

The Planning Policy Team
Uttlesford District Council
The Council Offices
London Road
Saffron Walden
Essex
CB11 4ER

10 January 2007

Ref: FFP005/PDC

Dear Sir or Madam

**UTTLESFORD CORE STRATEGY – PREFERRED OPTIONS CONSULTATION,
NOVEMBER 2007 – RESPONSE ON BEHALF OF THE FAIRFIELD PARTNERSHIP**

Please find attached copies of representations on the above consultation submitted on behalf of the Fairfield Partnership who control land to the north-east of Elsenham, identified as the preferred option within this consultation.

The following responses are included:

- 2 copies of Elsenham: A Strategic Master Plan Vision
- Representations:
 - Objecting to Policy E1;
 - Supporting Policy GA1;
 - Supporting Policy DC1;
 - Supporting Policy DC2;
 - Supporting Policy DC11;
 - Supporting Policy DC12;
 - Supporting paragraph 6.6;
 - Objecting to Option 1;
 - Objecting to Option 2;
 - Objecting to Option 3;
 - Objecting to Option 4; and
 - Supporting paragraph 6.68.

I have also submitted copies electronically via email and also via your website. Please let me know if you require any additional copies of submitted material.

Yours sincerely

PHIL COPSEY
Senior Associate

e-mail: pcopsey@davidlock.com

encls:

cc Steve Biart, The Fairfield Partnership

**Uttlesford District Council
Local Development Framework
Core Strategy - Preferred Options**

Comments Form



You can make your comments about the preferred options consultation on this form. You can also look at the document and make your comments on line. This will save time and paper and you can also look at the comments that other people have made. If you would prefer to make your comments on line please go to <http://consultation.limehouse.co.uk/uttlesford> or go to the Uttlesford website at www.uttlesford.gov.uk and follow the links from the planning homepage. The preferred options are supported by a sustainability appraisal which is also available on the website. If you have any comments on this appraisal you can also make them on this form.

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Mr	Phil	Copsey
Job Title (If Applicable) Senior Associate		
Organisation (If Applicable) David Lock Associates		
If you are making comments on behalf of a client or an organisation please include the name of the person or group you are representing. The Fairfield Partnership		
Address		
50 North Thirteenth Street Central Milton Keynes		Post Code: MK9 3BP
		Telephone No: 01908 666276
		E: Mail: pcopsey@davidlock.com
Your details will be added to the consultation database and you will be notified of further consultation stages for the Local Development Framework.		
Please indicate if you wish to be informed when the Core Strategy has been submitted to the Secretary of State for independent examination		YES / NO

Your Comments on the Core Strategy Preferred Options.

If you want to make comments - please make a note of the number of the objective, policy, paragraph or growth option. State whether you are supporting or objecting. Explain clearly why you are supporting or objecting and if you are objecting, please say what changes you would like to see to overcome your objection. Please use a separate sheet for each comment.

Objective, Policy, Paragraph or growth option	(Enter number here) Policy E1	Do you: Object <input checked="" type="checkbox"/> or Support <input type="checkbox"/> (Please tick one box)
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Please give the reasons for your support/objection:

The Fairfield Partnership fully supports the creation of a new settlement to the north-east of Elsenham as the most sustainable option in meeting the growth needs of the District. Any new settlement must however include a mix of uses including employment to provide the opportunity to meet the day to day needs of the new community in close proximity if it is to fully promote the objective of reducing the need to travel and therefore energy use and emissions. The concept behind this new settlement has always promoted this sustainable mix of uses to prevent the creation of a dormitory settlement and to provide access to jobs, health, education, shops, leisure and community facilities, open space, sport and recreation in line with Government Policy at PPS1 (paragraph 27).

New employment allocations should therefore be made at Elsenham to meet the needs of the emerging new community that are of a sufficient scale in order to support the needs of the new community. It is envisaged that up to 40,000 sq m of employment floorspace may be provided as part of the proposed new settlement in order to provide a reasonable balance between local workers and local jobs in the new settlement. This would require in the order of 10-12 hectares of employment land to be identified at land north-east of Elsenham depending on the character and mix of employment types. It is envisaged that employment on the site would include research and development, general industry and offices alongside provision associated with education, shops and services and health uses proposed in support of the new community.

