North Uttlesford Garden Village

27 March 2017
introductions

Landowners

James Hamilton, Alastair Robinson, Messrs John & Haydn McLaren

Mike Derbyshire

Ron Henry

Brian Buckingham

Johnny Clayton

Adam Halford
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**
BALANCED GROWTH

North
43% population

South
75% housing growth in last 4 years
BALANCED GROWTH

- Great Chesterford
- Elsenham
- Andrewsfield
- Boxted Wood
- Easton Park

Potential new Settlement Locations
UDC Local Plan Exhibition October 2016
STRATEGIC GROWTH

Southern Life Science Cluster
- Wellcome Trust Genome Campus
- Chesterford Research Park
- Granta Park
- Babraham Institute
- Cambridge Biomedical Campus

- £1.5bn Gross Value to the UK economy of the Cambridge Bioscience Sector
- 30% Of companies were established within just the last 5 years
- 3mn sq ft Potential growth within Southern Life Science Cluster in next 5 years alone
- 18,100 jobs Potential new job growth in Southern Life Science Cluster
STRATEGIC GROWTH
Southern Life Science Cluster

Over 5,000 Jobs already
Over 18,000 Jobs proposed

LIVE / WORK

Over 23% of workforce in North Uttlesford commute less than 5km

Over 25% of resident workforce in this area work in Professional, Scientific & Technical activities
STRATEGIC GROWTH
Southern Life Science Cluster

Professional, Scientific and Technical jobs are worth £36,654 each in GVA to the local economy.

Over 5,000 Jobs already

Over 18,000 Jobs proposed

£663 million
STRATEGIC GROWTH

- Cambridge City Deal & Devolution
- London Stansted Cambridge Corridor
- West Anglia Taskforce
- National Infrastructure Commission:
  Cambridge – Milton Keynes – Oxford Corridor

The Commission’s central finding is that a lack of sufficient and suitable housing presents a fundamental risk to the success of the area. Without a joined-up plan for housing, jobs and infrastructure across the corridor, it will be left behind by its international competitors. By providing the foundations for such a strategy, new east-west transport links present a once-in-a-generation opportunity to secure the area’s future success.
A STANDALONE COMMUNITY

5,000 Homes
- First delivery in 2020/21
- 500 Homes in first 5 years
- 3,000+ Homes by 2033

Standalone Community
- Village College
- Primary Schools & Nursery
- Health Centre & Gym
- Village & Community Centres
- Country Park separating new village from Great Chesterford
1. Community Ownership of Open Space & Facilities
2. Will work with Community & Council for strong leadership to deliver the Vision
3. Long-Term Stewardship
4. Mixed-tenure homes & genuine affordable housing
5. Over 18,000 High Quality Jobs within walk, cycle, bus & rail commute
6. Less than 15 homes per gross hectare within Beautifully designed open space & country park
7. Creation of habitats & Sustainable Drainage creating betterment for existing communities
8. Vibrant, social & walkable neighbourhoods
9. Integrating walking, cycling, bus & rail sustainable travel opportunities
CONNECTIVITY & SUSTAINABLE INFRASTRUCTURE

RON HENRY

PETER BRETT
CONNECTING LIFE & WORK

The site is unique in its relationship to growth job markets enabling a more sustainable strategy to be developed.

JOBS

Growth of over 18,000 jobs within less than 5km or a 15-minute rail journey.

HOUSES

5,000 home new settlement.
TRANSPORT NETWORKS & CONDITIONS

Base existing transport infrastructure in the area is excellent. Committed and emerging proposals will significantly improve sustainable access and movement.

Great Chesterford Railway Station

A11 & M11

A505, A1301, A1307, B184

Walking & Cycling Routes

Constraints do exist but this is not unique. All strategic sites face some challenges.
FIRST 5 YEARS

Build off existing infrastructure and sustainable opportunities

Establish walkable neighbourhoods and cycling culture in Essex

Bus links to employment & transport hubs

Network Rail investment from Great Chesterford to new Addenbrooke’s Station

Utilise spare network tidal capacity
  - Northbound rail
  - North & West bound A505
Key Transport Components to Support Uttlesford Garden Village

- Strategic Roads
- Main Local Roads
- Rail Corridor
- Stations
- Existing Strategic Cycle Link
- Vehicular Access
- Potential Cycle Connection
- Strategic Bus Corridor
- Major Employment Hub

- Biomedical Campus
- Potential Addenbrooke's Station
- High Quality Bus Corridor between Cambridge and Haverhill – City Deal
- Granta Park
- North-South Cycling Route
- Increased connectivity between A11/ M11
- Walk/Cycle Connection to Great Chesterford Station
- Chesterford Research Park
SUSTAINABLE LIVING

Sustainable Drainage

Areas of the site will be used to accommodate flood alleviation to protect Great Chesterford achieving significant betterment to the local area.

