



# Uttlesford District Council

Chief Executive: Dawn French

## Council

**Date:** Tuesday, 11 July 2017  
**Time:** 19:30  
**Venue:** Council Chamber  
**Address:** Council Offices, London Road, Saffron Walden, CB11 4ER

**Members:** All members of the Council.

## Public Speaking

At the start of the meeting there will be an opportunity of up to 30 minutes for members of the public to ask questions and make statements subject to having given notice by 12 noon two working days' before the meeting.

## AGENDA PART 1

### Open to Public and Press

- 1 Apologies for absence and declarations of interest**  
To receive any apologies for absence and declarations of interest.

## **2 Draft Uttlesford Local Plan**

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To consider a recommendation from the Cabinet to publish the draft Local Plan for consultation in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Please note that the documents the Council is being invited to approve for the purposes of consultation are those to be considered at the Cabinet meeting on 6 July. The draft Local Plan document will need to be read with a schedule of modifications following the Planning Policy Working Group meeting on 29 June 2017. The schedule will need to be updated to reflect recommendations arising from the Cabinet meeting. The modifications will be incorporated into the consultation draft plan so that this can be published on the website after the Cabinet meeting.

The Cabinet agenda for the meeting on 6 July and the draft Local plan document can be found at [www.uttlesford.gov.uk/cabinet6july](http://www.uttlesford.gov.uk/cabinet6july). Residents are reminded they can listen in to the debate at both Cabinet and Full Council as the meetings will be broadcast live and recorded via [www.audiominutes.com/udc](http://www.audiominutes.com/udc). All related Local Plan material is available to view at [www.uttlesford.gov.uk/new-local-plan](http://www.uttlesford.gov.uk/new-local-plan).

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Members of the public and representatives of parish and town councils are permitted to speak or ask questions at any of these meetings. You will need to register with the Democratic Services Officer by midday two working days before the meeting.

Note: in order to manage the anticipated level of public interest in this meeting, the Chairman may impose additional limits to public speaking.

The agenda is split into two parts. Most of the business is dealt with in Part I which is open to the public. Part II includes items which may be discussed in the absence of the press or public, as they deal with information which is personal or sensitive for some other reason. You will be asked to leave the meeting before Part II items are discussed.

Agenda and Minutes are available in alternative formats and/or languages. For more information please call 01799 510510.

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**Committee: Council**

**Agenda Item**

**Date: 11 July 2017**

**2**

**Title: Draft Local Plan**

**Author: Richard Fox, Planning Policy Team Leader**

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### **Summary**

1. This report outlines the progress towards the publication of the draft Local Plan for consultation under Regulation 18 of the Town and Country Planning Regulations and seeks endorsement of Council for the content of the Plan.
2. The draft Plan was considered by PPWG on 29 June and Cabinet on 6 July.. Council will receive feedback from those meetings.

### **Recommendations**

3. That the draft Local Plan be published in accordance with Regulation 18 of the Town and Country Planning (Local Planning ) (England) Regulations 2012.

### **Financial Implications**

4. The preparation of the Plan will be met from the existing planning budget.

### **Background Papers**

5. None

### **Impact**

- 6.

Communication/Consultation	There was consultation on the Local Plan Issues and Options. There were three public exhibitions held in September. Town and parish councils were consulted on potential allocations. A series of Member workshops have been held. There will be extensive statutory and non-statutory consultation on the draft Plan
Community Safety	This is an underlying theme of the Local Plan e.g. planning out crime by design.
Equalities	The Plan will be subject of an equalities

	impact assessment.
Health and Safety	N/A
Human Rights/Legal Implications	The Local Plan will need to comply with planning legislation. Once adopted it will form part of the statutory development plan.
Sustainability	This is an underlying theme of the Local Plan e.g. ensuring homes and jobs are provided near to each other and minimising reliance on the private car. The draft plan has been subject to sustainability appraisal/strategic environmental assessment.
Ward-specific impacts	Some wards may be affected by site specific proposals but the overall spatial strategy for the Plan is a matter for all wards.
Workforce/Workplace	This will involve Councillors, officers from the Planning Policy Team and others as necessary.

