

# UTTLESFORD DRAFT LOCAL PLAN

# POSITION STATEMENT

March 2013



## **Position Statement**

1. The LDF Working Group has considered the representations received during the Draft Local Plan consultation held in June 2012 and made recommendations regarding most of the Strategic Policies and all the Development Management Policies.
2. The LDF Working Group still has to consider the representations received regarding the Strategic Housing Policies and the Site Allocations.
3. A thorough investigation of all the issues raised in the consultation has had to be undertaken and the subsequent proposals and their potential impact have needed careful consideration. Accordingly the work programme has had to be extended. However, we are mindful that residents, parish and town Councils, businesses, developers and landowners are looking for an indication of how these issues might be resolved by the Council.
4. The following position statement has been prepared to set out a preferred direction of travel on the outstanding issues and the contingencies and risks involved. It is hoped this will give more certainty and clarify the Council's position. The following summarises the amendments officers are minded to recommend having considered all the representations received, national planning guidance, the results of the sustainability appraisal work and other available evidence.

### **Policy SP5 – Meeting Housing Need**

- Changing the end date of the plan to 2026.
- Taking out references to a minimum number of dwellings in all the site allocation policies.
- Updating the section on housing to reflect phase 3 of the Essex Demographic Study (Economic Scenario and updated housing supply figures).

### **Policy SP6 – Housing Strategy**

- Amending the policy to take into account changes to the figures in policy SP5.
- Including an additional table to show the breakdown of Housing Commitments by location as recommended in the sustainability appraisal work.
- Amending the figures for settlements to reflect existing commitments from recent planning decisions, as well as preferred sites and the proposed changes to specific site allocations set out below.

**Additional policies for committed sites will be included in the final document.**

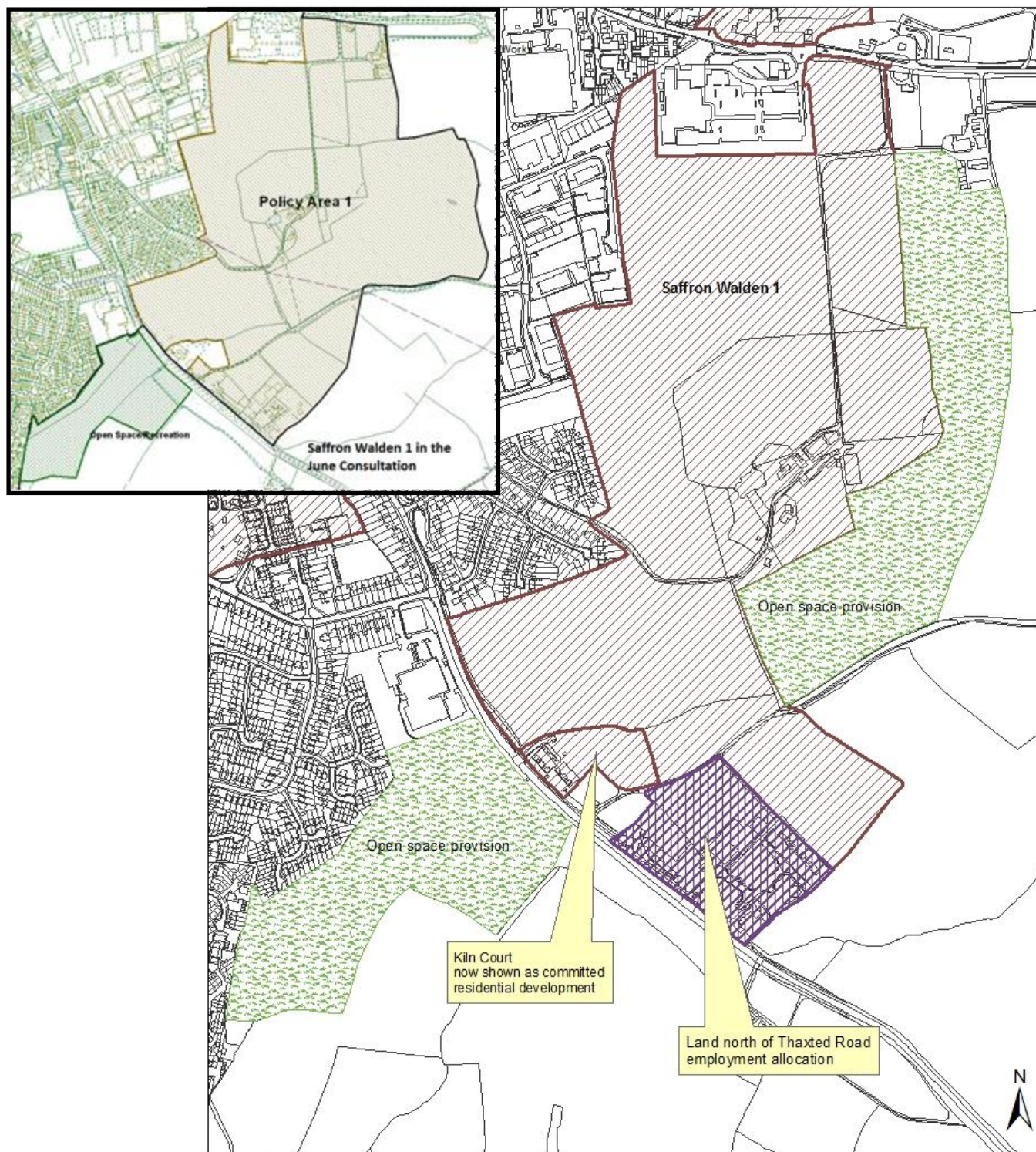
Some proposed changes are common to all the residential site allocation policies and will be made in addition to the changes listed below.

- I. Removing the word “minimum” before the housing numbers from all the site allocation policies to provide more certainty to local residents and developers about the likely scale of development.
- II. Adding the words “at least” to the phrase “5% older persons 1 and 2-bed bungalows across tenure” to allow for cases where 5% works out to be less than a whole number, in which case the provision would be calculated to the next nearest whole number.
- III. Following consideration of representations from NHS North Essex, deleting any specific reference to provision of a doctor’s surgery from relevant policies. The impact of all development proposals on the capacity of existing health services and facilities will need to be assessed in accordance with Policy INF4 – Health Impact Assessments. Where any shortfalls are identified infrastructure provision and/or funding will be identified through planning obligations.
- IV. Adding in the requirement on all allocations for a public transport contribution.

## **SAFFRON WALDEN**

### **Saffron Walden Policy 1 – Land between Radwinter Road and Thaxted Road and land to the south of the Lord Butler Leisure Centre and west of Thaxted Road.**

- Reducing the area of the site from 79 to 40 hectares.
- Breaking the site down into two separate policy allocations, with the land north of Thaxted Road becoming a separate allocation for employment and retail warehousing.
- Maintain provision of employment and retail warehousing to north of policy area.
- Removing reference to on-site provision of land for a secondary school.
- Removing reference to ‘doctor’s surgery’.



