Clerk: Mrs Joanne Depradines-Smith **Chairman: Mr Peter Dee**
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12th August 2018

Re: Uttlesford District Council consultation on its Regulation 19 Pre-Submission Local Plan: the proposed North Uttlesford Garden Community

Following consideration of the proposal, Duxford Parish Council would like to express their opposition to the inclusion of this development site in the Uttlesford District Local Plan. This is based on a number of factors which are described below.

Location

The location of the site is against the South Cambridgeshire border and three of the four locations for employment mentioned are within South Cambridgeshire, but South Cambridgeshire District Council have addressed their housing needs in their Local Plan with their five year housing land supply.

Transport

Significant overcrowding exists on the South Cambridgeshire road network, particularly that along the A505 and A1301, which regularly come to a complete standstill at peak periods and increasingly outside these times. This in turn leads to significant rat-running through the villages of Duxford, Hinxton and Ickleton. Even a small amount of extra traffic on the A505 and A1301 will directly lead to a much greater number of vehicles seeking alternative routes through these villages. This then makes it more difficult for the residents of these villages to use these roads.

Limited parking capacity at Gt. Chesterford Station, as well as the more limited train service at this station means that Whittlesford Parkway and Audley End would be preferred stations, putting extra pressure on the road network between the development and these stations.

The hourly bus service from the Gt Chesterford to Cambridge takes over an hour to get between the two and this development will only lengthen this if the route is diverted through the development.

Water Supply and Treatment

The run of from the area of the development is only in to the Cam and it will change the pattern of the flow off the site and the change of the absorption from the site in to the water table. This will in turn lead to a risk of flooding downstream in the Cam valley and a reduction in the amount of water entering the water table.

Fresh water supply for South Cambridgeshire comes from bore holes in South Cambridgeshire, which in turn relies on the percolation of surface water in to water table of the ground below. The siting of the development is in an area that the Environment Agency has classified as a groundwater source protection zones of High to Intermediate vulnerability. This gives a significant risk of reducing the water supply to South Cambridgeshire, aside from any addition requirement the development will apply on the water provision in the region.

The current waste water handing for the villages of Gt. Chesterford, Hinxton and Ickleton is currently at its full capacity and a whole new site would be required, the final outflow of which will ultimately end in the River Cam. The extra water will then again increase the flooding risk to locations downstream toward Cambridge.

Setting within the Landscape

The setting of the development on rising ground to the south of the largely flat south Cambridgeshire will lead to a significant impact on the view and landscape as well as significant light pollution across the area too.

Wellcome Genome Campus Expansion

Little consideration is given to the proposed expansion of the Wellcome Genome Campus, which has started its formal application process with South Cambridgeshire (ref application S/2209/18/E2). This proposes 110 hectares of development directly on the north west side of the A11 from the NUGC development. Within this development are proposed 1500 new houses and 175000m2 of employment space.

Social services

The late provision of the secondary school in the plan will add load to the transport infrastructure as children travel to Saffron Walden, Sawston or Linton (note that these latter two are in South Cambridgeshire, and not Uttlesford).

Three of the four centres of employment mentioned in the plan lie in South Cambridgeshire (Wellcome Campus, the Babraham Institute and the Addenbrookes, but as the development lies in Uttlesford, lower paid staff working at these sites would not be eligible for the social housing provision.

In conclusion whilst we realise that Uttlesford District Council have a requirement to provide a significant housing land supply in their Local Plan, Duxford Parish Council feel that the proposed location is unsuitable and will be a significant detriment to the north of Uttlesford as well as a significant negative impact upon the immediately adjacent South Cambridgeshire.

Yours sincerely,

Cllr. Edward Harris
Duxford Parish Council