## Situation

7. The previous Local Plan was withdrawn in January 2015 following the Inspector's findings in December 2014. The principal concerns of the Inspector related to objectively assessed housing need (OAN) for the District and proposals for a major extension to the village of Elsenham. Since then the Council has undertaken an exhaustive evidence gathering exercise to underpin the preparation of the new Plan. This has included a "call for sites" during spring and summer of 2015 which attracted over 300 submissions and the Issues and Options consultation during late autumn 2015 which elicited approximately 7,000 responses from nearly 700 bodies. The findings of both exercises were summarised and reported to PPWG early in 2016.
8. The Council adopted a revised Local Development Scheme (LDS) (effectively the plan making programme) in February 2016. Given the Government pronouncements in July 2015 about potential intervention if plans were not "produced" by March 2017, the Council approved an accelerated programme for the preparation of the Plan. It is proposed to revise the LDS to reflect the current programme which proposes two stages of consultation; the first, under Regulation 18 of the Town and Country Planning Regulations, commencing on 12 July; the second, the formal pre-submission consultation under Regulation 19 towards the end of the year.

9. A key issue facing the Council was whether to include the principle of a new settlement (or settlements) as part of the distribution strategy. A report to that effect was considered by PPWG, Cabinet and Full Council in March 2016. Council resolved “That a new settlement (or settlements) should continue to be investigated and analysed alongside all other possible options for housing and employment distribution and should not be dismissed at this stage from the potential options for inclusion in the Local Plan”.
10. In July 2016 the Council agreed a “hybrid” distribution strategy for the Plan. This spatial strategy was based on a combination of development in new settlement(s), the two principal towns of Saffron Walden and Great Dunmow and key villages. Since that decision was taken further sustainability appraisal (SA) work has been undertaken in respect of the potential new settlements and site allocations
11. Technical studies have been commissioned or undertaken in-house to cover the following areas:- Strategic Housing Market Assessment (SHMA), Strategic Land Availability Assessment,(SLAA), Sustainability Appraisal (SA). Strategic Flood Risk Assessment (SFRA), Green Belt Review, Transport, Employment Land, Retail and the Countryside Protection Zone. They have been reported to PPWG. This is not an exhaustive list – a full list is available on the website.
12. The Housing Market Area covers East Herts, Epping Forest and Harlow as well as Uttlesford and the SHMA sets out the overall Housing requirement between 2011- 2033. The SHMA commissioned by the four authorities recommended that Uttlesford’s objectively assessed need was 12,500 (586 dwellings per annum). However, the recent 2014 household projections have indicated higher Objectively Assessed Housing Need (OAN) for the SHMA and a requirement for Uttlesford of 14,100 homes (640) dwellings per annum during the Plan period.
13. Whilst the content of this report has a firm focus on housing provision it must be remembered that the Local Plan aims to realise sustainable development in Uttlesford and the three economic, social and environmental themes set out in the National Planning Policy Framework (NPPF).
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14. In addition to the statutory requirements, there are other strong and compelling reasons for producing a strong and proactive planning policy framework. New development within communities can bring many benefits (new homes, jobs, shops, community facilities etc.) and a positive framework can act to enable and encourage this development. Similarly, some development proposals bring harmful impacts and planning policies can help bring about mitigation of these impacts or, where the impact cannot be mitigated, enable the Council to resist inappropriate development proposals.
15. Equally, the Local Plan will need to reflect the aspirations of the Co-op Board for Sustainable Development, comprising the four Strategic Housing Market Area Authorities of Epping Forest, East Herts, Harlow and Uttlesford.

Memoranda of understanding between the authorities relating to the geographical distribution of development across the overall Strategic Housing Market Area, transport and air quality have been signed. These memoranda will be submitted as evidence that the authorities have fulfilled their legal requirements under the Duty to Co-operate at submission stage.