Saffron Walden 1  
Kiln Court committed residential development  
Land north of Thaxted Road employment allocation

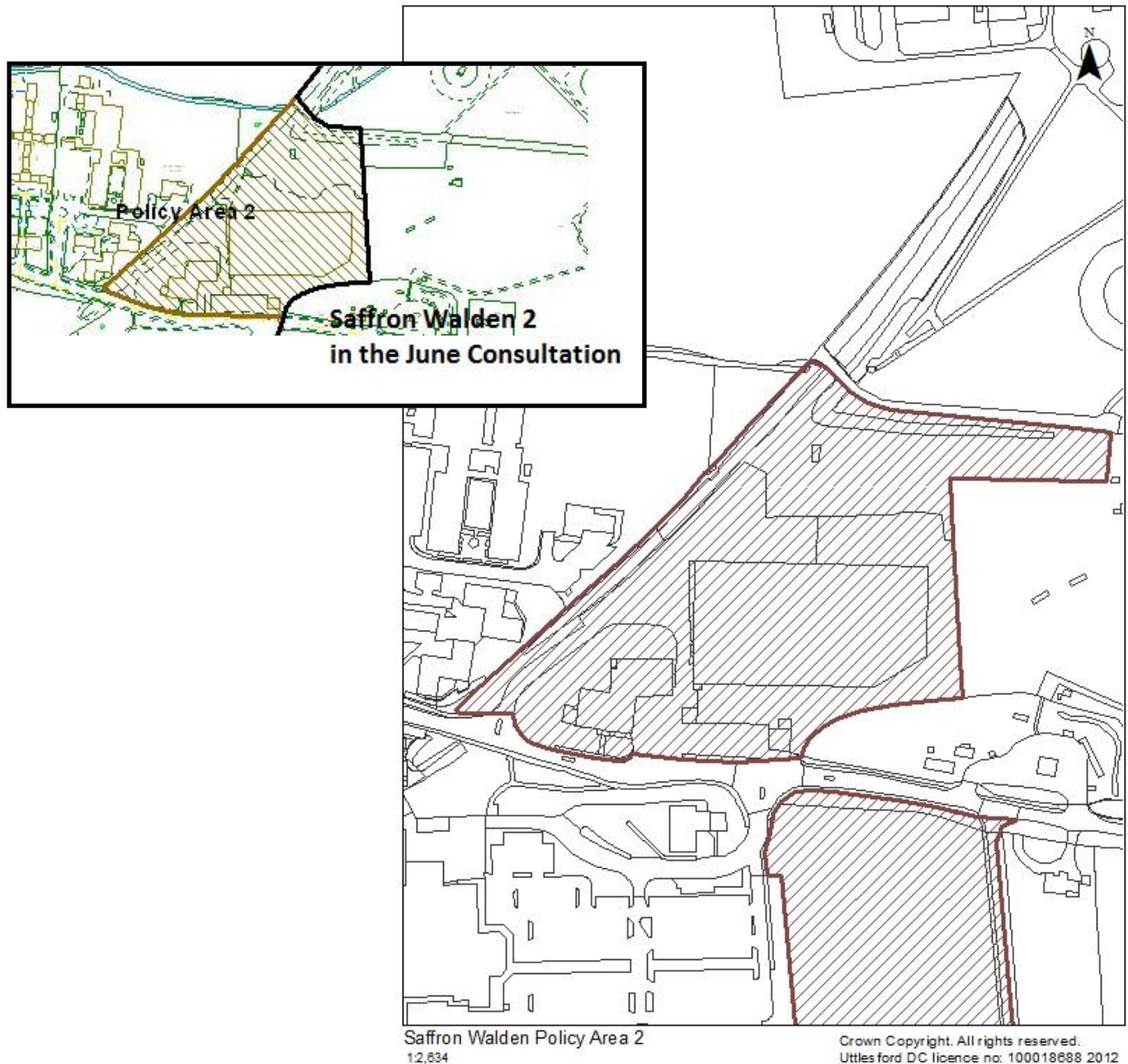
1:6,000

Crown Copyright All rights reserved  
Uttlesford DC licence no: 100018688 2012



### Saffron Walden Policy 2 – Former Willis and Gambier site, Radwinter Road

- Amending the policy area to reflect site ownership by increasing the site area from 2.1 to 3.2 hectares.



### **Saffron Walden Policy 3 – Land west of Debden Road**

- Deleting the policy and listing it as a committed housing site to reflect the fact planning permission has been obtained and there are no site-specific policy requirements.

### **Dependencies**

The Highway Impact Assessment the Council commissioned from Essex Highways is subject to further work and review, but initial assessment of 10 key junctions suggests that the potential increase in traffic which would result from the proposals for additional development in Saffron Walden could be accommodated by the road network with mitigating measures. The link road associated with development east of Thaxted Road would be an essential mitigating measure. Further sensitivity testing of work on the air quality implications of this scale and location of development has still to be completed.

The inclusion of the above policies with the proposed amendments is therefore dependent on the following:

- Validation of air quality monitoring data for 2012 and its input into the model in place of 2011 data.
- Consideration of how many low-emission vehicles there will be in the predicted traffic flows in Saffron Walden during the latter part of the plan period.
- Consideration of how likely air quality objectives will be met beyond 2018.
- The rate of progress in identifying more specific primary health care capacity proposals with the NHS.

### **GREAT DUNMOW**

#### **Great Dunmow Policy 1 – Land north of Stortford Road and west of Great Dunmow**

- Amending the title of the policy to 'West of Woodside Way'.
- Amending the site boundary to reflect its ownership.
- Removing the requirement for doctor's surgery provision.
- Removing the requirement for the construction of a post-16 education centre and replacing it with requirement for the provision of education/community sporting facilities including 2 football, 2 rugby, 2 cricket and 2 junior pitches together with changing rooms/club house and associated car parking together with provision of a minimum of 10 hectares of natural and semi-natural green space to north and west edges of allocation.

- Maintaining the requirement for 2.1 hectares of land for pre/primary school provision.
- Reducing allotment provision from 3 to 2 hectares.



