilton
- Mr A Robinson
- Mr J McLaren
- Mr H McLaren

Declaration of Availability of Land

2.3 Appendix 3 of this submission encloses a copy of the letter that has been signed on behalf of the key landowners identified above and supplied in response to the Council’s Strategic Land Availability Assessment declaring that the land is considered available for the purposes of development and that they look forward to positively engaging with the Council and key stakeholders to plan and deliver a Sustainable Garden Village.

2.4 The landowners are open to working with neighbouring landowners in order to help Uttlesford deliver a new settlement in this location.
3 Suitable

3.1 This submission demonstrates that the North Uttlesford Garden Village should be considered "Suitable" for the purposes of the Uttlesford Local Plan through contributing to the three dimensions of achieving an “economic” role, a “social” role and an “environmental” role of Sustainable Development.

Economic Sustainability

3.2 In relation to demonstrating that the North Uttlesford Garden Village would contribute to an Economic role in helping the Uttlesford Local Plan deliver Sustainable Development this submission demonstrates that:

i The North Uttlesford Garden Village will help to support the ambitious growth plans of a recognised, and internationally important, concentration of thriving biomedical and biotechnology campuses, known as the “Southern Cluster” through creating access to vital housing, education and social infrastructure, growing an existing established working population in the area, to allow them to attract and retain workers, thereby helping to support this vital sector that is estimated to support a total of 25,300 jobs and is worth an estimated £1.54bn in gross value added to the UK economy.

ii The North Uttlesford Garden Village will deliver construction, education, employment, retail, leisure and community job opportunities for the District of Uttlesford and regional and national economy as well as securing short, medium and long term financial investment for the District through planning obligations, Council tax and business rates, ensuring that the benefits of this vital economy sector are felt within the District of Uttlesford.

Appendix 4: Professional Commercial Commentary upon the Economic Growth & Innovation Sector

3.3 Appendix 4 of this submission contains a professional commercial commentary upon the Economic Growth & Innovation Sector in North Uttlesford and Southern Cambridgeshire. This identifies that Cambridge and the surrounding business and science parks, specifically to the south of the city is now seen as the number one location in Europe for innovation.

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3.4 Referenced within the commentary, and appended to it, are the findings of the Cambridge Economic Associates and Cambridge Econometrics report, October 2015, *The Cambridge Bioscience Impact Assessment Study Report to: Institute of Public Health, University of Cambridge on behalf of the NIHR Cambridge Biomedical Research Centre.* To place the importance of the bioscience sector in the context of the wider economy this report estimates that in 2013 it was responsible for 13,800 jobs in the area (7.6% of total employment) and created £907m in gross value added (11.4% of total). When taking account of knock-on effects to businesses and workers (indirect and induced effects) the sector is estimated to have generate a total of 25,300 jobs and be worth £1.54bn in gross value added for the UK economy in 2013.

3.5 The Cambridge Bioscience Impact Study indicates that the majority if the employment generated in the sector is in high-skilled jobs, although a substantial number of medium – and low- skilled jobs are created by the indirect and induced effects.

3.6 Whilst this success is commonly referred to as, or contributing to, the Cambridge Phenomenon, its impacts can in fact be mapped to key clusters, including the “Southern Cluster” which straddles the South Cambridgeshire and Uttlesford borders which includes the Wellcome Trust Genome Campus, Granta Park, Babraham Institute and Chesterford Research Park.

3.7 The study identifies that, over the last 24 months, the ‘Southern Cluster’ is becoming very influential such that companies (both new to Cambridge and current) are wanting to cluster in the south so that they can work together collaboratively and in a more open working and sociable way.

3.8 The collaboration extends to the ‘live’ / ‘work’ lifestyle where communities are being formed within the cluster. One of the core arguments for choosing the ‘Southern Cluster’ is that of recruitment both now and in the future. By locating in a cluster will open opportunities for hiring the best talent. This is made easier by a staff pool already living in locations to the south of Cambridge.