16. The draft Plan includes proposals for three new settlements - at North Uttlesford, Easton Park and west of Braintree. These were considered the most sustainable proposals. Site allocations are proposed in the two towns together with a number of proposals in the villages. These were all subject to an SA.
17. It must be re-iterated, however, that the Plan is about much more than housing. It also includes proposed employment sites and policies for the protection of the natural and built environment as well as detailed policies for day to day development management.
18. The next stage is to consult on the draft Plan. This triggers the formal consultation process which the Council intends to undertake for a period of just over six weeks from 12 July until 1 September. Consultation will take place in a number of ways, online and directly to those on the Council's database. It is also planned to hold a number of exhibitions and publish a special edition of "Uttlesford Life"
19. Once the consultation period finishes the representations will be summarised and presented to PPWG, Cabinet and Full Council. It may be that the Council considers modifications need to be made in light of representations received. The next stage is to "publish" the Plan under Regulation 19 for submission to the Secretary of State. This is the final round of consultation before the examination stage and will take place towards the end of this year. Once the representations have been processed the Plan will be submitted formally to the Planning Inspectorate (PINS) in March 2018.
20. PINS will allocate an Inspector to conduct the Examination into the "soundness" of the Plan and it is anticipated that the Examination Hearings will take place in summer 2018. This is the forum where formal representations are made. The Inspector will then issue a report for the Council to consider; there may be need for further consultation on any modifications to the Plan but if not it is hoped that the Plan will be adopted by the end of 2018.
21. The Inspector's role is to assess whether the plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements, and whether it is sound. A local planning authority should submit a plan for examination which it considers is "sound" – namely that it is:
  - ☐ Positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;



- ☐ Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- ☐ Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- ☐ Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework.

22. It is hoped that these requirements will be met through the draft Plan, supporting evidence base and collaborative working. It is recommended that Council endorse the Local Plan for consultation.

## Risk Analysis

1)

Risk	Likelihood	Impact	Mitigating actions
The Council fails to adopt a “sound” Plan	2 – Unlikely..	3 – Will result in the Local Plan being found unsound. Significant impact on planning policy and planning applications.	The Council has an adopted SHMA, undertaken a review of the evidence base, appraised the development scenarios and has undertake a sustainability appraisal of allocations. Duty to Co-operate discussions are productive.

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.



## LOCAL PLAN CHANGES SCHEDULE FOR CONSIDERATION AT CABINET ON 6 JULY 2017

Policy No/ Para/ Page No	Original Text	Reason for Change	Officer (O) or Member (M) Suggestion?	Suggested Change for Consideration
<b>Section 1 – Introduction</b>				
No substantive changes – Minor Grammatical Changes maybe made.				
<b>Section 2 – Spatial Portrait, Vision and Objectives</b>				
Objective 2c – Supporting the Market Towns	Under the first bullet point states “Utilising the full capacity of the existing runway”	Changed to ‘permitted’ capacity to reflect the latest permission at the airport.	O	“Utilising the <u>permitted</u> capacity of the existing runway...”
Page 18	Housing Figures	Members asked for numbers to be ‘clearer’	M	None – The numbers are already clearly set out in Table 3.5 and Policy SP3.
<b>Section 3 – Spatial Strategy</b>				
SP11 (London Stansted Airport) (Pg. 47)	Replace the heading ‘Airport Expansion’ with ‘Airport Development’	Should be development of the airport within the existing boundaries rather than ‘Airport Development’ outside the boundaries.	M	Replaced ‘expansion’ with ‘development’
SP11 (London Stansted Airport) (Pg47)	“They are in accordance with the latest permission and the Airport Master Plan published by Manchester Airport Group and adopted by Uttlesford District Council.	An Airport Master Plan published by Manchester Airport Group has not been adopted by Uttlesford District Council.	M	c. They are in accordance with the latest permission;
SP11 (London Stansted Airport) (Pg47)	Under ‘Airport Development’ point d. ‘Do not result in significant increase in Air Transport Movements’...	Examine whether there is a more ‘appropriate’ way to word this paragraph.	O	No change – The existing wording is appropriate.
SP11 (London Stansted Airport)(Pg48)	Under “Northern Ancillary Area” second paragraph states “Airport related development will be permitted at this location”	Policy should make reference to the specific types of employment allowed at this site (B2 and B8) and clarify the gross site area.	O	Amend the first sentence to read: “This 55 hectare (gross) site ...”  Amend the second part to read: “B2 and B8 Employment uses will not be restricted to