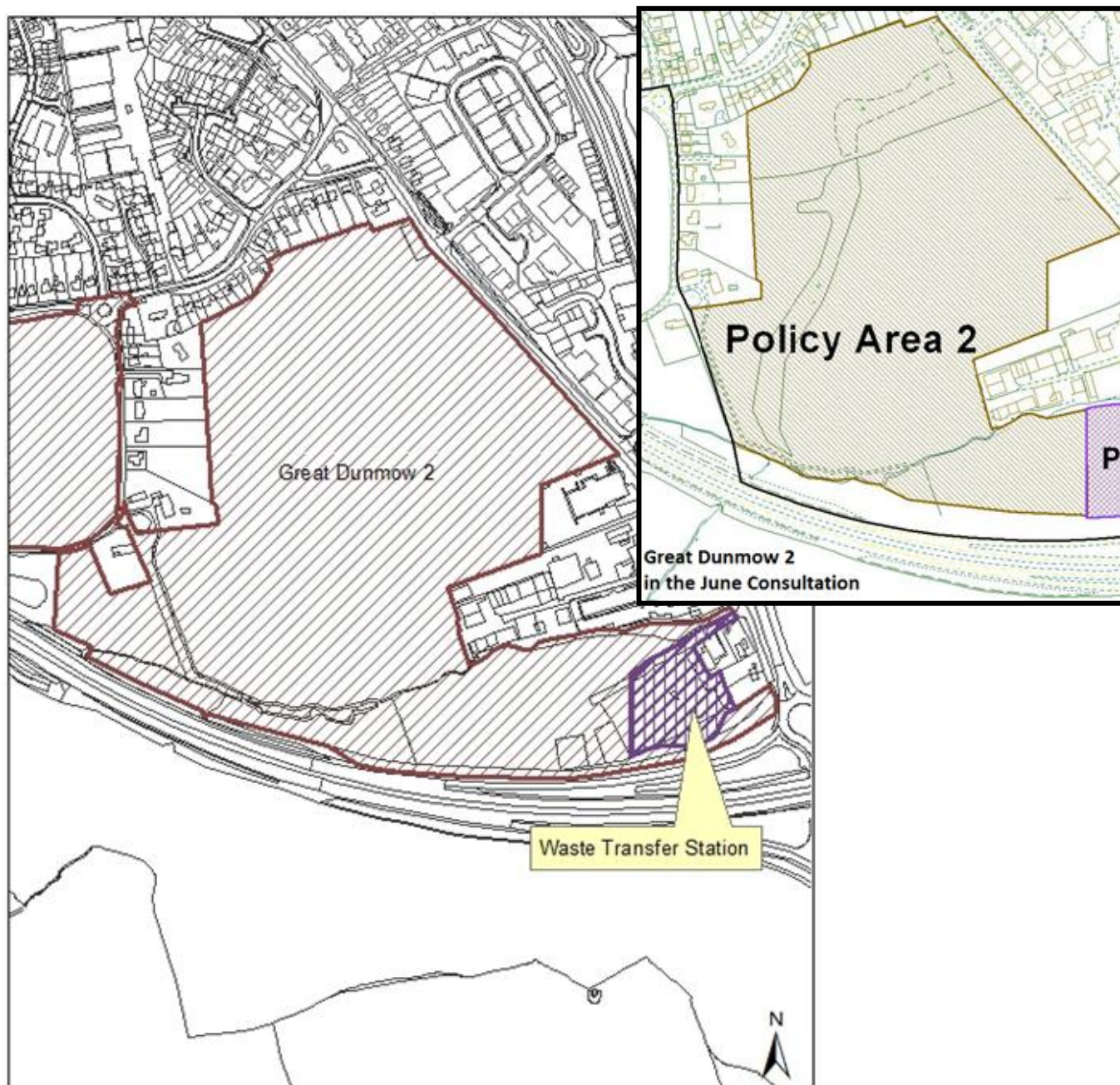
Great Dunmow 1  
1:8,370

Crown Copyright All rights reserved  
Uttlesford DC licence no: 100018688 2012



### Great Dunmow Policy 2 – Land west of Chelmsford Road

- Increasing the number of dwellings on site from 300 to 350.
- Increasing the area from 16.5 hectares to 20.4 hectares to reflect ownership.
- Including 1,400m<sup>2</sup> of land for a supermarket



Great Dunmow 2

1:6,000

Crown Copyright All rights reserved  
Uttlesford DC licence no: 100018688 2012



### Great Dunmow Policy 3 – Land northwest of the junction of the A120 and Chelmsford Road

- No change.

#### Dependencies

The Highway Impact Assessment the Council commissioned from Essex Highways is subject to further work and review. An assessment of five key junctions suggests the increase in traffic from the additional development in Great Dunmow could be accommodated on the present road network with mitigation, such as a new gyratory system at the Hoblongs junction. Further investigation is needed into the impact of additional development in the south of the district on J8 of the M11.

The inclusion of the above policies with the proposed amendments is dependent on the following:

- Potential impacts on J8 of the M11 being within acceptable limits.

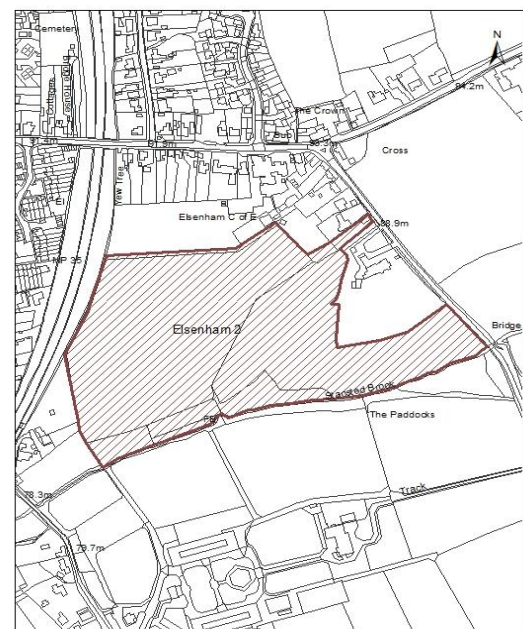
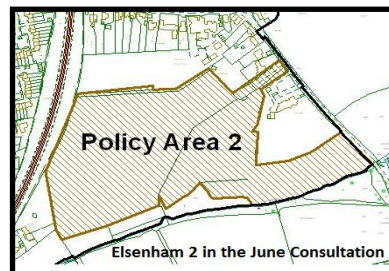
### ELSENHAM

#### Elsenham Policy 1 – Land west of Station Road

- Inclusion in the policy of the requirement for a contribution towards a community centre rather than the provision of a community centre.

#### Elsenham Policy 2 – Land west of Hall Road

- Increasing the number of dwellings from 115 to 130.
- Increasing the site area from 6 hectares to 6.5 hectares to reflect ownership.



### Elsenham Policy 3 – Land south of Stansted Road

- Reducing the size of the site from 12 hectares to 6.5 hectares.
- Increasing the number of dwellings from 130 to 140.



