

NORTH HERTFORDSHIRE DISTRICT COUNCIL

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10 August 2018

Planning Policy Team
Uttlesford District Council
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Our Ref: PL12/cs
Your Ref:

Contact Officer: Clare Skeels
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Dear Sir / Madam,

Uttlesford District Council Local Plan – Regulation 19 Consultation

Thank you for providing North Hertfordshire District Council with the opportunity to comment on the Uttlesford Regulation 19 Pre-submission Local Plan.

The proposal to meet your objectively assessed housing need within your administrative area is supported and the “hybrid” strategy of distributing some of that growth in existing communities alongside significant growth through the three proposed new settlements is understood. It is noted that a Development Plan Document will be prepared for each of the garden communities before any planning application is determined. Whilst a DPD will help shape each of the proposed developments, the District Council should ensure that these are prepared expediently in order to meet the housing delivery targets set out in Policy SP3.

The majority of the allocations made in the Local Plan are unlikely to have any significant impact on North Hertfordshire. However, the District Council is concerned about those impacts arising from the proposed new settlement, North Uttlesford, particularly the impact that the proposed development might have on the strategic highway network and the A505. In our comments to previous consultations, we noted that it would be critical to ensure that full consideration was given to the cumulative impact of development on the A505 corridor. The A505 Corridor Improvement Feasibility Study : A10 to the A11, January 2018 goes some way to addressing these issues. It is considered that the issue of impact on the A505 corridor should continue to be discussed between the two authorities and Hertfordshire County Council as the highways authority.

To this end, the wording of Policy SP7 (8) – North Uttlesford Garden Community should be amended as follows to ensure that the policy is effective:

“Mitigate the transport impacts of the proposed development on the strategic and local road network including on the B184 and B1383. An access strategy that connects with the A11, A1301 and the Cambridge Park & Ride (on the A1307), with the A11 being the preferred route for northbound travel. The access strategy will

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explore the potential of a northern access for the site. The primary southern access into the site will be via Field Farm Drive, access via Park Road will be limited to ensure the character of Park Road is protected. There will be no vehicular access to the site from Cow Lane. Access for construction traffic will be via Field Farm Drive. Contributions towards capacity improvements **and other appropriate mitigation measures** along the A505 **corridor** and junction of the A505 and A1301 will be **secured sought**, requiring cross boundary agreement with South Cambridgeshire District Council, Hertfordshire, Cambridgeshire, Essex County Councils and Highways England. Other specific transport related infrastructure requirements identified through the Strategic Growth Development Plan Document and masterplans for the Garden Community will be delivered in a phased manner. The development will avoid the use of unsuitable roads by car through existing communities.”

Please feel free to contact me to discuss any of the above comments in detail.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'D Levett', with a long horizontal flourish extending to the right.

Cllr David Levett
Executive Member for Planning and Enterprise