3.9 There is considered to be potential growth in the sector of up to 4 million sq. ft. of business floor space over the next 5 years, with up to 3 million sq. ft in the ‘Southern Cluster’ alone, therefore housing needs to be considered at the top of the agenda. With all of this new construction underway and based off an occupancy level of say 1:25 sq m, this 3 million sq ft (c.280,000 sq m) of new development will create a further 11,200 new jobs in the North Essex and South Cambridge area.
3.10 The professional commercial commentary identifies that Occupiers, when considering their real estate strategy, will always ask the question of "where will my staff live" and "where will the staff school their children", therefore, the cluster needs to be provided with housing, schools and transport so occupiers of the parks in the surrounding Cambs and Essex locations can live and work in a sustainable way. Occupiers who are not current 'Cambridge occupiers' and are considering their real estate and strategic direction will always look at:

- Availability and timing of delivery of the sites for development
- Availability of housing in the areas of R&D development
- Transport and links to Cambridge / Stansted / motorways from both R&D and housing
- School places in close proximity to R&D and housing

3.11 The commentary considers that it is clear the cluster has potential to grow a further 3 million sq ft but without the correct levels of amenity, housing, schools and infrastructure it will be difficult to sell the cluster to ‘the occupier’ if we cannot provide the base for families to live and grow. In this regard, the commentary considers that the North Uttlesford Garden Village has the ability to play a key role at the heart of this cluster.
Appendix 5: Objectively Assessed Housing Need

3.12 Appendix 5 of this submission establishes the Objectively Assessed Needs of Uttlesford and in particular focuses upon how those needs affect the District.

3.13 The study identifies a clear delineation of employment catchment areas between the North and South of the District.

3.14 In addition, there are distinct differences between the nature of employment roles in the North and South of the District with a higher concentration if professional, scientific and technical roles in the north that supports the findings of the Commercial Commentary on the influence of the biotech sector in this area.

3.15 The report also finds that people are likely to travel a shorter distance to work in the north than in the south with over 23% travelling less than 5km, supporting the Commercial Commentary findings on the importance of the ‘live’ / ‘work’ lifestyle of this professional sector. This indicates a high degree of existing ingrained sustainability suggesting workers in the prevalent sectors in the North seek employment nearby or move to be close to employment opportunities which is a strong sustainable starting point from which to build on for new developments. This is particularly demonstrated by more than twice as many residents travelling less than 2km to work in the north (18%) than do in the south (7.9%), also exceeding the national average (16.6%).

3.16 This has a direct impact upon the methods of travel that residents use with considerably more residents in the North of the District travelling by foot (11.1%) than those in the South (5%), also exceeding the national average (9.8%). This is also apparent when looking at the use of the bicycle in the North (1.4%) compared to the south (0.8%) although both are considerably short of the national average (2.9%), likely due to the current relative lack of cycle routes in the District. It should be noted that a number of new cycle routes are proposed by Essex County Council in the north of the District between Saffron Walden and Great Chesterford in particular and better provision exists across the border in Cambridgeshire, although incomplete. As with the above this again demonstrates reasonably high levels of ingrained sustainable habits in the North that new developments can build upon.

3.17 The study considers that the level of predicted population growth is predicted to support 7,500 additional jobs in the north of the district.
3.18 The figure to the right combines the Local Plan New Settlement Areas of Search from the 2015 Issues and Options Consultation with the locations of the ‘Southern Cluster’ campuses and other employment sites. This clearly illustrates how the North Uttlesford Garden Village, at the centre of the concentric rings, sits at the heart of the cluster with the outer ring representing 5km.

3.19 The underlying green shading shows the middle layer super output area (MSOA) which can be seen to extend equally between Uttlesford and South Cambridgeshire. Within this area over 25% of the working population are employed in professional, scientific and technical activities, plus high tech manufacturing. This places the North Uttlesford area 61st out of 5,863 areas in England (excluding London).

3.20 To place this in context the South and East of Uttlesford has predominantly less than 9% of workforce employed in this sector.

3.21 It is considered that this further suggests the presence of the ‘Southern Cluster’ has had a direct impact upon the nature of employment in the north of Uttlesford as employees seek to locate close to the campuses to achieve the desired ‘live’ / ‘work’ lifestyle and be part of this growing science community.
Appendix 6: Transport Infrastructure Appraisal

3.22 Appendix 6 of this submission contains a Transport Infrastructure Appraisal to identify issues a potential new settlement in the north of the District might face and what transport interventions may be required.