Elsenham 3

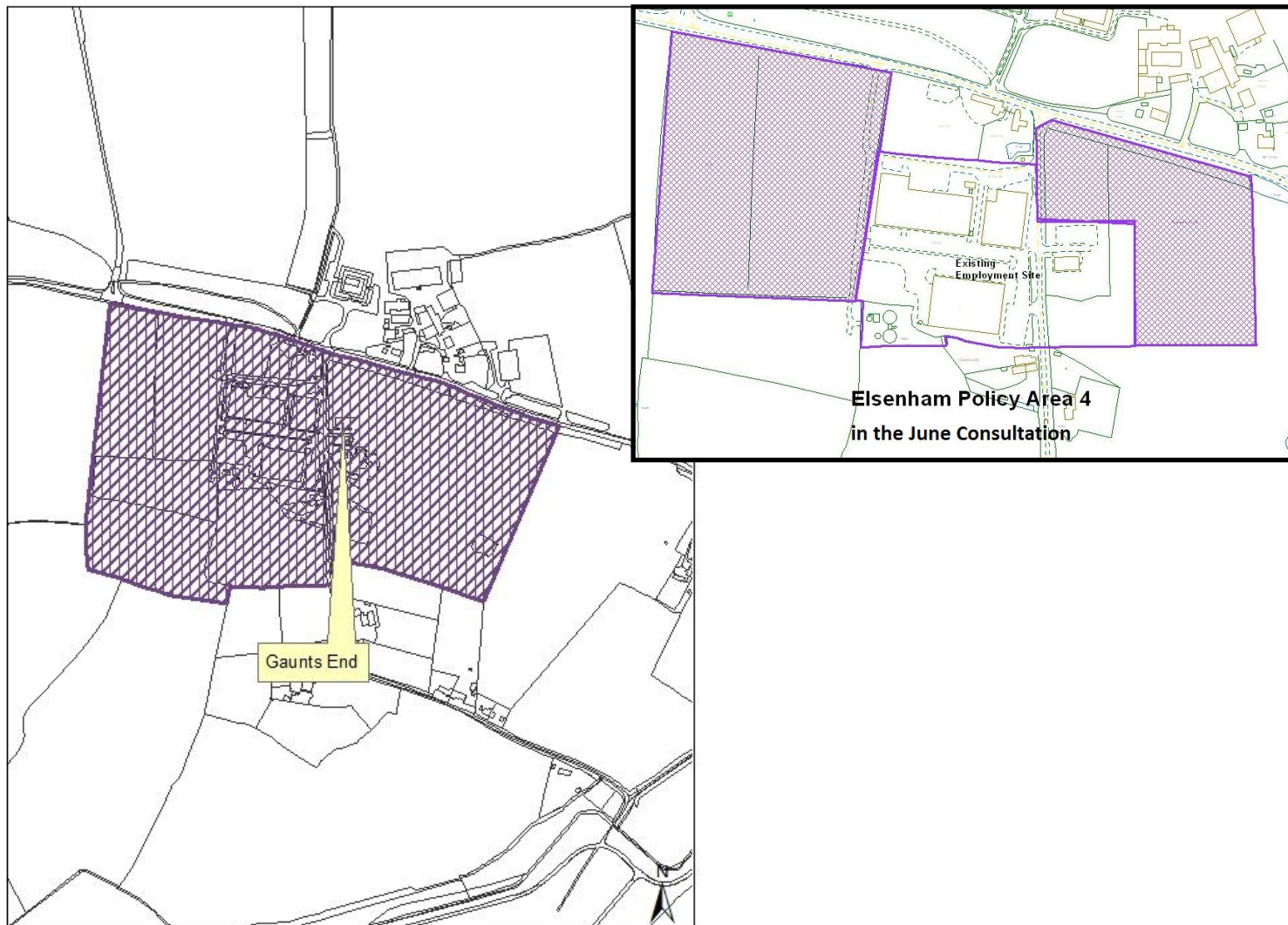
Crown Copyright. All rights reserved.  
Uttlesford DC licence no. 100018688 2012

1:4,168



## Elsenham Policy 4 – Land at Gaunts End

- Increasing the site area from 5.6 hectares to 19 hectares.



Elsenham 4  
1:6,975

Crown Copyright All rights reserved  
Utlesford DC licence no: 100018688 2012

### Dependencies

The increase in the site area at Gaunts End will be dependent on the assessment of traffic impacts on J8 of the M11 (the committed development will have been taken into account in the base case scenario but any additional allocation is likely to result in additional traffic on the junction).





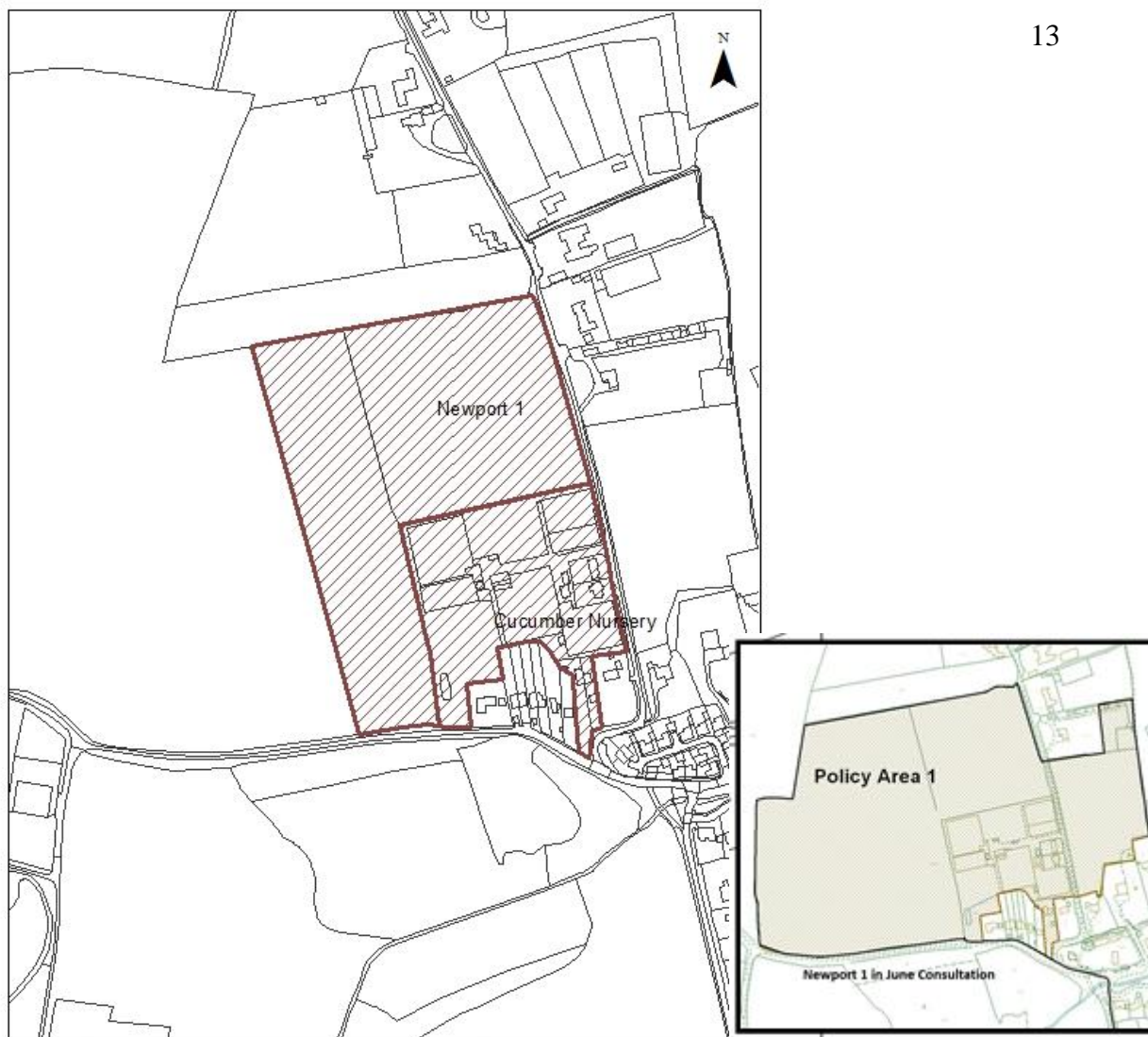
**Great Chesterford Policy 2 – Land south of Stanley Road**