While policy E1 sets out a broad target for employment land and a mix of employment types, the Core Strategy ought to include greater detail in how the overall target will be made up, the split between existing commitments and new allocations and the broad location of employment and quantities. This may require a review of the overall target figure.

The policy in failing to identify land for employment development alongside the new settlement on land north-east of Elsenham is currently unsound in terms of test (iv) general conformity with the emerging RSS. Policy E2 of the Secretary of State's Proposed Changes to the Draft Revision to the Regional Spatial Strategy for the East of England requires that

'Sites of sufficient range, quantity and quality to cater for all relevant employment sectors should be provided at appropriate scales at urban areas, market towns and key rural centres. These should be at locations which:

- *Minimise commuting and promote more sustainable communities by achieving a closer relationship between jobs and homes;*
- *Maximise potential use of public transport;...*

The policy also fails test (vii) in that the allocations proposed are not the most appropriate in all the circumstances given the focus of new homes on land north-east of Elsenham.

Please say what changes you would like to see to the Core Strategy:

The final bullet point of Policy E1 should be amended to show the broad distribution and quantity of employment development, distinguishing between new allocations and retained allocations as below:

- Identifying at least 25 ha of additional employment land over and above existing allocations in site allocations DPDs in the following locations;
 - Allocating [x hectares] of land in DPDs at Saffron Walden for B1 development.
 - Allocating [x hectares] of land in DPDs for B2/B8 industrial/warehousing close to the M11 and Stansted
 - Allocating [x hectares] of land in DPDs for B1 research and development in the Cambridge Sub-Region
 - Allocating up to 12 hectares of land in DPDs for B1 and B2 uses as part of the new settlement on land north-east of Elsenham.
 - Allowing the relocation and growth of firms to take place on sites beyond development limits. Sites will need to be justified and assessed against sustainable policy criteria set out in other DPDs.

Please note that the Council will summarise any comments you have made and enter them on the on-line consultation system so that your comments can be viewed by other people and included in any reports.

If you have any questions about the consultation please contact the Policy Team on 01799 510461

**Uttlesford District Council
Local Development Framework
Core Strategy - Preferred Options**

Comments Form



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Your Comments on the Core Strategy Preferred Options.

