



**Public Participation on a Development Plan Document  
Consultation on Proposals for a Draft Local Plan  
8 June 2012 – 23 July 2012**

**Report of Representations,  
Officer Comments and Recommendations  
on**

**Strategic Policies SP5 and SP6  
Site Allocations**

**Local Plan Working Group 17 October 2013**

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## Strategic Policies SP5-SP6

### Policy SP5 – Meeting Housing Need

#### Summary of Representations

Around 1,000 comments were made in response to this policy. The majority of these (around 900) were standard representations of support for the policy because it no longer includes a proposal for a new town of 3,000 homes as the Council's preferred housing strategy. **Elsenham** and **Henham Parish Councils** strongly support the housing strategy. Their representations and the standard representations also included objection to the policy on the following grounds; it is confusing to make provision for housing for a period which began in 2001, already 11 years ago. The original Local Plan (adopted 2005) made provision for housing up to 2011, so the new Local Plan should start from that date. Paragraph 12.19 is wrong to state that provision of homes up to 2012 should be in accordance with the Regional Strategy. This will soon be revoked and certainly will be by the time of the adoption of the Local Plan in November 2013. Paragraph 12.11 states that provision should be made for 338 dwellings per annum which means for a 27 year period the total is 9,126 homes, not 9,870.

One **individual** supports the policy on the grounds that it will supply affordable housing, which is needed. **Takeley Parish Council** welcomes the policy to deliver bungalows and 1 1/2 storey homes to meet the needs of the local community. One **specialist housing provider** identifies a need in the district for more extra care housing.

**Great Dunmow Town Council** and **Great Dunmow Neighbourhood Plan Steering Group** consider there is a lack of justification for the economic scenario and a lack of consideration of population change over the plan period. The ambition to provide 40% affordable housing is supported in principle but it is not clear if this is feasible given the fact there is no viability assessment of the plan. They also feel that the impact of windfall sites should be clearly and logically stated.

A number of **individuals** object to the policy mainly on the basis that the numbers of homes required to be provided is too high. People have mentioned that in a time of recession fewer houses are likely to be needed and that the Edge Analytics work on which the housing forecasts are based is providing an over optimistic job growth forecast in these circumstances. Some people also feel that the numbers are excessive taking into account applications which are already in the pipeline. Some people feel it is not clear what criteria have been used to decide how many new houses should go in Great Dunmow and Saffron Walden.

Some **individuals**, concerned about development in Saffron Walden in particular have queried the basis for seeking 40% affordable housing saying that this seems unreasonably high and will create new estates with high levels of benefit dependency unless jobs are also provided.

**Saffron Walden Friends of the Earth, Save Saffron Walden Town Centre** and 1 **individual** object to the housing strategy saying it is in breach of at least 6 of the 10 plan objectives. They also object to the use of the word minimum in the site allocation policies.

The **Home Builders Federation** feels the Council's statistics are inconsistent and confusing. All the scenarios revert to zero growth after 2027 which is unrealistic and unjustified. The plan should show whether there has been under delivery and include a 5% or 20% buffer as required by the NPPF. **Agents and landowners** promoting development sites are concerned that the housing numbers are too low and do not meet the housing needs identified in the Strategic Housing Market Assessment (SHMA). Additional figures are suggested. Some are suggesting the housing figures should be based on the Regional Spatial Strategy and there is not enough evidence in the plan to demonstrate why the economic scenario has been chosen. Some people have made reference to the 2011 Census and suggested that initial results mean population and household growth forecasts will be revised upwards in most parts of the country. There is concern that no allowance has been made for schemes which have planning permission but are never completed. **The Chelmsford Diocesan Board of Finance** considers the Council should identify suitable reserve sites to provide for flexibility to cover shortfalls in housing supply for the plan period. Some landowners have suggested that the policy should refer to a minimum total number of homes, consistent with the use of the word minimum in the individual site allocations policies to give more flexibility in the consideration of sites.

**NHS North Essex** have made reference to the fact that site allocations policies require provision of 5% as 1 and 2 bed bungalows and Stansted Mountfitchet Policy 3 makes provision for 35 retirement dwellings. Such development would result in an increase in the number of elderly people in need of care within the catchment. This is likely to have a significant impact on the NHSNE's funding programme for the delivery of healthcare provision within it's area and it is imperative that development proposals for or that include older person's accommodation and extra care units identify the health care impacts arising from such development and include appropriate mitigation.