3.23 The strategy focuses on sustainable travel to make the most of walking and cycling opportunities, building upon the existing relative high levels of these sustainable choices already demonstrated by residents in the North of District.

3.24 This includes opportunities for high use of Pedestrian and Cycling modes for access to the nearby employment campuses that are shown above as being within 2.5-5km of the centre of the new settlement site as well as to the Great Chesterford Railway Station and existing bus stops.

3.25 Existing bus services could be enhanced through better accessibility, frequency of service and routing through the new settlement and station improvements for rail.

3.26 In addition to any sustainable strategy opportunities for highway travel could also be improved.

3.27 There would also be opportunities to work with the neighbouring campuses and the County Councils to create priority pedestrian, cycle or bus routes from the new settlement.
Appendix 7: Utility and Infrastructure Report

3.28 Appendix 7 of this submission contains an initial Utilities Assessment that identifies that no significant utilities exist upon site that would require diversions and that the necessary potential infrastructure exists for new connections to be explored.

Summary Conclusions:

3.29 The north of Uttlesford benefits from the proximity of the ‘Southern Cluster’ bioscience and biotechnology campuses that straddle the Essex and Cambridgeshire border. This is a high growth sector with corresponding high value to the local, regional and national economy. The Sector is considered to represent 13,800 jobs and be worth £907m in gross value added to the local economy and 25,300 jobs and a £1.54bn in gross value added to the UK economy when considering indirect and induced effects.

3.30 The ‘Southern Cluster’ alone is forecast to create an equivalent of 11,200 jobs over the next 5 years, however, the ability for this to be achieved is considered to be increasingly dependent upon providing the correct levels of amenity, housing, schools and infrastructure in order for the cluster to attract and retain the high quality of staff they need. The North Uttlesford Garden Village sits at the heart of the cluster and will provide Uttlesford with the ability to support this internationally important sector, allowing the Local Plan to play a direct economic role in bringing forward sustainable development and securing high-skilled jobs and economic benefits for the District as well as Regional and National economy.

3.31 The presence of this cluster appears to have already had a clear impact upon the nature of local employment with over 25% of the working population in the north of Uttlesford working within professional, scientific and technical activities as they seek to achieve the ‘live’ / ‘work’ lifestyle that typifies the high-skilled jobs that this sector provides.

3.32 There are existing ingrained higher levels of sustainability in the North of the District with over 23% of the working population commuting less than 5km and 12.5% commuting by means of foot or bicycle, far exceeding the levels in the South of the District. These patterns can be built upon through opportunities to work with the neighbouring campuses and County Councils to create priority pedestrian, cycle or bus routes from the new settlement and rail station improvements.
Social Sustainability

3.33 In relation to demonstrating that the North Uttlesford Garden Village would contribute to a Social role in helping the Uttlesford Local Plan deliver Sustainable Development this submission demonstrates that:

i The North Uttlesford Garden Village will in total deliver an estimated 5,000 new homes, with delivery expected to commence within the first five years of the Plan period in 2020/21, thereafter contributing an estimated 250 homes per year over 20 years, allowing the Council to present an allocation contributing at least 3,250 new homes over the Plan period. This would help meet an Objectively Assessed Housing Need across the District of 785 new homes per year, 43% of which are considered to be required in the North of the District, equating to at least 340 new homes per year when also taking account of past under-delivery due to a disproportionate concentration of development in the South. This will provide Uttlesford with a consistent long term supply of housing to help meet an Objectively Assessed Requirement helping to demonstrate a “Sound” Plan for examination.

ii The North Uttlesford Garden Village will create a strong, vibrant and healthy new community and high quality built environment including new private and affordable homes and provides local services to support health, social and cultural well-being for the new and existing communities through a strong Vision and Objectives based upon Garden Village Development Principles.

