

Examination of the Uttlesford Local Plan

Andrewsfield New Settlement Consortium

Matter 8: The Proposed New Garden Communities – Specific Matters (Policy SP8, West of Braintree Garden Community)

Question 1: What evidence is there to demonstrate that the proposed West of Braintree Garden Community is capable of delivering 10,500 – 13,500 homes overall and up to 3,500 in Uttlesford (970 in the Plan period) ?

Answer 1: The detailed site specific evidence base submitted by ANSC, as well as by Galliard Homes, towards the emerging UDC and BDC Local Plans demonstrates that the WBGC is capable of delivering 10,500 – 13,500 homes overall, including 3,500 in Uttlesford. The potential capacity of the WBGC has also been tested through evidence base reports prepared by UDC and BDC, notably including the WBGC concept framework prepared by AECOM on behalf of BDC demonstrating that 9,300 homes can be delivered in Braintree district alone along with employment land, mixed and community uses, open space, and green and blue infrastructure.

The Master Plan and development vision prepared by GL Hearn on behalf of ANSC demonstrates that at least 725 dwellings can be delivered within the Andrewsfield Airfield land parcel within Uttlesford District. The remaining balance of 2,775 within Uttlesford can be delivered within land controlled by Galliard Homes at Bosted Wood.

The Master Plan prepared by GL Hearn on behalf of ANSC was informed by technical supporting information to inform the scale of development proposed, and to demonstrate that the proposed development will meet garden community principles and provide strategies for delivery of infrastructure and a mixture of land uses to support a new garden community of between 10,500 and 13,500 homes overall across Uttlesford and Braintree. The ANSC technical information includes site specific evidence relating to: transport, landscape, ecology, flood risk, and heritage. These evidence base reports confirm that the scale of development between 10,500 and 13,500 across the entire WBGC can be delivered alongside mitigation strategies for example relating to: retained and strengthened strategic landscaping; buffer zones to heritage assets; improvements to local roads, cycle and pedestrian connections; and public transport enhancements.

The North Essex Authorities continue to make strong progress in preparation of the Joint North Essex Strategic (Section 1) Plans. The NEAs also remain on track to provide a number of additional technical evidence base reports to support the Joint North Essex Strategic (section 1) Plan, with the examination in public due to recommence in autumn 2019.

Question 2: What arrangements have been made for joint working between Braintree and Uttlesford District Councils to deliver the proposed garden community ?

Answer 2: Braintree and Uttlesford District Councils continue to work collaboratively on planning for delivery of the WBGC. UDC and BDC have previously progressed joint consultation on an issues and options development plan document for the WBGC. The two authorities are also in continuous and close dialogue to ensure that the authorities are aligned in the visioning and planning for delivery of the WBGC to meet garden community principles established by the Town & Country Planning Association. Similarly, ANSC and Galliard continue to work collaboratively towards progression of the WBGC as a cross-boundary development.

Uttlesford and Braintree District Councils also continue to work closely with key stakeholders, including Essex County Council, relating to delivery of infrastructure requirements such as highways and education facilities.

Question 3: The heritage Impact Assessment says this site is situated within an area of moderate to high sensitivity. Has this been factored into the calculation of the likely developable area of the site and the provision of infrastructure and services ?

Answer A3: Yes, heritage impacts have been factored into the calculation of developable area of the site and provision of infrastructure and services. Detailed heritage impact assessments have been prepared on behalf of UDC by Donald Insall Associates (2018 and 2019). In addition, a robust baseline heritage appraisal prepared by Montagu Evans, 2017, relating to the WBGC was submitted by GL Hearn on behalf of ANSC towards the reg. 19 Uttlesford Local Plan. The Montagu Evans heritage appraisal provides a robust and strong evidence base against which the WBGC strategic growth development plan document can be prepared, including appropriate measures for the protection of heritage assets, which may include:

- Retaining the structure of field systems for listed farmsteads;
- Providing a landscape buffer to individual groups of farmhouses, cottages or ancillary structures associated with agriculture;
- Retaining the axial view south from the Grade II listed Saling Grove;
- Retaining views from the north-west of the Church of St James and Saling Hall;
- Reinstating Repton's historic parkland; and
- A full Heritage Impact Assessment to inform any future master plan.

The development vision and Master Plan prepared by GL Hearn relating to the WBGC, and specifically the Andrewsfield Airfield land parcel within Uttlesford, has factored in the heritage impacts to the net developable area calculations.

Question 4: Should the plan identify specific allocation/ areas within the policy area for employment use ?

Answer 4: ANSC supports inclusion of policy wording that specifies a certain quantum of employment uses within the WBGC. The report prepared by Hardisty Jones Associates, 2018, (examination document ref. 600.1), provides a reasonable approach to the extent of employment land (ha) and floorspace (m²) that should be brought forward for employment uses. Hardisty Jones Associates recommends that the WBGC should provide between 3 to 4 hectares, or between 10,000m² and 13,900m² employment floorspace during the Plan period to 2033 within Uttlesford, and between 8 to 12 hectares, or between 34,000m² and 48,600m² employment floorspace on completion of the Uttlesford element of the WBGC.

The WBGC development vision and master plan prepared and submitted by GL Hearn on behalf of ANSC to the reg. 19 UDC Local Plan identifies and recognises the need to include and provide for employment land within the Master Plan. The proposed development also provides for other mixed uses including local retail, education and learning, health and community uses that generate employment opportunities. Whilst the section 1 Plan policy wording relating to the WBGC should appropriately indicate a range for the extent of employment land or floorspace to be provided within the development, the specific land to be allocated for employment uses should appropriately be identified through the Development Plan Document.

Question 5: Does the policy refer to the most up to date sports strategy ?

Answer 5: It is understood that UDC are in the process of updating the sports strategy and that this will be published in June, ahead of the Local Plan hearing sessions in July.

Question 6: Will this development result in the loss of a pilot training school and if so will a replacement site need to be found in order for this part of the site to be developed ?

Answer 6: Where the Andrewsfield Airfield land parcel is developed in due course, to accord with the UDC Local Plan broad area of search proposals map then, yes, the pilot training school would need to close. There is no requirement for an alternative pilot training school to be provided. Nevertheless, there are alternative pilot training schools in reasonably close proximity of the site, including at Earls Colne and North Weald and these and other sites could also accommodate a relocation of these existing business.

Question 7: How have any impacts from flight paths to and from Stansted airport on the West of Braintree proposed garden community been considered ?

Answer 7: The potential impact of flight paths to and from Stansted have been considered by UDC and BDC in preparation of the cross-boundary plans for the WBGC. The proposed WBGC falls within an area outside of the flight paths to and from Stansted airport, which relate to the south west/north east alignment of the runway. The flight paths would not give rise to any unacceptable impacts to future residents within the WBGC development. It is understood that Stansted Airport Ltd has no objection to this proposed land allocation.

Word Count (Answers 1-7): 1,079

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