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				airport-related employment..."
SP11 (London Stansted Airport)(Pg48)	N/A	Add a sentence to reflect any development at Northern Ancillary Area needs to be accompanied by a Transport and Landscape Assessment	O	Add a new sentence at the end of second paragraph under the Northern Ancillary Area heading as follows: "Transport and landscape assessments will be required for all development proposals for B2 and B8 employment uses submitted for planning permission in relation to this allocation."
<b>Section 4 – Housing</b>				
Para 4.2 (Pg. 51)	"The 2015 SHMA identifies that the greatest need is for family housing i.e. 3 and 4 bedroom properties.	There is a shortage of bungalows and starter homes that this policy does not address.	M	No change required to Para 4.2. This paragraph already includes reference to the greatest need being for family housing. Paragraph 4.3 refers to affordable housing including housing for young people and key workers. Paragraph 4.4 refers to housing for older people including the provision of bungalows.
Policy H2	N/A	Members have queried why this policy makes no reference to the type of housing we need and no reference is made to 1 bed dwellings	M	No Change – Policy H2 requires that new housing developments will provide a mix of house types and sizes to meet the different needs of the local area and the District as a whole. Specific reference is made in the Policy to those types of housing where there is the greatest need but this does not prevent a range of different sizes of housing being provided or required by the Council depending on the specific development and the evidence of need.
Para 4.22 (Pg. 59)	"Larger clusters may be appropriate in the new garden communities"	Needs to be examined as large clusters of affordable housing are not good for families	M	Delete the sentence.
Para 4.40 (Pg64)	N/A	Add sentences to reflect bungalow provision as per Para 4.2 above	M	At the end of Para 4.40 following sentences have been added "Bungalows provide a popular form of housing in Uttlesford which means that

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				older people can downsize to accommodation that is fit for purpose but still maintains their independence. It also meets a need for those with a physical disability who require accommodation on one floor. The provision of 1 and 2 bed bungalows will be supported”.
Policy H10 (Pg. 65)	First sentence: Provision will be made for housing that meets the needs of the ageing population and those with disabilities.	Amend policy to reflect comments under Para 4.2 adding specific reference to bungalows.	M	Amend the first sentence of Policy H10 to read as follows: “Provision will be made for housing that meets the needs of the ageing population and those with disabilities <u>including the provision of bungalows.</u> ”
<b>Section 5 – Employment</b>				
Policy EMP1	Support general business, industrial and warehousing uses (other than those which constitute 'strategic warehousing') on 43 hectares of land north east of Bury Lodge Lane, Stansted Mountfitchet as identified in London Stansted Airport Policy (Northern Ancillary Area);	Remove reference to 'other than those which constitute 'strategic warehousing') in order to clarify the types of development that will be supported and to clarify the gross site area.	O	Amend the second bullet point of Policy EMP1 to read: “Support general business, industrial and warehousing uses on <u>55 hectares (gross)</u> of land north east of Bury Lodge Lane, Stansted Mountfitchet as identified in London Stansted Airport Policy (Northern Ancillary Area);”
<b>Section 6 – Retail</b>				
RET 1	N/A	Policy RET1 – Does not cover petrol station with a new shop on it.	M	No changes are required. Proposals for retail development at petrol stations will be considered against Policies RET1, RET 2 and RET5 where relevant.
Paragraph 6.24	N/A	For new shops in villages should we be suggested a maximum floorspace?	M	No changes are required. Proposals for retail development will be considered against Policy RET2 which requires any proposal for retail outside the defined town and local centres or other sites allocated for retail uses to demonstrate compliance with the impact and sequential tests in the National Planning Policy Framework. A Retail Impact Assessment must