Appendix 5: Objectively Assessed Housing Need

3.34 The aforementioned Appendix 5 of this submission sets out evidence for the Objectively Assessed Need in the District for Housing. The Assessment considers that between 2011 and 2037 there is an evidenced need in Uttlesford for 20,430 new dwellings, equating to 785 new homes per year and 11,775 new homes over the proposed 15-year Plan period in addition to any outstanding unmet need.

3.35 The assessment therefore considers that the Local Plan Issues & Options consultation in October – December 2015 underestimated the Housing Need in the proposed Housing delivery scenarios of 580 dwellings (8,750 dwellings over 15 years) and 750 dwellings per year (11,750 dwellings over 15 years) and therefore would fall short of the true Objectively Assessed Requirements of the District.
3.36 The Study identifies that there is a clear distinction in the work locations of residents in North Uttlesford (below left) compared to South Uttlesford (below right), from which it identifies a clearly distinct split in Housing Need between the North and South of the District.
3.37 To address this Need the study presents evidence that supports a necessary split in the overall housing delivery of 43% to the North and 57% to the South in order to support the necessary growth in the respective communities and job markets. This equates to a target of 337 new homes per year and 5,055 new homes over the 15-year Plan period in the North of the District alone.

3.38 The Study considers the implications of this in the context of recent housing delivery and those sites that were previously identified during the last Local Plan examination. This identifies that there is evidence to suggest a disproportionate recent concentration of development in the South of the District with as little as 25% having occurred in the North, when considering new house sales. This disproportionate split was also proposed to continue when considering the previous draft Local Plan, before its withdrawal following examination.

3.39 When considering these previous draft allocations as a likely source of new development allocations the study concludes that there is likely to remain a significant shortfall in delivery in the north exceeding some 5,000 homes and therefore only likely to be met through provision of a new settlement.

**New Homes & Services**

3.40 The Illustrative Masterplan and Development Brief for the North Uttlesford Garden Village are explored further within section 4 of the case to demonstrate the ‘achievability’ of the site as a development allocation. As a new settlement it is envisaged that it could provide a minimum of 5,000 new homes, ensuring that it has the critical mass to create a vibrant new community. This would accord with the Officer report to the Planning Policy Working Group on the New Settlement Option for the Local Plan, dated 23 February 2016, prepared by Richard Fox, Uttlesford Planning Policy Team Leader. Paragraph 21 of the report states:

*New settlements need to be of sufficient size to support the required range of social and physical infrastructure. In their comments to the Issues and Options consultation Essex County Council note that any new settlement would require its own secondary school as part of the provision. This would require a minimum of some 5,000 houses/flats to support this provision. Any new settlement(s) would therefore likely be in the range of 5,000 – 10,000 homes which would be developed over a 20 – 25 year period.*

3.41 In addition to the new homes, and as indicated above, it can be assumed that the North Uttlesford Garden Village would include a new secondary school as well as other community facilities such as primary schools, nurseries, GP and Dentist surgeries, retail and leisure
uses as well as other community uses and business accommodation to form a high quality built environment in walkable neighbourhoods set within generous open spaces to create a vibrant and healthy community.

3.42 As indicated above this is covered in more detail in demonstrating the ‘ achievability’ of the site through following Garden City Principles to deliver North Uttlesford Garden Village as a Local Plan allocation.

Summary Conclusions:

3.43 The Objectively Assessed Requirements for Housing Need in Uttlesford between 2011 and 2037 is for 20,430 new dwellings, equating to 785 new homes per year and 11,775 new homes over the proposed 15-year Plan period.

3.44 There is a clear distinction in the housing markets in the North and South of Uttlesford linked to their respective and equally distinct job markets. To address this the Uttlesford Local Plan should seek to achieve allocations for 43% of new homes, equating to 340 new homes per year and 5,100 new homes over the 15-year Plan period, in the North of the District alone in order to support the necessary growth in the respective communities and job markets. When considering the likely source of new development allocations in existing settlements there would remain a significant shortfall in delivery in the north that would only be able to be met through provision of a new settlement.

