

Hinxton Parish Council

Representation to Uttlesford District Council on the Revised Sustainability Appraisal for the Regulation 19 Pre-Submission Local Plan (December 2018)

1. This representation is solely concerned with the proposal of the Pre-Submission Local Plan to establish the new town called North Uttlesford Garden Community (NUGC). This would share 2km of Hinxton's parish boundary and come within 1km of Hinxton High Street. In its representation of 7 August 2018 at the Pre-Submission stage, Hinxton Parish Council objected strongly to the proposal, arguing that:
  - The site of the NUGC is unjustified
  - The NUGC would
    - create unmanageable and unmitigated traffic burdens for nearby villages
    - greatly increase flood risks for downstream villages
    - jeopardise South Cambridgeshire's water supply
    - irreparably damage the landscape for a large area of South Cambridgeshire
    - irreparably damage important archaeological and heritage features
  - The burden and infrastructure costs of NUGC would overwhelmingly fall on communities in South Cambridgeshire without any prospect of financial remedy from Uttlesford
2. In this representation we take that as read. Our purpose is;
  - i. To reaffirm these objections
  - ii. To support strongly the representations that are being made by Great Chesterford Parish Council
  - iii. To draw attention to four relevant material developments that have arisen since that previous stage of UDC's Local Plan process and which strengthen these objections
3. Subsequent relevant material developments include:
  - i. September 2018 - the adoption of the Local Plan of South Cambridgeshire District Council. A key aspect of this relating to the proposed NUGC is Policy NH/2 'Protecting and Enhancing Landscape Character', in which it is stated *'Development will only be permitted where it respects and retains, or enhances the local character and distinctiveness of the local landscape and of the individual National Character Area in which it is located'*. It is the chalk landscape of the Cambridgeshire-facing escarpment of the Essex-Cambridge county boundary which the NUGC would despoil. The UDC should be required by the Duty to Co-operate provision to work with the SCDC to prevent such a negative impact.
  - ii. October 2018 - the 'recovering' by the Secretary of State of the appeal by Smithson Hill Ltd against the refusal by SCDC of the planning application for a business park (APP/W0530/W/18/3210008). The proposal is for buildings for up to 4000 employees on land less than 1km from the proposed NUGC site also accessed from the A1301. The raised probability of this development taking place increases the probable expected burden on infrastructure in South Cambridgeshire and especially on traffic on the A1301.
  - iii. December 2018 - the submission by the Wellcome Trust of a planning application (S/4329/18/OL) to substantially expand its existing Genome Campus. This expansion would occur across the A1301 on land adjacent to the proposed NUGC site. If approved, the expansion would nearly treble employment on the Campus to around 7000 employees and be accompanied by the building of up to 1500 housing units. Of many

infrastructural implications, the increased traffic burden would be imposed on the same sections of the A1301/B184 and their Stump Cross junction with the A11 as the proposed point of access to the NUGC.

- iv. December 2018 – effective confirmation that a potential alternative local site had not been evaluated by the UDC. At a meeting of UDC officers with Great Chesterford, Ickleton and Hinxton PCs, on 13 December 2018 we were informed by implication that UDC had not considered, and would not consider, the abandoned Hadstock/Little Walden airfield, about 3km to the east of the proposed NUGC site, as an alternative site. This was despite the fact that (unlike the unspoiled farmland of the proposed site) the abandoned airfield is semi-industrialised, and also the fact that UDC’s two other proposed ‘garden communities’ were to be sited on disused WW2 airfields. This is in breach of NPPF 2012 para 111 concerning consideration of ‘reasonable alternatives’ and ‘reusing land that been previously developed’.
4. These four material developments all strengthen the case that the proposed NUGC is unsustainable and should be rejected.

Yours,

William Brown

(Chair and on behalf of Hinxton Parish Council)