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				accompany proposals that exceed 1,000sqm (net) in Uttlesford District.
<b>Section 7 – Transport</b>				
Paragraph 7.1	“There are also noticeable strategic and local congestion hotspots around the District, for example Junction 8 of the M11 and Saffron Walden that has an Air Quality Management Area (AQMA).”	No AQMA on J8 M11.	M	Amend the sentence as follows: “There are also noticeable strategic and local congestion hotspots around the District, for example Junction 8 of the M11 and Saffron Walden. <u>The latter has an Air Quality Management Area (AQMA).</u> ”
Paragraph 7.7	“Measures to divert traffic from the centre help reduce vehicular pollution and manage air quality in the AQMA.”	No AQMA on J8 M11.	M	Amend the sentence as follows: “Measures to divert traffic from the centre <u>will</u> help to reduce vehicular pollution and manage air quality in the AQMA.”
Paragraph 7.7	“However, the eastern link road that was part of the strategy is now challenging to deliver although some elements of the strategy such as Peaslands Road corridor remain beneficial measures”	Grammatical Change	O	‘However, the eastern link road that was <u>originally envisaged</u> is now challenging to deliver. Some elements of the strategy, such as Peaslands Road corridor, <u>do remain as</u> beneficial measures’.
Paragraph 7.7	N/A	Point for Clarification	O	Start a new paragraph with the following sentence and amend the start of the sentence to read as follows: “The update in 2017 explains that more traffic would be expected...”
Paragraph 7.7	N/A	Point for Clarification	O	Start a new paragraph with the sentence that currently starts “The work also indicates and amended the sentence to read as follows: “The update also indicates that without a link road development on part of the Kier site (150 dwellings) Land East of Thaxted Road would have acceptable impacts.”
Paragraph 7.7	“This location complements the specific measures that will be delivered from existing Section 106	Point for Clarification	O	Delete the last part of the sentence “with potential to fit well with the circumvention strategy”.

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	contributions with potential to fit well with the circumvention strategy”			
Paragraph 7.7	“An appropriate transport assessment and air quality assessment would be required to justify development in terms of impacts that would normally fall to developers to produce”	Point for Clarification	O	Delete the following part of the sentence: “to justify development in terms of impacts that would normally fall to developers to produce”
Paragraph 7.7	The scale and cost of such work is beyond the current round of plan making and will be a matter for a Local Plan Review.	Grammatical Change	O	Amend the sentence as follows “The scale and cost of <u>further</u> work is beyond the current round of plan making and will be a matter for a Local Plan Review’
Paragraph 7.7	“As a result of the County Council and UDC are exploring ways of looking at longer term growth via a separate Saffron Walden Town Transport Study that would inform such a review.	Grammatical Change	O	Amend the sentence as follows “As a result the County Council and <u>the Council</u> are exploring ways of looking at longer term growth via a separate Saffron Walden Town Transport Study that would inform <u>the Local Plan Review</u> .
Paragraph 7.8	“For Great Dunmow it is to utilise the by-pass that has been put in place and junction improvements”	Para 7.8 first line is not clear	O	Delete the sentence.
Paragraph 7.8	The Transport Study found that the new garden communities at North of Uttlesford, Easton Park and West of Braintree have the least traffic impact, the best accessibility and have the most potential for sustainable transport.	Point for Clarification	O	Add ‘compared with other alternatives’ to the end of the existing second sentence to read as follows: “The Transport Study found that the new garden communities at North of Uttlesford, Easton Park and West of Braintree have the least traffic impact, the best accessibility and have the most potential for sustainable transport <u>compared with other alternatives.</u> ”
Paragraph 7.12	“The Council will work with the developers of sites to the west and south of Great Dunmow and other partners like Great Dunmow Town	Point for Clarification	O	Amend the sentence as follows “The Council will work with the developers of sites to the west and south of Great Dunmow and other partners like Great Dunmow Town Council, Essex County