**The Showman's Guild** want the site allocations for Gypsies and Travellers included in the Local Plan and not a separate document which they consider would have less weight in future land allocation policies. One **landowner** who has previously promoted a site for gypsy and travellers also considers these sites should be dealt with in this local plan so that allocation of sites and drafting of policy is dealt with comprehensively. This would allow the document to take

account of other competing or complementary land uses and designation and to make sure that sites are deliverable. This would make sure the travelling community is dealt with in a fair and reasonable manner.

### **National Planning Policy Framework**

In terms of the Core Planning Principles the NPPF says; every effort should be made objectively to identify and then meet the housing needs of an area and respond positively to wider opportunities for growth. Plans should take account of market signals such as land prices and housing affordability and set out a clear strategy for allocating sufficient land which is suitable for development, taking account of the needs of the residential and business communities.

Specifically in relation to the delivery of housing local planning authorities are required to:

- Use their evidence base to make sure that their local plan meets the full, objectively assessed needs of market and affordable housing in the housing market area
- Identify and annually update a supply of deliverable sites to provide five years worth of housing against their housing requirements with an additional buffer of 5% to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery local planning authorities should increase the buffer to 20%
- Illustrate the expected rate of delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing. Local Planning Authorities may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.
- Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community.
- Identify size, type, tenure and range of housing required in particular locations.
- Set policies for meeting affordable housing needs where these have been identified
- To promote sustainable development in rural areas housing should be located where it will enhance or maintain the vitality of rural communities

In relation to the evidence base local planning authorities should have a clear understanding of housing needs in their area. They should prepare a Strategic Housing Market Assessment to assess their full housing needs. This should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period which meets household and population projections taking account of migration and demographic change. They should also prepare a Strategic Housing Land Availability Assessment to

establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.

### **Sustainability Appraisal June 2012**

The policy will have positive impacts on the objective to improve the population's health and promote social inclusion through the delivery of a range of housing units to meet the needs of the population including affordable units, rural housing, housing for key workers, the disabled, elderly and agricultural/rural workers and sites for gypsies, travellers and travelling show people. The policy also has significant positive impacts on the objective to provide housing to meet existing and future needs. There are no negative impacts.

### **Officer Comments**

In response to comments about the timeframe of the Plan the Council has reconsidered this issue. The National Planning Policy Framework makes clear in Paragraph 157 that Local Plans need to “be drawn up over an appropriate time scale, preferably a 15 year time horizon, take account of longer term requirements and be kept up to date”. The current timetable sees the Plan being adopted in early 2015. A 15 year time horizon would therefore result in a plan period to 2030. With the plan base date of 2011, it is proposed to prepare a 20 year plan to 2031 which allows the Council to prepare a plan which takes account of the long term requirements of the District.

The National Planning Policy Framework requires the authority to plan for its objectively assessed housing need. The Council has reconsidered this issue following the consultation on the draft plan. To be found sound Plans must be consistent with the Framework's aim to significantly boost the supply of housing. A Plan based on a low housing growth which constrains growth will not be found sound. The Council therefore considers that its objectively assessed need is that identified by the 2010-based Sub-National Population Projections (SNPP). Details can be found in the Greater Essex Demographic Study undertaken by Edge Analytics which is available on the Council's website. This accords with the Framework in that it meets household and population projections, taking account of migration and demographic change and relates to a buoyant household formation rate. The Strategic Housing Market Assessment (SHMA) shows that in order to meet its affordable housing need a housing requirement based on the trend based forecast is most likely to provide the greatest amount of affordable housing.

The Council therefore needs to prepare a plan for 10460 dwellings to be provided between 2011 and 2031.

There is no need to include an additional buffer in the policy. This will be done through the calculation of the 5 year supply. Historic completion rates show that there has not been a record of persistent under delivery and therefore the 5-year land supply includes a frontloading of 5%. In fact there has been an oversupply of dwellings delivered required by the former Regional Strategy for the East of England and therefore there is no requirement for the new Local Plan to make up any historic shortfall.

Although there was reference to the word minimum in relation to the numbers to be delivered on each of the allocations sites there was no such reference in policy SP5. Some people have suggested that the strategic policy should include the word minimum so that it is consistent with the site allocations policies. Other people have objected to the site allocations policies saying that there should not be a reference to minimum housing numbers. In order to provide more certainty to local communities about the potential impacts of development it is suggested that the reference to minimum numbers is taken out of the strategic policies and the site specific policies.