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Objective, Policy, Paragraph or growth option	(Enter number here) Policy GA1	Do you: Object <input type="checkbox"/> or Support <input checked="" type="checkbox"/> (Please tick one box)
Please give the reasons for your support/objection: The priority accorded towards promoting development accessible by public transport is strongly supported. This reflects Government and Regional planning policy and is fundamental in promoting a realistic alternative to the use of the private car and in promoting development patterns that can contribute towards a reduction in carbon emissions. In this regard accessibility to rail access has rightly been a key informant of patterns of development.		
Please say what changes you would like to see to the Core Strategy:		
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Objective, Policy, Paragraph or growth option	(Enter number here) Paragraph 5.11 / Policy DC1	Do you: Object <input type="checkbox"/> or Support <input checked="" type="checkbox"/> (Please tick one box)
<p>The identification of new 9,666 new homes between 2001 and 2024 within the District is supported. Policy DC1 is a sound interpretation of regional policy as set out at Policy H1 of the Secretary of States proposed changes to the draft revision to the Regional Spatial Strategy for the East of England. These District allocations are minimum targets and in rolling them forward beyond the period of the RSS, it is vital that the annual rate identified at policy H1 for the period 2006 and 2021 is maintained (430 dwellings per annum).</p> <p>The application of an allowance for sites which may not come forward is common within local plans/local development frameworks in order to secure and safeguard housing delivery. For example, a recent Local Plan prepared under the transitional arrangements currently under adoption in Swale, Kent provides for an element of over provision (in excess of 10,000 dwellings against a Structure Plan target of 9,100 dwellings) to take account of the potential under-delivery within the plan period. Likewise, the Aylesbury Vale Local Plan (adopted 2004) makes a +15% allowance for non-implementation.</p> <p>Adding such a contingency assists in meeting the minimum target of Policy H1 of the RSS, and promotes the delivery of a robust supply of housing land.</p>		
<p>Please say what changes you would like to see to the Core Strategy:</p>		
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Objective, Policy, Paragraph or growth option	(Enter number here) Paragraph 5.11 / Policy DC2	Do you: Object <input type="checkbox"/> or Support <input checked="" type="checkbox"/> (Please tick one box)
<p>Please give the reasons for your support/objection:</p> <p>The housing strategy suggested focussing development on a 3,000 dwelling new settlement on land north-east of Elsenham is supported as a sound approach to the growth pressures facing the District.</p> <p>The analysis at paragraph 5.11 gives a clear indication of the adverse impacts of continuing to expand Great Dunmow and Saffron Walden, supported by the Historic Settlement Character Assessments. This is reinforced by the Sustainability Appraisal which confirms the greater number of negative socio-economic and environmental impacts that arise from expanding existing settlements, and the ability of a new settlement to make comprehensive provision of facilities and infrastructure.</p> <p>The allocation of 3,000 new homes provides a significant critical mass at land north-east of Elsenham to support a range of services and facilities. There is clear evidence that a settlement of this size can support a viable town centre with comprehensive retail, education and service provision:</p> <ul style="list-style-type: none"> • Within Uttlesford District only Saffron Walden is presently larger than the 3,000 home new settlement proposed. Other settlements of this scale such as Great Dunmow enjoy a broad range of shops and services to support their population. • Other new towns elsewhere in the county both planned and built provide a good range of services and shops for this level of population. Cranbrook in Devon provides for up to 2,900 homes, 17,500 sq m of employment, 6,700 sq m of retail floorspace, hotel(s), community facilities including assembly, leisure and health, a secondary school and two primary schools along with associated open space and sports facilities. The Wixams new settlement in Bedfordshire 4,500 new homes, an employment area, providing over a million square feet of office space, a proposed new railway station, six new schools – three lower, two middle and one upper, a Town Centre, a primary care health centre, sports and leisure facilities and associated open space <p>Concentration of development also maximises the ability to optimise contributions from a development and secure comprehensive infrastructure. This could be in the form of highway improvements, energy and drainage infrastructure, education facilities etc. The creation of a substantial critical mass also better supports sustainable infrastructure such as energy, waste and water strategies.</p> <p>A range and quantity of uses can better support in proximity can support the delivery and management of community heating systems or combined heat and power, where the demand for heat and energy can be balanced across the day.</p>		

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<p>Please give the reasons for your support/objection:</p> <p>Policy DC11 is objected to in that it fails to identify the need for new retail to support a new settlement on land north-east of Elsenham and is unsound with respect to test (iv) conformity with the RSS and test (vii) the strategies represent the most appropriate in all the circumstances.</p> <p>PPS6: Planning for Town Centres, makes clear that Core Strategies should set out a hierarchy for retail within a District setting out the roles of the various centres (paragraph 2.15). This is reinforced by draft policy E5 of the Secretary of States proposed changes to the draft revision to the Regional Spatial Strategy for the East of England which requires LDDs to <i>'identify a network of more local town centres, district centres, neighbourhood centres and village centres.'</i></p> <p>The Fairfield Partnership is proposing a town centre as the focal point of its strategic master plan for land at Elsenham set out in a supporting document Elsenham: Strategic Master Plan Vision. This will be vital in providing for day to day needs of residents within walking distance of new homes, promoting sustainable patterns of development and in creating an identity for the new/expanded settlement.</p>		
<p>Please say what changes you would like to see to the Core Strategy:</p> <p>Policy DC11 should be expanded to include the creation of a new retail and service centre at Elsenham:</p> <p>The Council will encourage new retailing, commercial and other development which will maintain and enhance the roles of Saffron Walden and Great Dunmow as retail and service centres. <u>New retailing, commercial and other development will be supported to create a new town centre at Elsenham in connection with the creation of the new settlement.</u></p> <p>Attendant changes should also be made to supporting paragraph 5.22.</p>		
<p>Please note that the Council will summarise any comments you have made and enter them on the on-line consultation system so that your comments can be viewed by other people and included in any reports.</p>		