3.45 In addition to the new homes the new settlement would follow Garden City principles and include a new secondary school as well as other community facilities such as primary schools, nurseries, GP and Dentist surgeries, retail and leisure uses as well as other community uses and business accommodation to form a high quality built environment in walkable neighbourhoods set within generous open spaces to create the North Uttlesford Garden Village as a vibrant and healthy new community.
Environmental Sustainability

3.46 In relation to demonstrating that the North Uttlesford Garden Village would contribute to an Environmental role in helping the Uttlesford Local Plan deliver Sustainable Development this submission demonstrates that:

   i The North Uttlesford Garden Village will contribute to protecting and enhancing Uttlesford’s natural, built and historic environment through protecting the Socio-Cultural heritage of existing communities and taking account of appraisal of the existing context.

   ii The North Uttlesford Garden Village will create a strong, vibrant and healthy new community and high quality built environment through a strong Vision and Objectives based upon Garden Village Development Principles.

Appendix 8: Landscape and Visual Appraisal and Capacity Study

3.47 Appendix 8 of this submission contains a qualitative Landscape and Visual Appraisal of the proposed North Uttlesford Garden Village proposal together with an assessment of the Landscape Capacity to receive the development.

3.48 Overall the study considers that the site does have capacity to accommodate development with comparatively limited adverse effects on neighbouring settlements. The extensive planting proposed would notably enhance the existing agricultural landscape compared to existing. The study identified a small number of areas where the illustrative masterplan proposed development on ‘outward facing slopes’ or ridge lines and consequently more prominent locations. The masterplan has been reviewed to follow the study’s recommendations to improve the settlement’s assimilation with the landscape.

3.49 The study considers that the scheme, despite its size, could be accommodated within the landscape.
Appendix 9: Cultural Heritage Appraisal

3.50 Appendix 9 of this submission contains a Cultural Heritage Appraisal to consider the heritage assets within and adjacent to the proposed new settlement location. The assessment considers that there are no direct physical impacts upon any of the identified heritage assets as a result of the development of the site.

3.51 There is only one grade II listed building within the extents of the site and whilst the report does identify an inevitable medium/high impact upon its significance from the reduction in open land around it. The building itself and its curtilage buildings are proposed to be retained, potentially for community use within the settlement centre with a significant open public parkland retained to the west helping to mitigate this impact.

3.52 Elsewhere the appraisal finds no or negligible impacts upon the setting of off-site heritage assets. In relation to the Conservation Area of Great Chesterford the new settlement is considered to have no impact upon the special interest and negligible to minor impact on the extended setting as a result of the enclosed character and intervening built form of the area itself and modern development to the north.

3.53 The Heritage Appraisal is supported by an Archaeological Desk Based Assessment that considers that no identified heritage assets would prevent allocation of the site for future residential development, however, a buffer should be maintained to safeguard the Scheduled Ancient Monuments of the Roman Temple in the southern edge of the site and the Roman Fort to the north-west of Cambridge. The masterplan maintains a considerable southern buffer to protect the setting of these heritage assets as well as maintain a clear gap from the existing village of Great Chesterford.

3.54 The Appraisal is further supported by a Historic Landscape Assessment specifically to consider the apparent remnants of a former deer park. This assessment recommends retention within the development of the physical evidence of the park boundary where this remains and where possible. This area includes a small elevated plateau which allows views to the north and west. It considers the potential for retaining this plateau as an area of open space/parkland within the development to allow for on-going interpretation as well as offering views of the local landscape. The illustrative masterplan includes the retention and enhancement of all existing landscape features and retaining this plateau area for open space.
Appendix 10: Ground Conditions – Baseline Opportunities & Constraints

3.55 Appendix 10 of this submission contains a high level baseline Ground Conditions Assessment of the site with additional studies identified to support the progression to application.

Appendix 11: Flood Risk and Surface Water Management Due Diligence Report

3.56 Appendix 11 of this submission contains a Flood Risk and Surface Water Management Assessment which identifies there is limited fluvial flooding within the site and any localised flooding is likely to be restricted to the watercourse corridor with no flooding from any other sources likely to affect the site.

3.57 To prevent flooding downstream a SuDS based strategy would be required with the aim of providing wider betterment in the local area through oversizing such features and therefore reducing likelihood of existing flooding downstream from occurring in the future. Areas for these potential SuDS features are incorporated within the areas of open space within the illustrative masterplan.