In relation to windfall sites, para. 48 of the NPPF states that local planning authorities may make an allowance for windfall sites if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Members considered a report on a windfall allowance at a LDF Member working group in June 2013 when an allowance of 50 dwellings per year was agreed to be included in the housing supply and trajectory.

In relation to comments about viability the Council has commissioned a study to look at viability of the plan. This study will be published along with the Pre-Submission Draft.

In response to people concerned about levels of affordable housing the requirement for 40% is not new – the current policy in the Local Plan requires 40% of the provision of housing on allocated sites to be for affordable housing. The need for affordable housing is still a key objective that the Local Plan needs to address so it would not be appropriate to reduce the percentage required on allocated sites. The affordability viability assessment confirms that this level of affordable housing is achievable on the allocated sites.

In relation to the NHS comments about the need for health impact assessments a new policy is being suggested which will cover this point.

In relation to the comments from the Showman's Guild the production of a separate DPD would not have less weight. The Council is making good progress with the DPD. A call for sites has been carried out and a needs assessment has been commissioned. In the meantime the development management policy

(HO10) in the Draft Local Plan can be used to determine any planning applications.

### **Officer Recommendations**

Amend sections on District Housing Requirements to reflect the new demographic information and up to date housing supply figures.

Delete Paragraphs 12.1 to 12.11 and replace with new text:

~~12.1 Housing requirements for the District are based on an economic forecast scenario prepared by Edge Analytics as part of a wide ranging demographic study for Essex county and surrounding districts in 2012.~~

~~12.2 This study considered seven scenarios which can be grouped into 3 types,~~

- ~~• Migration-led – assumptions on the future scale of migration are input to the model. The scenario forecast shows the future population, households, dwellings and labour force that would result from that level of migration. There are three scenarios of this type – Sub National Population Projections (SNPP); migration-led; and nil net migration.~~
- ~~• Dwelling-led – assumptions on the future scale of dwellings are input to the model. The scenario forecast shows the future migration, population, households and labour force that would result from that level of dwellings provision. There are three scenarios of this type – Approved RSS dwellings, Draft Review RSS dwellings; and AMR dwelling trajectory.~~
- ~~• Economic-led – assumptions on the future scale of the labour force are input to the model. The scenario forecast shows the future migration, population, households and dwellings that would result from that level of labour force. There is one scenario of this type – Economic-led.~~

### **SNPP – Sub National Population Projections**

~~12.3 The SNPP scenario is the benchmark against which all other scenarios are compared. The scenario replicates the 2008-based sub-national projection from the Office of National Statistics (ONS); the latest set of “official” projections for local authority districts in England. This “trend” scenario is based on historical evidence from 2004-2008 and does not take account of any later information from the 2009 and 2010 mid-year estimates. In comparison to the other 6 scenarios the SNPP uses the projected populations for 2009 and 2010, rather than the mid-year estimates. This means that there is some variation in the 2010 population between the SNPP scenario and the remaining scenarios.~~

### **Migration-led**



12.4 To take account of more recent evidence from the 2009 and 2010 mid-year estimates, an alternative, Migration-led, “trend” scenario has been run. This uses the later 2006–2010 period as the basis for the derivation of its migration assumptions from the components-of-change evident in the mid-year estimates. The scenario assumes that long-term variations in mortality and fertility are consistent with those evident in the latest (2008 based) national assumptions.

### **Net-nil Migration**

12.5 An additional “trend” scenario has been run, assuming that the “net” impact of migration is zero throughout the projection period. This does not mean zero migration. The scenario assumes that in and out migration continue (for both internal and international flows) but the overall balance between the two is zero. Fertility and migration assumptions remain consistent with the Migration-led scenario.

### **Approved RSS**

12.6 The first of the dwelling-led scenarios is based on the dwelling provisions set out in Policy H1 of the Approved Regional Spatial Strategy (May 2008). For each district, dwelling growth acts as a “constraint” on population and household growth, with “migration” used to balance the population and households required to achieve the dwelling target.