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Objective, Policy, Paragraph or growth option	(Enter number here)	Do you: Object <input type="checkbox"/> or Support <input checked="" type="checkbox"/> (Please tick one box)
Please give the reasons for your support/objection: The sensitivity of the historic centres and settings of Saffron Walden and Great Dunmow are properly recognised in the Historic Settlement Character Assessment study and the protection offered to their character under policy DC12 is supported.		
Please say what changes you would like to see to the Core Strategy:		
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Objective, Policy, Paragraph or growth option	(Enter number here) Paragraph 6.6	Do you: Object <input type="checkbox"/> or Support <input checked="" type="checkbox"/> (Please tick one box)
<p>Please give the reasons for your support/objection:</p> <p>The strategy to preserve, conserve and enhance the local distinctiveness and historic character of rural settlements and to retain separation between settlements is supported.</p> <p>The Strategic Master Plan Vision for Elsenham submitted alongside these representations sets out proposals for integrating new development sensitively with Elsenham, while protecting and maintaining the separate identity of Henham, especially its historic core and its approaches. Strategic growth at Elsenham is not incompatible with the protection and separation of rural settlements.</p>		
<p>Please say what changes you would like to see to the Core Strategy:</p>		
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Objective, Policy, Paragraph or growth option	(Enter number here) Spatial Strategy Option One	Do you: Object <input checked="" type="checkbox"/> or Support <input type="checkbox"/> (Please tick one box)
<p>Please give the reasons for your support/objection:</p> <p>Option One in directing growth towards the major settlements is objected to as it would fail to represent the most appropriate strategy in all the circumstances (test vii of soundness).</p> <p>The growth proposed would have a significant impact on the scale of the three growth locations under this option:</p> <ul style="list-style-type: none"> • Saffron Walden would grow by 32% over and above the number of households present in the 2001 Census (taking account of new growth and existing commitments); • Great Dunmow would grow by 110% over and above the number of households present in the 2001 Census (taking account of new growth and existing commitments); and • Stansted Mountfitchet would grow by 49% over and above the number of households present in the 2001 Census (taking account of new growth and existing commitments). <p>The historic character and value of these settlements and settings is established in the Historic Settlement Character Assessment. Growth at this scale (and presumably continuing beyond the Core Strategy period at this trajectory) would fundamentally and irreversibly change the character and setting of these important market towns.</p> <p>Growth of this nature would also exert significant pressure on existing shops and services, as identified within the Sustainability Appraisal. This is particularly the case with regard to secondary school provision where capacity issues exist at both Saffron Walden and Great Dunmow.</p> <p>Only Stansted Mountfitchet of these locations enjoys direct access to a rail station, and bus services in and between the settlements are limited. The focussing of growth in these locations is therefore unlikely to promote any broad reduction in reliance on the private car, especially in the case of Great Dunmow with its easy access to the A120. The Panel Report into the Examination in Public of the East of England Plan picked up on this point in considering growth options for the District where it comments:</p> <p><i>'We see the merit of arguments put forward by some participants in favour of Stansted Mountfitchet and Elsenham, on the West Anglia rail line, as locations for some development as an alternative to further additions in the A120 settlements.'</i> (paragraph 5.107 of the report of the Panel into the Examination in Public of the Draft East of England Plan)</p> <p>The dispersal of growth in this way would also fail to maximise the potential investment into new infrastructure that would occur from concentrating development in line with Option 4 in terms of school provision, new infrastructure, supporting shops and services etc. which would be difficult to accommodate within existing historic centres.</p>		

Please say what changes you would like to see to the Core Strategy:

Option One should not be identified as the preferred option.

Please note that the Council will summarise any comments you have made and enter them on the on-line consultation system so that your comments can be viewed by other people and included in any reports.