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	Council and Essex County Council to develop quieter, more attractive routes for walking and cycling to link the two parts of the Flitch Way."			Council <u>and the Flitch Way Action Group</u> to develop quieter, more attractive routes for walking and cycling to link the two parts of the Flitch Way."
Paragraph 7.13	'The dominant mode of travel, with approximately 6,000 person trips is the car, with the next highest modes: rail approximately 830 person trips and walking 820 person trips, 130 by bus and 100 by cycle.	Further clarification as to what constitutes a 'person trip'	M	Travel to work is heavily car based at 71% of trips, with journeys by train and by foot around 10% each, and levels of cycling and bus journey are negligible.
Paragraph 7.14	N/A	Can we add a point about a pedestrian link from Takeley and through the airport?	M	No changes are required as Policy TA2 sets out support for all forms of sustainable transport including bus services, walking and cycling. Specific schemes would need to be subject to detailed consideration including technical feasibility, cost, timing and delivery mechanism before they could be named in the Local Plan.
Policy TA4	N/A	Policy TA4 and page 113 are not consistent in approach to Vehicle Parking	M	No changes are required as Policy TA4 and Policy D2 have different but compatible purposes. Policy TA4 – Vehicle Parking Standards is a quantitative policy whilst Policy D2 is a qualitative policy.
Policy TA5	N/A	No mention of supporting buses services in Policy TA5.	M	No changes are required as Policy TA2 sets out support for all forms of sustainable transport including bus services, walking and cycling.
<b>Section 8 – Infrastructure</b>				
Paragraph 8.4	Some infrastructure such as school halls can be used by the wider community."	Should be more than community use libraries and playing fields in the infrastructure section	M	Amend the sixth sentence of Paragraph 8.4 to read as follows: "Some infrastructure such as school halls, <u>libraries and playing fields</u> can be used by the wider community."
Policy INF1	"New development will only be permitted if the necessary on and off-site infrastructure that is required	Add 'in a timely manner'	M	"New development will only be permitted if the necessary on and off-site infrastructure that is required to support it, and mitigate its impact, is



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	to support it, and mitigate its impact, is either already in place, or there is a reliable mechanism in place to make sure that it will be delivered.”			either already in place, or there is a reliable mechanism in place to <u>ensure</u> that it will be delivered <u>in a timely manner</u> .”
Paragraph 8.12	New Sentence	Should be more than community use libraries and playing fields in the infrastructure section	M	Include new sentences in Paragraph 8.12 after the existing second sentence. The new sentences are: <u>“The provision of open space, sports facilities and playing pitches should be considered in consultation with the local community. This should include the approach to the ownership and maintenance of the open space and facilities in the longer term to ensure they remain viable and continue to meet their intended function.”</u>
Policy INF4	N/A	Should be more than community use libraries and playing fields in the infrastructure section	M	No changes are required to Policy INF4 as it is inappropriate to refer to a specific generation of mobile telecommunications technology which may be superseded in the lifetime of the Local Plan. The first paragraph of Policy INF4 already states that “New development proposals should demonstrate that they are served by up to date communications infrastructure”
<b>Section 9 – Design</b>				
Paragraph 9.3	Footnote issue	Formatting issue with the footnote in this paragraph	M	Amended.
Policy D5	The Council will refer schemes to the East of England Design Review Panel operated by Shape East	This policy should be updated to reflect the fact that this could change during the lifetime of the Local Plan	M	Amend the Policy as follows: “The Council will refer schemes to the East of England Design Review Panel operated by Design South East or its successor body”.
Policy D8	N/A	Section/ Policy needs to be added on Dustbin collection		No change required as Policy D8 already requires the provision of waste, recycling and storage areas in new development.
<b>Section 10 – Environment</b>				