- Amending the policy to reflect the requirement for the provision of a children’s play area rather than a contribution.
- Correcting the policy text to replace Bartholomew Close with Rookery Close as the route of the pedestrian and cycle path.

**Dependencies** – none

**NEWPORT****Newport Policy 1 – Bury Water Lane/Whiteditch Lane**

- Reducing the area of the site from 15.2 hectares to 4.5 hectares and the number of dwellings from 300 to 100.
- Making it clear that the 4.5 hectares does not include the 2.1 hectare site of the cucumber nursery, which will be separately allocated for a residential elderly care village.
- Removing the requirement for a new pedestrian crossing on Cambridge Road, improvements to the footpath on the same road, and removing the provision of a footpath/cycleway and the requirement for the widening of School Lane and the underpass/footbridge.
- Removing the requirement for an additional playing field land to the north of the existing playing fields for Newport Free Grammar School as part of education contributions.
- Removing the requirement for improved doctor’s surgery provision.
- Removing the requirement for recreational open space and informal recreation areas.



Newport Policy Area 1  
and Cucumber Nursery  
1:4,257

Crown Copyright. All rights reserved.  
Uttlesford DC licence no: 100018688 2012

**Newport Policy 2 – Land west of London Road by the primary school – no additional changes.**

### **Dependencies**

The Highway Impact Assessment the Council commissioned from Essex Highways is subject to further work and review, but assessment of three key junctions suggests the potential traffic created by additional development in Newport could be accommodated on the road network.

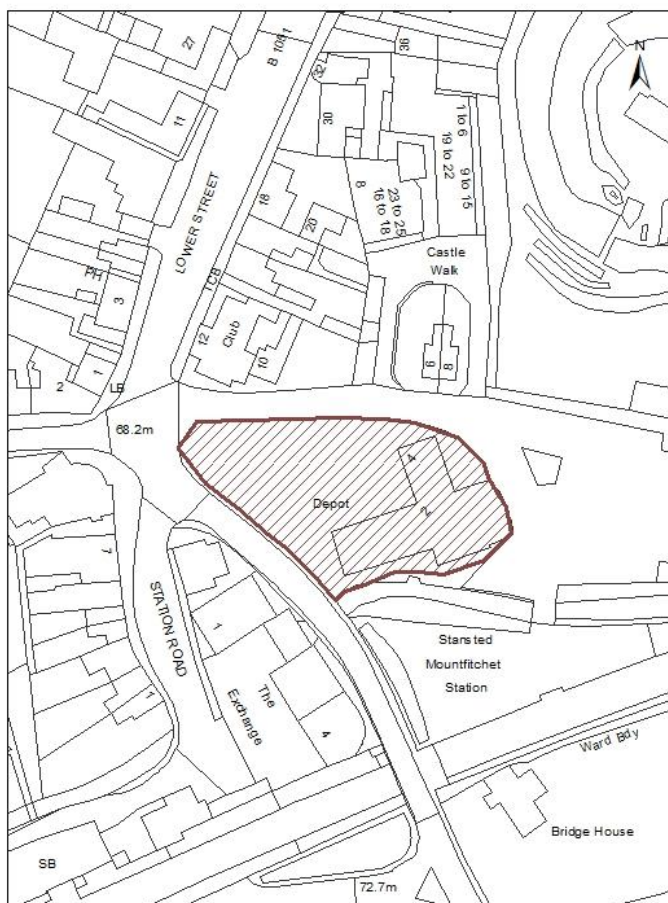


## STANSTED MOUNTFITCHET

### Stansted Mountfitchet Policy 1 – Land at 10 Cambridge Road, and Stansted Mountfitchet Policy 2 – 14 to 28 Cambridge Road

- Deleting both policies and replacing them with a Development Opportunity Site.

Including a new policy to reflect the planning permission previously granted for a mixed use scheme in Lower Street incorporating a medical centre, retail space and 14 dwellings.



Stansted Mountfitchet Lower Street

1:1,054

Crown Copyright All rights reserved  
 Uttlesford DC licence no: 100018688 2012

### Employment Allocation – Land north east of Bury Lodge Lane

Land north east of Bury Lodge Lane is allocated for employment uses which need not necessarily be airport-related. The initial findings from the Highways Impact Assessment work suggests the change from airport to non-airport-related employment in this location will give rise to additional traffic at Junction 8 of the M11 during peak times. Additional work is currently being carried out.