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Objective, Policy, Paragraph or growth option	(Enter number here) Spatial Strategy Option Two	Do you: Object <input checked="" type="checkbox"/> or Support <input type="checkbox"/> (Please tick one box)
<p>Please give the reasons for your support/objection:</p> <p>Option Two in directing growth towards a hierarchy of settlements is objected to as it would fail to represent the most appropriate strategy in all the circumstances (test vii of soundness).</p> <p>The growth proposed would still have a significant impact on the scale of historic settlements:</p> <ul style="list-style-type: none"> • Saffron Walden would grow by 25% over and above the number of households present in the 2001 Census (taking account of new growth and existing commitments); • Great Dunmow would grow by 73% over and above the number of households present in the 2001 Census (taking account of new growth and existing commitments); and <p>The historic character and value of these settlements and settings is established in the Historic Settlement Character Assessment. Growth at this scale (and presumably continuing beyond the Core Strategy period at this trajectory) would fundamentally and irreversibly change the character and setting of these important market towns.</p> <p>Growth of this nature would also put significant pressure on existing shops and services, as identified within the Sustainability Appraisal. This is particularly the case with regard to secondary school provision where capacity issues exist at both Saffron Walden and Great Dunmow.</p> <p>The implications of further growth at Takeley are also significant. Taking account of existing allocations, the proposed future housing development at Priors Green, Takeley/Little Canfield would result in the number of households in Takeley growing by 162% over and above the number of households recorded in the 2001 Census.</p> <p>Stansted Mountfitchet, Elsenham, Newport and Great Chesterford enjoy direct access to a rail station. However, under option 2 the bulk of growth would be placed elsewhere away from rail links and be reliant on bus services as the only alternative to the private car. The focussing of growth in these locations is therefore unlikely to promote any broad reduction in reliance on the private car, especially in the case of Great Dunmow and Takeley with its easy access to the A120. The Panel Report into the Examination in Public of the East of England Plan picked up on this point in considering growth options for the District where it comments:</p> <p><i>'We see the merit of arguments put forward by some participants in favour of Stansted Mountfitchet and Elsenham, on the West Anglia rail line, as locations for some development as an alternative to further additions in the A120 settlements.'</i></p> <p>(paragraph 5.107 of the report of the Panel into the Examination in Public of the Draft East of England Plan)</p>		

The dispersal of growth in this way would also fail to maximise the potential investment into new infrastructure that would occur from concentrating development in a critical mass in line with Option 4. Additional pressure would therefore be exerted on existing services in terms of school provision, new infrastructure, supporting shops and services, health and sports facilities. Where new facilities are not provided additional journeys are likely to occur between settlements to access services, the majority of which would be likely to be car-based.

The identification of Elsenham as a growth location is supported. However, growth at this scale fails to take full advantage of the strategic importance of Elsenham and its location on the West Anglia Line, close to and well linked by public transport to centres of population such as Stansted Mountfitchet, Bishop's Stortford and Stansted Airport, and within easy access of the strategic road network. It would be likely to deliver some benefits in terms of a new primary school and improvements to bus services, but would not provide the comprehensive new infrastructure associated with larger allocations.

Growth at Great Chesterford would need to be small in scale and sensitively sited to avoid floodplain areas, the Conservation Area and its setting and Scheduled Ancient Monuments.

Please say what changes you would like to see to the Core Strategy:

Option Two should not be identified as the preferred option.

Please note that the Council will summarise any comments you have made and enter them on the on-line consultation system so that your comments can be viewed by other people and included in any reports.

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Your Comments on the Core Strategy Preferred Options.

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Objective, Policy, Paragraph or growth option	(Enter number here) Spatial Strategy Option Three	Do you: Object <input checked="" type="checkbox"/> or Support <input type="checkbox"/> (Please tick one box)
<p>Please give the reasons for your support/objection:</p> <p>Option Three is supported in that it recognises the potential for a new settlement at Elsenham as a central component in meeting the growth needs of the District.</p> <p>However, the option fails to identify the full potential that exists at Elsenham (rightly identified at Option Four). Growth at this scale fails to take full advantage of the strategic importance of Elsenham and its location on the West Anglia Line, close to and linked by public transport to centres of population such as Stansted Mountfitchet, Bishop's Stortford and Stansted Airport (with the potential for improvements to such linkages), and within easy access of the strategic road network.</p> <p>Growth at this scale would deliver comprehensive supporting infrastructure but could not support a town centre or the provision of a new secondary school in the same manner as Option 4. Secondary schooling could however be provided at Mountfitchet Mathematics and Computing College where capacity exists, and which is within 3 miles of Elsenham and linked by public transport.</p> <p>The growth proposed would still have a significant impact on the scale of historic settlements:</p> <ul style="list-style-type: none"> • Saffron Walden would grow by 25% over and above the number of households present in the 2001 Census (taking account of new growth and existing commitments); • Great Dunmow would grow by 73% over and above the number of households present in the 2001 Census (taking account of new growth and existing commitments). <p>The historic character and value of these settlements and settings is established in the Historic Settlement Character Assessment. Growth at this scale (and presumably continuing beyond the Core Strategy period at this trajectory) would fundamentally and irreversibly change the character and setting of these important market towns.</p> <p>Growth of this nature would also put significant pressure on existing shops and services, as identified within the Sustainability Appraisal. This is particularly the case with regard to secondary school provision where capacity issues exist at both Saffron Walden and Great Dunmow.</p> <p>The focussing of growth at Great Dunmow is unlikely to promote any broad reduction in reliance on the private car. The Panel Report into the Examination in Public of the East of England Plan picked up on this point in considering growth options for the District where it comments:</p> <p><i>'We see the merit of arguments put forward by some participants in favour of Stansted Mountfitchet and Elsenham, on the West Anglia rail line, as locations for some development as an alternative to further additions in the A120 settlements.'</i> (paragraph 5.107 of the report of the Panel into the Examination in Public of the Draft East of England Plan)</p>		