### **Draft review RSS**

12.7 The second of the dwelling-led scenarios is based on the dwelling provisions set out in Policy H1 of the Draft Review Regional Spatial Strategy (March 2010). For each district, dwelling growth acts as a “constraint” on population and household growth, with “migration” used to balance the population and households required to achieve the dwelling target.

### **AMR Dwelling Trajectory**

12.8 The final dwelling-led scenario is based on the dwelling trajectory published in each authority’s 2010 Annual Monitoring Report (AMR) or an updated dwelling trajectory that has been published and used for local planning policy purposes during 2011. For each district, dwelling growth acts as a “constraint” on population and household growth, with “migration” used to balance the population and households required to achieve the dwelling target.

### **Economic**

12.9 The final scenario is one which constrains future population and household growth to the economic baseline forecast of Autumn 2010 produced by the East of England Forecasting Model (EEFM). Output from the EEFM includes a

projected growth trajectory for the size of the labour force in each district. The annual growth associated with this trajectory is illustrated in Table 4 below. The annual labour force growth acts as a “constraint” on population and household growth with “migration” used to balance the population and households required to achieve the labour force target.

12.10 The relationship between population, the labour forces and the number of jobs in a district is controlled by three parameters; economic activity rates, unemployment rates and a commuting ratio. Economic Activity rates by age and sex have been derived from analysis by the East of England Regional Assembly which informed previous forecasts undertaken during preparation of the Regional Spatial Strategy and take account of changing labour force participation expected in the older age groups as a result of proposed increases in the pension age. The unemployment rate and the commuting ration have been derived from the 2001 Census and remain constant throughout the projection period.

Scenario	Change 2010-2033				Average per Year		
	Population Change	Population Change %	Households Change	Households Change %	Net Migration	Dwellings	Jobs
Migration – led R <sup>(4)</sup>	37,394	48.2%	15,210	49.1%	1,393	686	665
Approved RSS – R	21,533	27.8%	9,539	30.8%	787	430	324
Draft Review RSS – R	19,680	25.4%	8,873	28.6%	718	400	282
SNPP	16,667	21.9%	9,087	29.6%	661	410	249
Economic – R	15,891	20.5%	7,500	24.2%	578	338	197
AMR Dwelling Trajectory – R	-3,339	4.3%	2,955	9.5%	92	133	-87
Net Nil Migration – R	-1,724	-2.2%	-572	-1.8%	0	-26	-330

*Note: AMR Dwelling Trajectory – R scenario reverts to zero dwelling growth from 2027 onwards.*

<sup>(4)</sup> The “R” suffix on scenarios indicates that they have used headship rates that have been scaled to ensure consistency with Council Tax property statistics provided for each district.

12.11 The Council considered the various scenarios and decided that the Economic scenario was the most appropriate on which to base the future planning of the district. Based on the scenario this plan will need to make provision for 338 new homes a year. Taking into account, completions since 2001, existing planning consents and in accordance with the settlement hierarchy set out in Chapter 6 this plan identifies new sites for 3,

**At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development. The Framework requires that Local Plans should meet the objectively assessed housing needs of an area in a positive and flexible way, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. This must involve using an evidence base to ensure that the Local Plan meets the full, objectively assessed needs for market and affordable housing in the local housing market area as far as is consistent with the policies set out in the Framework. Councils should work with neighbouring authorities where housing market areas cross administrative boundaries and the NPPF requires the preparation of a Strategic Housing Market Assessment (SHMA) to assess full housing needs.**

**In order to prepare a Local Plan which meets the Council's needs, Uttlesford District Council has worked with Essex and other adjoining authorities in commissioning demographic forecasts. Edge Analytics has undertaken the work through four separate phases and delivered the analysis using the POPGROUP suite of demographic forecasting models.**

**The Council has examined a range of scenarios in determining its objectively assessed need. The scenario based on the 2010-based sub-national population projections (SNPP) forecasts a high housing and jobs growth; the economic scenario which constrains population growth, and the approved (but now revoked) Regional Plan forecast a mid-range housing and jobs figure; and growth based on the Annual Monitoring Report and nil net migration forecast a low growth scenario.**