Appendix 12: Phase 1 Ecology Report

3.58 Appendix 12 of this submission contains a Phase 1 Ecology Report indicating that overall the site was of limited value in habitat and botanical terms being dominated by intensive arable land.

3.59 The report recommends that a generous 30m buffer be maintained around the Hildersham Wood SSSI which is outside of the north-east boundary of the site and consideration given to ensuring no changes to hydrology of the SSSI. Development should focus upon areas of low ecological value i.e. arable land and retain and enhance higher value habitat such as woodland, mature trees and hedgerows. Habitat creation should be considered including buffering the SSSI and expanding and joining up on-site and off-site higher value habitats. New habitat creation should seek to compensate for any habitat loss in order to demonstrate an overall enhancement in biodiversity.

Summary Conclusions:

3.60 Assessments of the site consider that the landscape does have capacity to accommodate development with comparatively limited adverse effects, that there are no direct physical impacts upon any of the identified heritage assets as a result of the development and that the site is of limited value in habitat and botanical terms being dominated by intensive arable land.
3.61 Opportunities have been identified to provide extensive planting to notably enhance the existing agricultural landscape compared to existing; to provide wider betterment in terms of drainage to reduce existing issues experienced in the present village of Great Chesterford; and to demonstrate an overall enhancement in biodiversity.

3.62 Recommendations have been taken on board within the illustrative masterplan to further ensure that the development could contribute to protecting, mitigating or enhancing the natural, built and historic environment, improving biodiversity and mitigate and adapt to climate change, overall allowing the new settlement to be accommodated sensitively within the landscape.
Appendix 13: Illustrative Masterplan

4.1 Appendix 13 of this submission contains Illustrative Masterplan concepts for how the North Uttlesford Garden Village might be formed based upon the recommendations of the supporting professional assessments.

4.2 The landowners and professional team welcome the opportunity to work with Uttlesford District Council, Essex County Council and the local businesses and communities along with other interested parties to explore the visioning, design and delivery of this allocation.
Appendix 14: “North Uttlesford Garden Village” A Working Garden Village Charter

4.3 Appendix 14 of this submission contains a Working Garden Village Charter for the North Uttlesford Garden Village. The purpose of this Working Charter is to explore a draft vision for the new settlement and draft objectives based upon Garden City Principles:

Vision:
“Establishing a new ‘gateway’ village in the North of the District that marries the best traditions of rural Uttlesford communities and the Essex landscape and design with modern garden village principles and green and sustainable design to create a vibrant and healthy new ‘enabled’ residential community at the heart of the thriving life science, technology and innovation ‘phenomenon’ business community”

Draft Objectives for delivering this vision:

i Engender ‘community ownership’ within the new garden village that will seek to endure social and green principles;

ii Create an empowered and engaged community that is flexible to change and encourages innovation and entrepreneurialism;

iii Provide a ‘gateway’ between the residential and business communities to create enduring links that will help to support and fuel the thriving life sciences, technology and innovation ‘phenomenon’;

iv Create a beautiful new settlement that relates to the traditions of rural Uttlesford communities and the Essex landscape and design;

v Encourage a vibrant, sociable and healthy new community and support but conserve the integrity of existing communities;

vi Integrate and protect the natural, historic and working landscape with the new settlement and existing communities to enhance the natural environment to create richness of biodiversity and encourage a healthy and environmentally aware community.
Appendices
Appendix 2

Land Ownership Plan, C.1919/e, Bidwells
Appendix 3

Declaration of Availability, 01 December 2015
Appendix 4

Professional Commercial Commentary upon the Economic Growth & Innovation Sector in North Uttlesford and Southern Cambridgeshire,

Bidwells, 28 June 2016
Appendix 9

Cultural Heritage Assessment, Bidwells, 24 June 2016

Including:

Archaeological Desk-Based, Report No. 1912, Oxford Archaeology East, April 2016

Review of Great Chesterford Deer Park, 1021 R01, Michelle Bolger, June 2016
Appendix 11

Flood Risk and Surface Water Management Due Diligence Report, 36997/4001, Peter Brett, May 2016
Appendix 14