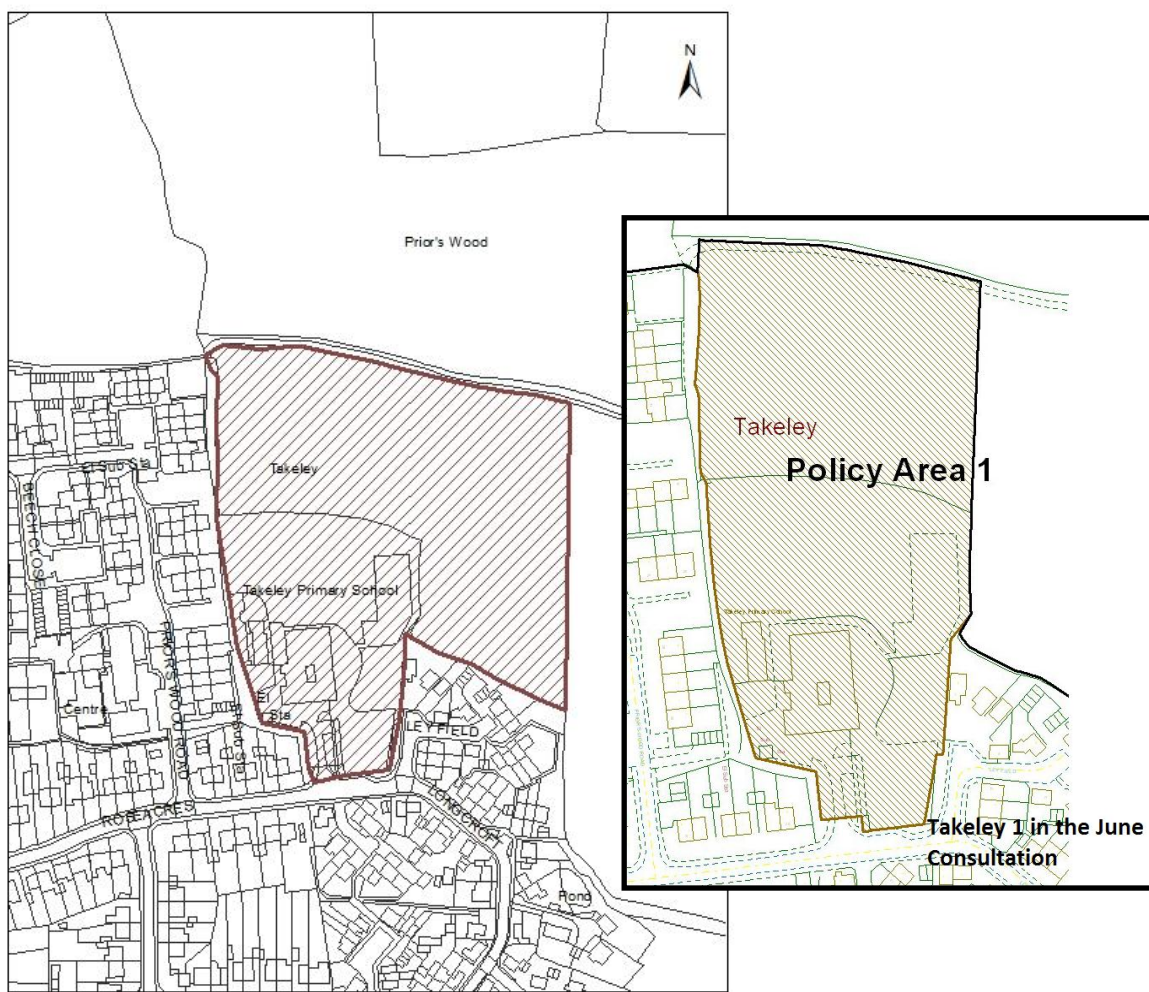
## Dependencies

Should the additional work reveal that the employment allocation is likely to give rise to unacceptable traffic impacts on Junction 8 mitigation will be needed to meet Highways Agency requirements. The location of the site means there will be more opportunity to increase the percentage of employees travelling to work by public transport than at other alternative employment sites but the shift in mode of transport needed to secure the necessary reduction in trips by car will need to be assessed.

## TAKELEY/LITTLE CANFIELD

### Takeley/Little Canfield Policy 1 – Land at and to the rear of Takeley Primary School

- Reducing the number of dwellings from 80 to 75.
- Increasing the area of the site from 2 hectares to 3.2 hectares



Takeley 1

1:2,790

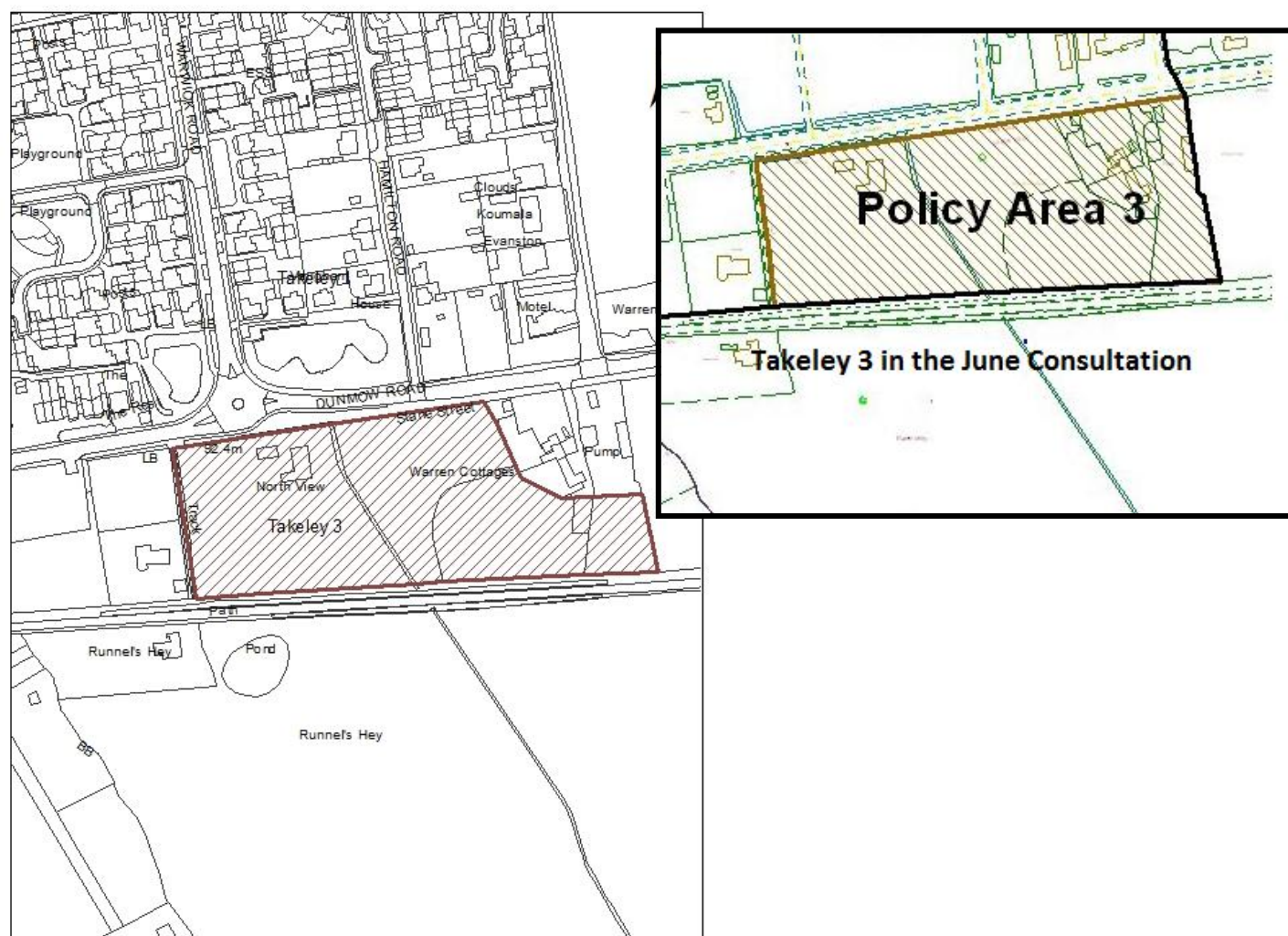
Crown Copyright All rights reserved  
Uttlesford DC licence no: 100018688 2012