**The Strategic Housing Market Assessment (SHMA) uses the Greater Essex Demographic forecasts as a basis for the total amount of housing needed and identified need for 11,500 homes between 2011 and 2033 (523 dwellings per annum). The SHMA identifies a high requirement for affordable housing, with this need increasing with rising house prices. In order to meet its affordable housing need a housing requirement based on the trend based forecasts is most likely to provide the greatest amount of affordable housing. The distribution of housing needs to reflect that Uttlesford lies within three sub-market housing areas. The majority of Uttlesford lies within the Harlow M11 submarket area, with the northern part of the district lying within the Cambridge submarket area and the south eastern edge within the Chelmsford submarket area.**

**The Council considers its objectively assessed housing need is that forecast from the 2010- based SNPP. This takes account of migration and demographic change and is based on buoyant demographic household formation rates thus positively planning for the future needs of the District. This Plan demonstrates that this housing need can be met without any**

**adverse impacts on the policies in the National Planning Policy Framework as a whole or specific policies which indicate development should be restricted; and without the need to approach neighbouring authorities under the Duty to Cooperate requesting them to accommodate some of the Council's housing requirement.**

12.12: As well as delivering enough homes to meet the requirements the Council must make sure that the homes being provided meet the needs of residents in terms of affordability, size, type etc. The housing being provided will need to be an appropriate mix reflecting the needs within the population. **The SHLAA identifies that the requirement is for family market houses but smaller 1 and 2 bed social affordable homes.**

Delete Paragraphs 12.19 and 12.20 and replace with new text:

~~The base date of the Local Plan is 2001. The current local plan needs to deliver 4,800 dwellings to 2012 in accordance with the Regional Spatial Strategy. this new Local Plan needs to deliver a minimum of 5,070 dwellings during the plan period. The amount of housing that the plan needs to provide is 9,870 homes.~~

~~A total of 3825 dwellings have been completed and a total of 2394 dwellings have been approved as at the end of March 2011. This leaves a total of 3651 dwellings to deliver. Since April 2011 a further 337 dwellings have been approved on larger sites. Taking this into account this plan needs to allocate 3314 dwellings on new sites.~~

<del>Homes which have already been built between 2001 and 2011</del>	<del>3,825</del>
<del>Homes which have been granted planning permission before 2011 but which are not yet complete (listed in Site Allocations Section)</del>	<del>2,394</del>
<del>Additional homes granted permission on larger sites since April 2011</del>	<del>337</del>
<del>New allocations in this plan.</del>	<del>3,314</del>
<del>Total</del>	<del>9,870</del>

**The base date of the Local Plan is 2011. Between 2011 and 2031 the plan needs to deliver 10460 homes – an average annual requirement of 523 homes.**

**In relation to potential supply, 1061 homes have been built in 2011/12 and 2012/13. As at April 2013 1970 homes had been granted Planning Permission on larger sites i.e 6 units or more. A further 243 are considered deliverable but do not have planning permission - these sites are phases of larger developments which are allocated in the Adopted Local Plan. Historical evidence shows that windfall sites make a contribution to the number of annual completions, and it is forecast that in the light of available sites and planning policy, windfall sites will continue to be**

permitted and built in the future at a rate of 50 dwellings per year. Taking this into account this plan needs to deliver 6386 homes on new sites. Since April 2013 a number of site have been granted planning permission which will contribute to meeting this need.

<b>Requirement 2011- 2031</b>	
<b>@ annual requirement of 523 homes a year for 20 years</b>	<b>10460</b>
<b>Supply 2011 - 2031</b>	
<b>Homes which have already been built between 2011/12 and 2012/13</b>	<b>1061</b>
<b>Sites of 6+ units with Planning Permission at April 2013</b>	<b>1870<sup>(1)</sup></b>
<b>Deliverable Sites without Planning Permission as April 2013</b>	<b>243</b>
<b>Windfall allowance at 50 dwellings a year</b>	<b>900</b>
<b>Total</b>	<b>4074</b>
<b>Number of additional dwellings needed to meet Requirement</b>	<b>6386</b>
<small>(1) This excludes land south of Ongar Road, Great Dunmow where planning permission has subsequently been quashed</small>	

The Housing Trajectory below\* demonstrates that taking into account the sites proposed in this plan there is an adequate five year supply of housing land in the District.

\*the up to date housing trajectory will be inserted in the plan at this point.