Low Carbon

High quality construction achieving reduction in energy use and integrating on-site renewables.

High Speed Broadband reduce the need for travel.

Generous natural Open Spaces and Allotments mitigate development impacts.
JOHNNY CLAYTON

BIDWELLS

A LANDSCAPE & CULTURAL LED VISION
SITE CHARACTERISTICS

Landscape + Site
1. River Cam
2. Ridge Lines
3. Valleys
4. Roman Road + Settlement

Built Settlement
1. Ridge Lines
2. Routes
3. Farmsteads

Water
1. Ridge Lines
2. Drains
3. Area Prone to Flooding
W. Water

Landscape + Vegetation
V. Areas of Existing Vegetation

Access
1. Access from Field Farm Drive
2. Chesterford Access Point, Along Newmarket Road
3. Access From Walden Road onto Cow Lane
4. Access From Walden Road onto Park Road
5. Roman Road Barrier
6. Lack of Access to North and East
CONCEPT DRIVERS

Inter-locking Fingers
1. Green Hand
2. Intimate Valley Setting
3. Fingers of Development

Ridge + Furrow
1. Proposed Development
2. Green Frame
3. Key Public Green Space
4. Green Buffer to Great Chesterford

“Small is Best”
1. Heart of the Development
2. Discreet Neighbourhoods
3. Main Access Routes
4. SUDS Focused Landscapes
5. The Old Deer Park

Village Settlement in Rolling Valley
COLLABORATION

461 Hectares

- Signed Memorandum of Understanding
- Alignment of interests over many years
- Formal Collaboration Agreement to be signed on allocation

BRIAN BUCKINGHAM
BIDWELLS
Significant interest from top quality promoters/developers

Aspirational development
VIABILITY

- Ranked 1\textsuperscript{st} and 2\textsuperscript{nd} in Malins 2016 Viability Study
- 1\textsuperscript{st} ‘standalone’ settlement
- Robust Delivery
- More public ‘goods’

<table>
<thead>
<tr>
<th>Location</th>
<th>Commercial</th>
<th>Average phase – costed S106 items only</th>
<th>Average phase – costed S106 items plus £5,000 per unit</th>
<th>Early phase in first 35% of development</th>
<th>Latter phase in remainder of development</th>
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DELIVERABILITY – PHASE 1
DISTRICT PLAN YEARS 1-5 (2018/19 -2022/23)
START ON SITE 2020/21

- at least 500 Homes
- Community Hall, Café & Shop
- Village College
- Nursery & Health Centre
- Country Park & SuDS
- Park Road Junction, Cycle & Walking routes
FORECAST OF DELIVERY

Assumed average of 250 homes per year (ATLAS advise 300-500. July 2013)

- Cambourne, South Cambridgeshire achieved average of 234dpa with a peak of 620dpa

Target 14,100 Homes (average 708 per year 2018/19-2032/33)
North Uttlesford Garden Village (minimum 250 homes per year from 2022/23)
UDC Projected
UDC Completed

District Plan 2018/19 – 2032/33

- Assumed average of 250 homes per year (ATLAS advise 300-500. July 2013)
- Cambourne, South Cambridgeshire achieved average of 234dpa with a peak of 620dpa
In order for the Uttlesford Local Plan to be found “Sound” at examination it is essential that it demonstrates in all regards that it is Positively Prepared, Justified, Effective and Consistent with National Policy.
A STRATEGIC & SUSTAINABLE PLAN

UDC identified the North of the Uttlesford as a Strategic Option for growth

18,100 jobs

Potential new job growth in Southern Life Science Cluster
A BALANCED PLAN

North Uttlesford
Garden Village
Elsenham
Boxted Wood
Easton Park
Andrewsfield
North
South
A DELIVERABLE PLAN

Target 14,100 Homes (average 708 per year 2018/19-2032/33)
North Uttlesford Garden Village (minimum 250 homes per year from 2022/23)

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<th>UDC Completed</th>
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District Plan 2018/19 – 2032/33
A VISIONARY PLAN

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.
THANK YOU