

Committee: Environment

Date: 13 March 2007

Title: Adopting the Urban Place Supplement

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Agenda Item

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Item for
decision?

Summary

Members considered the draft Urban Place Supplement (UPS) at the Environment Committee on 7 November 2007. Following consultation all the representations received have now been considered and changes have been made to the draft UPS. This can now be adopted by the Council as a supplementary planning document to support relevant policies in the Uttlesford Local Plan.

Recommendations

That the Urban Place Supplement is adopted as a Supplementary Planning Document

Background Papers

The Urban Place Supplement

Regulation 18 Statement: Summarises the comments received and the proposed action in response to each representation.

Impact

Communication/Consultation	When the UPS is adopted it will be made generally available to Town and Parish Councils, agents and members of the public via the website and on request.
Community Safety	The UPS encourages well designed new environments which help contribute to people's feeling of safety and well being
Equalities	The UPS is based on the principal of producing well designed places which are accessible to everyone

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Finance	
Human Rights	
Legal implications	
Sustainability	The UPS is based on sustainable principles, and encourages: measures to reduce energy and water consumption, use of renewable energy, increase in recycling and creation of new habitats
Ward-specific impacts	All
Workforce/Workplace	

Situation

The draft UPS was prepared by Essex County Council following extensive consultation during 2005/06. Each District and Borough Council that was intending to adopt the UPS as a Supplementary Planning Document ran its own consultation on the draft UPS. In Uttlesford this ran from 15th September to 27th October 2006. The draft SPD was advertised in local papers. There were display boards in the Council Offices and the CIC's at Thaxted and Great Dunmow and information was available at the Libraries. Consultees were also notified. Following the end of the consultation period the County Council and representatives from the relevant District Councils considered all the representations and changes have now been made to the draft UPS in response to these representations. The report of consultation which sets out the action taken in response to each objection is a background document to this report.

When Members considered the draft UPS in November they generally supported the advice in the document but there was some concern about the impact on the market towns and the fact that developers might view the document as encouraging high density development that would be inappropriate in market town centres.

One of the main changes that has resulted from the consultation is to make the document less prescriptive. Standards and objectives are now expressed as a possible design solution that can be used as a basis for negotiating the design of a scheme and innovative alternative approaches are encouraged.

Each Essex District which is planning to adopt the UPS as a SPD will have to produce a statement which will be made available with the SPD stating if there are any parts of the SPD which will not apply within the local planning authority for example because there is some contradiction with adopted Local Plan Policy. Where there is any difference between the guidance and specific policies in the Local Plan then it is the local plan that will take precedence. The statement will also highlight the specific policies that relate to each section of the guidance in accordance with their LDF. The table in the Appendix sets out broadly the UPS guidelines and the

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relevant policies from the adopted Local Plan. It is not considered that there is any guidance in the UPS which is contrary to the Policies in the Local Plan and the intention is that the UPS should be adopted in its entirety to support the following policies:

GEN1 - Access

GEN2 - Design

GEN3 - Flood Protection

GEN6 - Infrastructure Provision

GEN7 - Nature Conservation

ENV1 - Design of Development within Conservation Areas

ENV15 - Renewable Energy

RS2 - Town and Local Centres

Following adoption the SPD will be published on the website and it will be available for inspection at the Council offices and Libraries. If anyone is unhappy with the decision to adopt the SPD they can apply to the High Court for permission to apply for a judicial review within 3 months of the adoption date.

Risk Analysis

Risk	Likelihood	Impact	Mitigating actions
If the SPD is not adopted then a key milestone in the LDS will not be met.	Low	Planning Delivery Grant may be affected	All steps have been taken to ensure that there are no outstanding issues which would require members to defer a decision to adopt the SPD