Amend the policy as follows:

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

The housing strategy will:

- Provide for ~~9,870~~**10,460** new homes between ~~2001 and 2028~~**2011 and 2031**
- Require the provision of an element of affordable housing by securing 40% affordable housing in schemes of 15 units or more, securing 20% on schemes of 5-14 units or a financial contribution on schemes of under 5 units.
- Make provision for affordable housing for local people in rural areas by permitting exception sites for affordable housing on certain sites when provided in association with a Registered Provider.
- Provide housing to meet other special housing needs such as key workers, the disabled, elderly and agricultural/rural workers.
- Provide for the operational needs of military personnel at Carver Barracks.
- Provide for sites for Gypsies, Travellers and Travelling Show People.



## Policy SP6 – Housing Strategy

### Summary of Representations

3291 representations were logged in response to this policy in total.

### Representations of Support

**Little Easton Parish Council** is supportive of the general direction for allocating sites which does not include a large new settlement.

**Stebbing Parish Council** supports the hierarchical strategy and agrees that development should go into the main towns i.e. Great Dunmow and Saffron Walden with substantial development in 5 main villages and minor development in rural settlements.

**Ickleton Society** are pleased that a new settlement at Great Chesterford has been dropped but note some people are supporting this as an alternative proposal. The society reiterates it's total opposition to such a development, being on the periphery of the district it would do nothing to help meet housing needs within Uttlesford.

**Ickleton Parish Council** supports the strategy. They also draw attention to the comments of South Cambs and Cambs County Council concerning the unsuitability of site north of Great Chesterford for major new settlement on the basis that it is unsustainable and will encourage car use and cause traffic congestion.

Representations of support were also received from **agents, developers and landowners** promoting sites which are included in the strategy.

### General Comments from Key Consultees

**English Heritage** are concerned about the major allocations proposed for Saffron Walden and Great Dunmow. They represent very significant additions in proportion to the present size. Consideration needs to be given both to the sensitivity of the sites and the settings of each town, but also to the potential pressures that may result to the historic core in each of these important historic towns. Our concern also extends to the allocation proposed for Thaxted. Here again the development is considerable when compared to the size of the village as a whole. The approaches into Thaxted have particular sensitivity. It is evident that historic environment sensitivities have been considered in terms of the land involved, but we wonder how the effects of such large allocations have been taken into account. In making this comment we are aware of the difficult choices

that the district faces due to the scale of development proposed in an essentially rural area. The pressures resulting from Stansted Airport are a contributory factor.

**Environment Agency** – Any proposed development should not lead to a breach of environmental legislation. Primary concerns are the Water Framework Directive. The plan should be informed by robust evidence to clarify whether the full extent of the proposed growth can be accommodated sustainably in the preferred locations within the limits of conventional waste water treatment. We support the fact that the policy makes reference to sites being selected on the proximity to existing services and facilities. We support this but recommend the importance of sewerage infrastructure and capacity is also recognised and included within this policy. It would be useful to include a link to the detailed Water Cycle Study. We consider this addition to be key in ensuring this Policy is “sound” as it is essential that development does not proceed ahead of necessary sewerage infrastructure being in place, and it may need to be phased which could go beyond the planned timeframes for housing. The recommended addition will help to ensure the plan is sufficiently flexible. As sewerage infrastructure provision and water quality legislation has the potential to drive the location and phasing of development throughout your District, we expected to see more explicit reference to these as part of the Strategic Policies to ensure that the Plan can be considered “justified” based upon the evidence (which as discussed is progressing). In addition, we also recommend that bullet point 2 of the “design, layout and new infrastructure” section is expanded to include: “Provide a network of green spaces appropriate to the scale and location of the development which can be used to make space for water where possible”

**NHSNorthEast** highlight that the list of factors to be taken into consideration in identifying sites for development currently includes the proximity of the site to existing services and facilities. In order for the policy to be found “sound” it should be amended to ensure it is justified, effective and consistent with national planning policy. Paragraph 162 of the National Planning Policy Framework (NPPF) advises local authorities to “assess the quality and capacity of infrastructure and its ability to meet forecast demands” In addition to the proximity of sites to existing infrastructure, the capacity of services and facilities will need to be taken into consideration to ensure that adequate provision is available, or can be made available, to meet the needs of existing and future residents. It is not sufficient to be located close to an existing facility if it is already functioning at, or above, capacity and is not able to support the planned level of growth. Therefore, it is requested that the policy is amended to recognise this extra consideration and that the supporting text refers to the need for the Council to liaise regularly with infrastructure providers to ensure that necessary infrastructure is identified and provision planned for, in line with proposed housing growth. NHSNE request the following amendment “proximity of the site to existing services and facilities and their capacity to accommodate the planned levels of growth”.