On this basis it is considered that option 3 would fail to represent the most appropriate strategy in all the circumstances (test vii of soundness).

Please say what changes you would like to see to the Core Strategy:

Option Three should not be identified as the preferred option.

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Objective, Policy, Paragraph or growth option	(Enter number here) Spatial Strategy Option Four	Do you: Object <input checked="" type="checkbox"/> or Support <input type="checkbox"/> (Please tick one box)
<p>Please give the reasons for your support/objection:</p> <p>The Fairfield Partnership wholeheartedly supports the sound identification of Option Four as the most sustainable response to providing for growth within Uttlesford District.</p> <p>However, the shortfall of 200 homes below the 9,666 homes to be provided in the District to 2024 is objected to. Failure to plan for these 200 homes is unsound in that it fails to identify broad locations that will enable continuous delivery of housing for at least 15 years from the date of adoption, as required by paragraph 53 of PPS3: Housing. This under provision also fails to meet the requirements of Policy H1 of the Secretary of States proposed changes to the draft revision to the Regional Spatial Strategy for the East of England. As such option 4 is unsound with respect to test (iv) conformity with national planning policy and regional spatial strategy.</p> <p>Option four understates the capacity of land north-east of Elsenham, which as a strategic growth location has the capacity to accommodate the additional 200 dwellings within a master planned sustainable development without requiring additional allocation elsewhere. A Strategic Master Plan Vision document is submitted alongside these representations sets out the Fairfield Partnership's comprehensive vision for growth at Elsenham as a new linked settlement within Uttlesford District that delivers the highest standards in sustainable and low carbon development, while drawing upon the character of market towns for its form and identity. The strategic master plan has the potential to accommodate the additional 200 dwellings without requiring additional land to be taken. This can be achieved through modest adjustments to residential and employment density in appropriate parts of the master plan.</p> <p>The Strategic Master Plan Vision sets out a comprehensive master planned approach for land under the control of the Fairfield Partnership which promotes a mixed use, low carbon development in a strategically important and sustainable location. The scale of development proposed will support a balanced mix of uses and the critical mass to support a viable town centre with comprehensive retail, education and service provision.</p> <p>There are numerous examples from across the UK of sustainable communities of this sort of scale:</p> <ul style="list-style-type: none"> • Within Uttlesford District only Saffron Walden is presently larger than the 3,000 home new settlement proposed. Other settlements of this scale such as Great Dunmow enjoy a broad range of shops and services to support their population. • Other new towns elsewhere in the county both planned and built provide a good range of services and shops for this level of population. Cranbrook in Devon provides for up to 2,900 homes, 17,500 sq m of employment, 6,700 sq m of retail floorspace, hotel(s), community facilities including assembly, leisure and health, a secondary school and two primary schools along with associated open space and sports facilities. • The Wixams new settlement in Bedfordshire 4,500 new homes, an employment area, providing over a million square feet of office space, a proposed new railway station, six new schools – three lower, two middle and one upper, a Town Centre, a primary care health centre, sports and leisure facilities and associated open space. 		

Taken alongside the existing villages of Elsenham and Henham, new development will create a critical mass of around 4,400 households.