### Takeley/Little Canfield Policy 2- Land south of Dunmow Road and west of The Pastures/Orchard Fields

- Increasing the number of dwellings from 38 to 41 to reflect planning permission.
- Adding an additional requirement for a landscape buffer to the site's southern boundary with the Flich Way.

### Takeley/Little Canfield Policy 3 – North View and 3 The Warren

- Increasing the number of dwellings from 40 to 46 and amending the area of the site to reflect ownership.



Takeley 3  
1:2,790

Crown Copyright All rights reserved  
Uttlesford DC licence no: 100018688 2012



### Takeley/Little Canfield Policy 4 – Land at the former Takeley Service Station and between Ridge House and Remarc

- No additional changes.

### Takeley/Little Canfield Policy 5 – Land between the Olivias and New Cambridge House

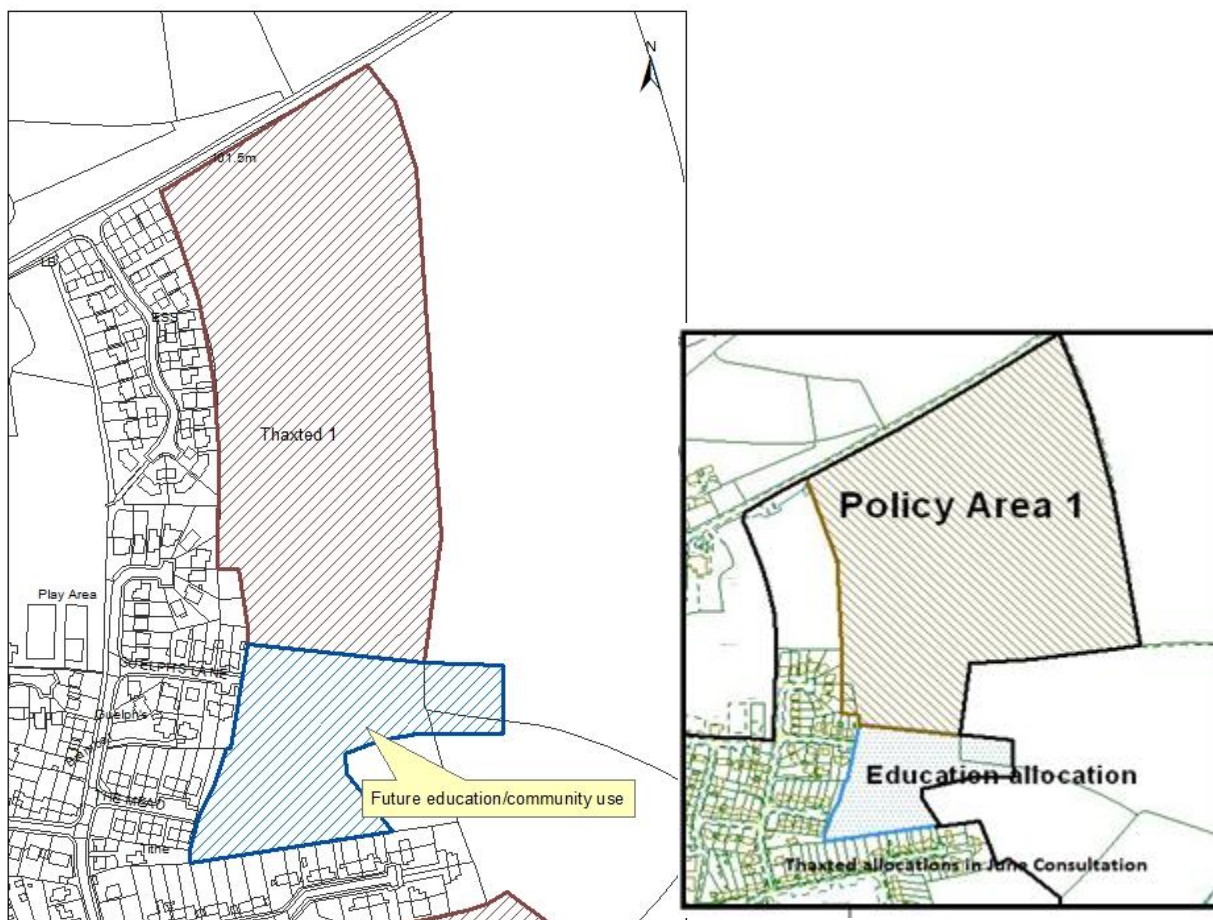
- Reducing the number of dwellings from 30 to 20.

**Dependencies - None**

### THAXTED

#### Thaxted Policy 1 – Sampford Road

- Reducing the area of the site from 11 hectares to 5.2 hectares.