The inclusion of a site's existing use as a matter to be considered when assessing its potential to deliver housing is of concern to NHSNE as this may inhibit its own rationalisation and modernisation strategy. As set out in previous representations, it may be that during the Plan period certain facilities or services are assessed to be surplus to requirement and thus available for redevelopment. This option would be removed should this policy place unnecessary obligations on NHSNE to justify the loss of healthcare facilities. Therefore, it is requested that flexibility is built in to this element of the policy with regard to the loss of social/ community uses. If it is intended that this consideration is limited to the loss of employment or recreational uses, the policy should be amended to the following wording, to allow for flexibility with regard to social/ community uses: "Loss of any existing employment or recreational use of the site.

In relation to Para 29.1 Other Residential Sites it is noted that appropriate policies will be included within the local plan to manage the allocation of sites with consent for residential development that have not yet been completed. It is requested that the policies to be included make provision for these sites to be assessed appropriately in terms of their impact on social and community infrastructure should planning permission for their development lapse and need to be re-sought.

**East Herts District Council** are concerned that the volume of residential development is likely to have implications for Bishops's Stortford which is linked to several of the proposed development locations through the highways network as well as junction 8 of the M11. Uttlesford Council should consider the impact of possible development options within Bishops Stortford upon Uttlesford. A robust strategy for both districts will need to assess the combined impact of development in both directions across the district/county boundary. Despite its close proximity and functional relationship with Uttlesford the Draft Local Plan only mentions Bishops Stortford in relation to retail and Green Belt and does not address other relationships including transport and employment.

### **Housing Numbers and Time Frame of the Plan**

**Individuals** have raised the following issues – it is not explained why the time period is 2001- 2028 – the new plan should start from 2011. It is wrong that the first two years are measured against the RSS as this will be revoked. There is concern about the overall housing target being too high in the current economic climate. There is concern about the use of word minimum in policies. Some people feel the Council has failed to adequately justify how the minimum predicted level of provision is sufficient to meet the demands of the district and why it is more accurate and relevant than the figures in the RSS. Sites which have been granted planning permission should have policies in the plan. The district vision provides little guidance as to the overall strategy of how the LPA

will distribute development across the district. The vision should more accurately describe how sustainable development is being accommodated by 2028.

**Hertfordshire County Council** are concerned that the housing target should be in general conformity with the RSS. It appears that the preferred housing target is below that set out in the East of England Plan. Recent experience in Hertfordshire suggests such an approach is unlikely to be found sound. They welcome the fact that a range of housing figures have been considered but from the range of possible housing scenarios the preferred target appears to be at the lower end with little or no explanation within the accompanying SA/SEA as to why this is the preferred option and what the demonstrable harm associated with a higher housing target would be.

Other people, particularly those who are promoting sites have objected that the target is too low, that the Council has failed to adequately justify how the minimum predicted level of provision is enough to meet the demand of the district and why the specified target is more accurate and relevant than the figures in the RSS. Not enough information is provided on anticipated delivery rates and no allowance is made for sites not coming forward. Some developers support the word minimum saying it gives flexibility. There is a suggestion that the overall housing target should be a minimum figure to reflect the minimum figures in the site allocations policies. **The Home Builders Federation** say they cannot accept the proposed provision because it is too low.

### Factors to be taken into account in identifying sites

People objecting to particular developments feel a new settlement would be more sustainable because it would provide the necessary infrastructure. Elsenham or north of Great Chesterford are suggested as suitable locations and other new settlements of differing sizes continue to be promoted at Easton Park, Andrews Field and Chelmer Mead. Some people feel that Great Chesterford would be a better location than Elsenham for a new settlement. A **developer** promoting a new settlement feels that a new settlement will be more sustainable and overcome issues identified with a dispersed strategy which is not able to support provision of adequate physical and social infrastructure. The strategy is incompatible with the character of the district. **Wimbish Parish Council** does not believe the reasons for dropping the new settlement are valid. One person suggests that as major employment areas are on the edge of the district – it makes no sense to distribute development across the district.