Option Four takes full advantage of the strategic importance of Elsenham and its location on the West Anglia Line, close to and linked by public transport to centres of population such as Stansted Mountfitchet, Bishop's Stortford and Stansted Airport (with the potential for improvements to such linkages), and within easy access of the strategic road network. Growth at Elsenham can function as a linked new settlement over and above its existing considerable critical mass, sharing and supporting higher order retail facilities in a sustainable manner.

Concentration of development as proposed in Option 4 maximises the ability to optimise contributions from new development and secure comprehensive new and enhanced infrastructure. The proposed development at Elsenham promotes the following new infrastructure alongside 3,000 homes:

- Comprehensive housing provision of range of types and tenures, including affordable housing built to the highest environmental standards;
- A new secondary school if required by Essex County Council on the site;
- New primary schools, including the potential to relocate the existing Elsenham Primary School onto the site;
- A vibrant mixed use town centre drawing on the market town character of Saffron Walden and Great Dunmow;
- New employment provision to provide a balance between homes and jobs;
- Comprehensive Open Space and Landscape Proposals to protect the separate and historic identity of Henham and its approaches, and provide a diverse multi-functional open space network that promotes a range of recreational and ecological opportunities including local food production;
- New sports provision;
- New community and health facilities;
- On site and off site highway improvements;
- High quality high frequency public transport services;
- New drainage infrastructure including the use of sustainable urban drainage systems (SUDs);
- New energy and water networks that promote demand reduction techniques, energy efficiency, renewable energy technologies and the possible use of district heating schemes;
- Waste minimisation measures; and
- Detailed community promotion and management initiatives to ensure that the benefits of new infrastructure endure.

The range and quantity of uses proposed can support the delivery and management of community heating systems or combined heat and power, where the demand for heat and energy can be balanced across the day. This will be difficult to achieve where development is not concentrated.

The merits and soundness of concentrating development at a new settlement on land north-east of Elsenham are confirmed by the Sustainability Appraisal. Sustainability Appraisal is an iterative process that is one informant of the strategic decision making process, along with other planning considerations. In this case Sustainability Appraisal has clearly ratified the approach of concentrating development in the manner proposed by Option 4.

Please say what changes you would like to see to the Core Strategy:

Option Four should be identified as the preferred option, but with reference made to:

- 3,200 dwellings at Elsenham rather than 3,000.

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Objective, Policy, Paragraph or growth option	(Enter number here) Paragraph 6.68	Do you: Object <input type="checkbox"/> or Support <input checked="" type="checkbox"/> (Please tick one box)
<p>Please give the reasons for your support/objection:</p> <p>The analysis of alternative options for new settlements at paragraph 6.68 is supported.</p> <p>We are aware of alternative new settlement locations being promoted at Stebbing, Little Dunmow and Easton Park. Each of these locations is remote from rail links and would fail to deliver the sustainable patterns of movement as Elsenham. While it might be assumed that internalised trips between different uses remain the same, there will inevitably be a need to travel outside of any new settlement, primarily for journeys to work.</p> <p>The railway links to a number of key employment locations including Stansted Airport, Bishop's Stortford, Harlow, the Lee Valley, London and Cambridge. Locations remote from the rail network would have to rely on either bus services or, as is more likely, private car trips for at least part of the journey to access these major employment locations. The accessibility of the alternative new settlement locations to the A120 is likely to be a further strong influence on travel behaviour, a point noted by the Panel Report into the Examination in Public of the East of England Plan:</p> <p><i>'We see the merit of arguments put forward by some participants in favour of Stansted Mountfitchet and Elsenham, on the West Anglia rail line, as locations for some development as an alternative to further additions in the A120 settlements.'</i> (paragraph 5.107 of the report of the Panel into the Examination in Public of the Draft East of England Plan)</p> <p>Alternative new settlement locations also tend to be within the eastern part of the District. While new employment opportunities are being created, it is known that in adjacent Braintree District there is a significant imbalance between homes and jobs with a lack of local employment opportunities. Development of a new settlement within the eastern part of the District will not be able to rely on access to any nearby existing employment beyond the District boundaries. Such a settlement could only provide for a balance between housing and jobs through significant new employment within the master plan, an element lacking in proposals for Little Dunmow.</p>		
<p>Please say what changes you would like to see to the Core Strategy:</p>		

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