Clavering 1  
1:3,206

Crown Copyright All rights reserved  
Uttlesford DC licence no: 100018688 2012

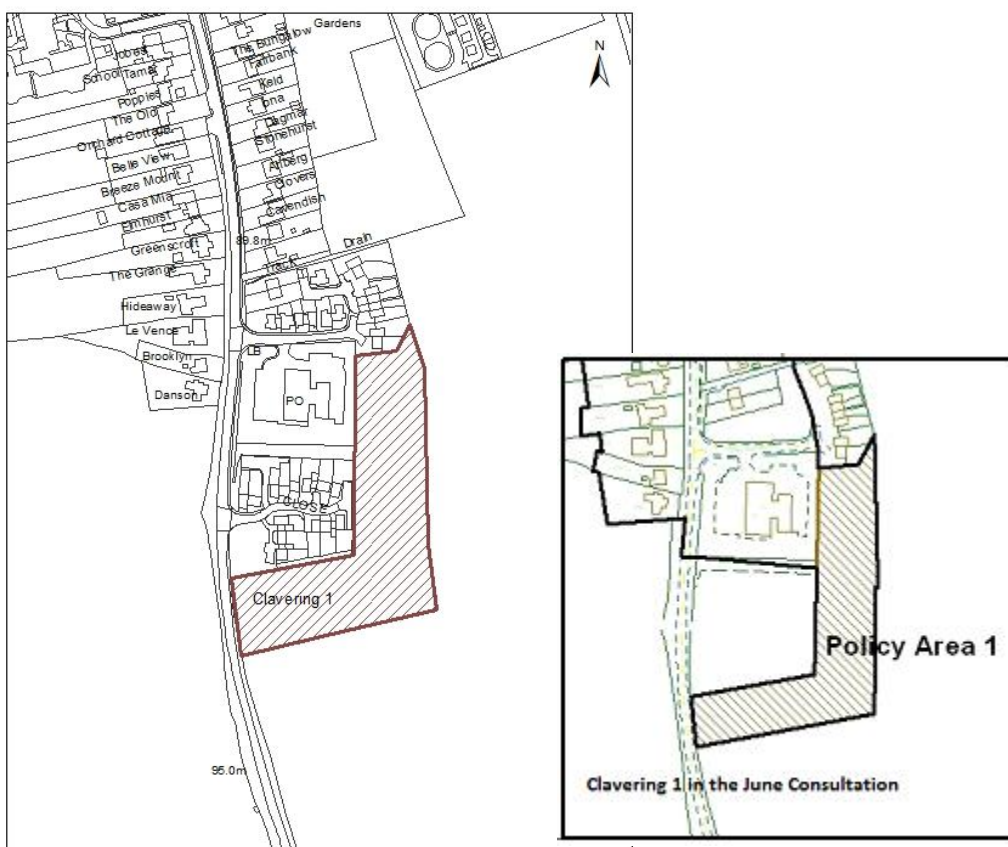
The inclusion of an additional policy for land to the south of Thaxted Policy 1, safeguarding its future educational use.

**Dependencies - None**

## CLAVERING

### Clavering Policy 1 – Land to the rear of the shop and Oxleys Close

- Increasing the area of the site from 0.84 hectares to 1.2 hectares and increasing the number of dwellings from 20 to 27.



Clavering 1  
1:2,942

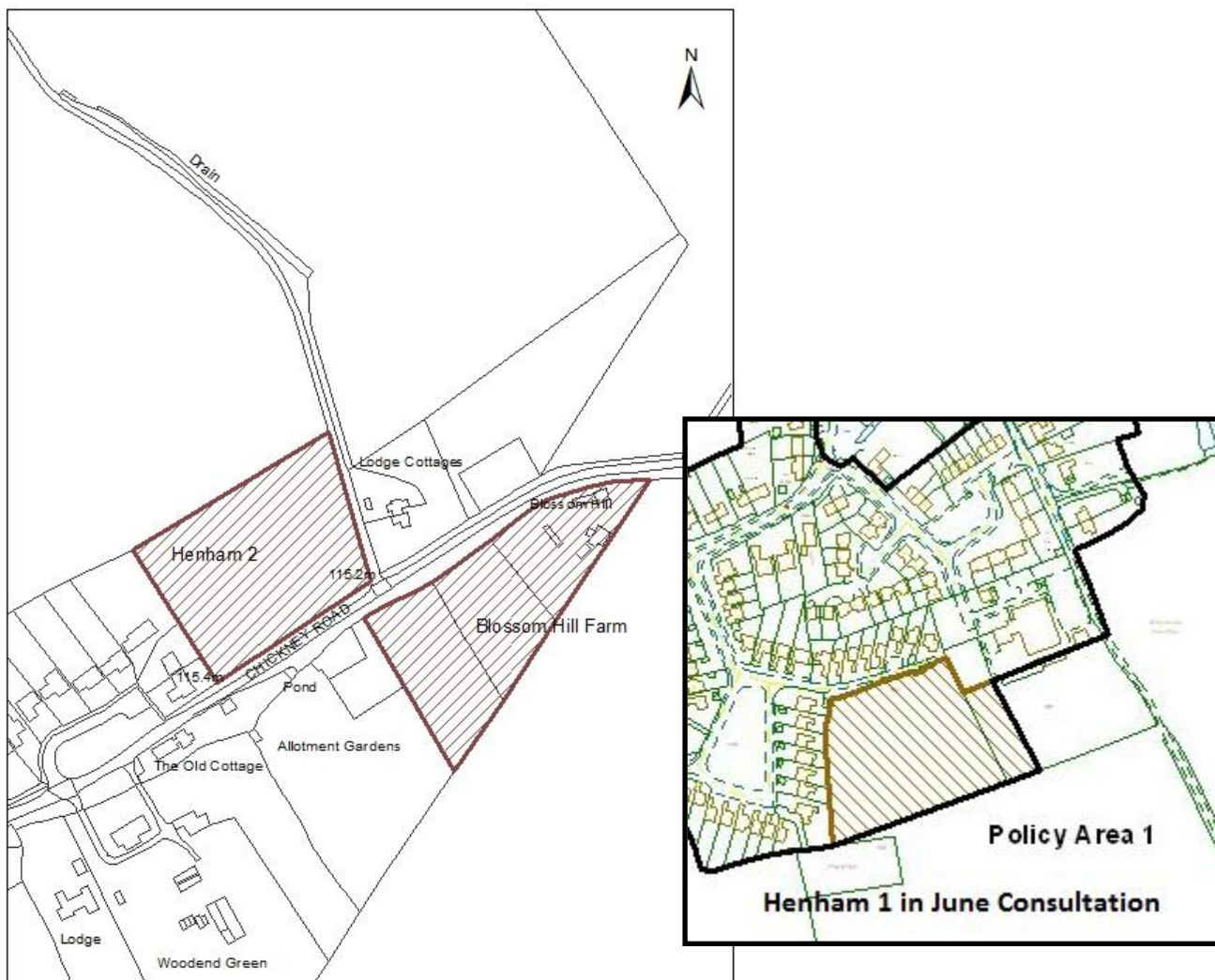
Crown Copyright All rights reserved  
Uttlesford DC licence no: 100018688 2012

**Dependencies –** The outcome of the current application at Oxleys Close for additional dwellings.

## HENHAM

### Henham Policy 1 – Land south and east of Vernons Close

- Deleting the current policy and replacing it with an allocation for 25 dwellings on land south of Chickney Road at Blossom Hill Farm.



Henham 2 and Blossom Hill Farm  
1:2,613

Crown Copyright All rights reserved  
Utlesford DC licence no: 100018688 2012

### Henham Policy 2 - Land north of Chickney Road and east of Lodge Cottages

- Correcting the description of the site to West of Lodge Cottages (the site allocation remains as in the Draft Local Plan).

**Dependencies – None**



**RADWINTER**

**Radwinter Policy 1 – Land north of Walden Road**

No additional changes.

**STEBBING**

**Stebbing Policy 1 – Land to the east of Parkside and Garden Fields**

No additional changes.