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Paragraph 10.15	Sixth sentence: "Many important sites remain undiscovered and unrecorded"	For clarification add 'potentially' to the sixth sentence.	M	Amended sixth sentence as follows: "Many <u>potentially</u> important sites remain undiscovered and unrecorded."
EN3	N/A	Clarification on the protection and enhancement of Easton Park	M	No response – Policy SP6 already states in the final criterion of the Policy that the new garden community at Easton Park will "incorporate measures to enhance East Lodge Park and Garden".
Paragraph 10.53	N/A	Should we look to increase the buffer on the A120 should that become 3 lane	M	No change as the size of the exclusion zone would need to be considered if the A120 were to become 3 lanes.
EN19 – Light Pollution	N/A	Add a reference to all new developments should use LED.	M	Added a new Light Pollution Policy (EN19) and reasoned justification.
<b>Section 11 – Countryside</b>				
11.4	The landscape holds evidence of human activity in Uttlesford stretching back over half a million years"	Correction	M	Amend to read as follows "The landscape holds evidence of human activity in Uttlesford stretching back over 50,000 years."
<b>Section 12 – Residential Site Allocations</b>				
Great Dunmow Sites	N/A	Clarify which sites are already allocated in the Great Dunmow Neighbourhood Plan	O	Added which sites are allocated in the Great Dunmow Neighbourhood Plan
Layout	N/A	Page Breaks need to be added to this section to read better	M	These will be added before the document is published for consultation
Page 215	Kier Site (150 homes at Saffron Walden)	This needs to be examined in next iteration (Reg 19) of the plan. Need to look at Air Quality, must look at cumulative impact. Page 215 has no cumulative impact.	M	No change required – Each application should be considered on its own merit.
<b>Section 13 – Non-Residential Allocations</b>				
No substantive changes – Minor Grammatical Changes maybe made.				
<b>Section 14 – Delivery and Monitoring</b>				

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Policy M1	N/A	Change the wording at the end of second bullet point in the second paragraph to “including the ability to demonstrate a supply of land for housing against the housing trajectory.”	O	No change as the existing wording reflects the requirement in the National Planning Policy Framework to demonstrate a five year supply of land for housing.
No substantive changes – Minor Grammatical Changes maybe made.				
<b>Section 15 – Glossary</b>				
No substantive changes – Minor Grammatical Changes maybe made.				
<b>Appendix 1 – Replacement Policies</b>				
No substantive changes – Minor Grammatical Changes maybe made.				
<b>Appendix 2 – Monitoring Framework</b>				
No substantive changes – Minor Grammatical Changes maybe made.				
<b>Appendix 3 – Housing Trajectory</b>				
No substantive changes – Minor Grammatical Changes maybe made.				
<b>Appendix 4 – Garden Community Principles</b>				
<b>Appendix 5 – Marketing Assessment Information</b>				
No substantive changes – Minor Grammatical Changes maybe made.				
<b>Appendix 6 – Existing Employment Sites Schedule</b>				
Molecular Works	Defined as an existing employment site	No longer in active employment use	O/M	Amend mapping to reflect this.
<b>Appendix 7 – Inset Maps</b>				
Some minor amendments have been made to be in conformity with the Local Plan policies and allocations.				

## **Light Pollution**

There is a potential conflict between keeping lighting to a minimum in order to safeguard the amenity of neighbouring properties, protect the character of the countryside, reduce harm to wildlife and maintain the visibility of the night sky whilst ensuring adequate lighting to meet safety, security and operational objectives. Lighting can also extend the opportunity for outdoor sport activities in the winter months when there is limited daylight.

10.59 Lighting schemes must therefore be designed carefully to prevent light spillage and glare and to represent the minimum necessary for operational and security purposes. Schemes will be considered against the latest national guidance and lighting standards including the Guidance Notes for the Reduction of Obtrusive Light (2011) Guidance Notes for the Reduction of Obtrusive Light (2011) can be accessed on the website of the Institute of Lighting Professionals here: [www.theilp.org.uk/documents/obtrusive-light](http://www.theilp.org.uk/documents/obtrusive-light)

### **Policy EN19 - Light Pollution**

**Proposals for external lighting will be permitted where all the following criteria are met:**

- **It does not have an unacceptable adverse impact on neighbouring uses or the wider landscape;**
- **The level of lighting and its period of use is the minimum necessary for security and operational purposes;**
- **Low energy lighting is used in conjunction with features such as movement sensors, daylight sensors and time controls;**
- **The alignment of lamps and provision of shielding minimises spillage, glare and glow, including into the night sky;**
- **There is no loss of privacy or amenity to nearby residential properties and no danger to pedestrians and road users; and**
- **There is no harm to local ecology, intrinsically dark landscapes and/ or heritage assets.**

**The Council will seek to control the times of illumination including limiting the hours of use for external lighting of all the development.**