**Agents and landowners** promoting sites in villages not identified in the strategy object to the strategy on the basis that there is no evidence that the strategy represents real housing need across the villages or for the selection of key villages and that it should allow for development in other villages where there would be rural sustainability benefits and/or a more equal dispersal across smaller villages as well as towns and large villages as the current distribution is

disproportionate to the size of some existing settlements. One person says there has been little regard to transport and employment sustainability. Another that the strategy is flawed without appropriate plans for new roads and other infrastructure and doesn't take into account that the East of England is the driest part of the country and subject to water shortages. Another person raises the issue that existing deficits of infrastructure in villages will not be rectified if there is no cross subsidy from new development. There have also been comments about the relative position of some villages within the hierarchy e.g. Wendens Ambo should be further up the settlement hierarchy. Littlebury should be defined as a Type A settlement. A list of sites being promoted is included as an Appendix to this report.

### Requirements for Design, Layout and new Infrastructure

The **HBF** say that the standards for development are those that are agreed nationally. The Council should not seek to impose its own standards, particularly as this will affect the viability of development. Such a stance is both contrary to the Framework and to the document "Viability Testing Local Plans". The wording of the policy should therefore be changed to reflect this. A **developer** has suggested that the policy should be reworded to make reference to viability.

Other people support the part of the policy which promotes the best standards of carbon neutral development and would go further to say that development needs to incorporate highest standards of low carbon development – the level must be specified – Code 3 is insufficient to protect the environment.

The benefits of development are being allowed to mask the very significant negatives additional development brings. These include the destruction of the countryside, pollution, crime and stress on existing infrastructure.

### Comments relating to Specific Locations

#### Saffron Walden

**Saffron Walden Town Council** do not consider that the building of a large scale settlement in the South East corner of Saffron Walden would meet the objectives of the plan. It will not enhance the locally distinctive and historic character of this Market Town. The location of the town in its natural bowl landscape would be destroyed by building up one side of the bowl and totally destroy the country views at present seen from all aspects of the town. 2. The landscape character of Saffron Walden would be seriously degraded by the insertion of a large development on agricultural land destroying the rural setting of this small country town. 3. There is no evidence in this document to support the suggestion that the proposed development could be sustainable. Particularly with the fact that the road system of the town is already overloaded, there is no direct access to the

M11, no A roads near SW no railway station in the town and no significant likelihood that employment within the town would cater for more than a very small minority of the new residents. 4. The proposed development does not meet the criteria of a "sustainable" development. In addition, due to the lack of any plan to deal with the vast increase in vehicle traffic and resultant pollution which would be created by placing the development in the most inaccessible corner of the town there will be a detrimental effect on the health of residents. 5. There is no evidence that jobs follow housing development and, given the location of SW and its isolation from main traffic/rail systems it is extremely unlikely that large scale employment of the sort identified in the current ECC employment projections would locate to SW. Industrial areas of the town are already in decline with many empty premises. Nor has there been any detailed study to show that new commercial property to be built within the plan would encourage businesses to locate to SW. 6. There is only one result that can be guaranteed by the placing of 880 homes in the south east corner of SW. That is there will be a vast increase in the thousands of vehicle journeys already crossing the town and that the current problems of pollution and congestion suffered by the town will increase to even greater levels. There is no way that the existing road system can cope and not one suggestion of a plan to offer a solution is found within this report. The vast increase in vehicle traffic as people struggle to leave/return to SW at the peak times makes increases in all forms of pollution a certainty. Ground noise and air quality will become significantly worse and air pollution will push up the number of sites where pollution is currently at illegal levels to unacceptable figures. There is no evidence in the plan which would support the housing strategy and all previous research carried out by UDC indicates that the development of 880 homes in SW is not sustainable. Previous sustainability assessments and consultations have highlighted the problems associated with the large scale development in Saffron Walden particularly the pressures on green infrastructure, the secondary school, primary care, the impact on the road network/air quality and the work required to the sewage network and these issues were quite apart from the impact on this historic environment of SW. It therefore rejected the proposal to site 750 houses in SW, Why are all of these concerns now being completely ignored in the new housing strategy? What has changed to make this now acceptable? Where is the evidence to justify this decision?

**Saffron Walden Friends of the Earth, Save Saffron Walden Town Centre** and 1 individual say site locations are not sustainable. All the main trip generators lie to the west of SW e.g. Railway Station, County High School, M11. **We are Residents** say that previous sustainability appraisals show clearly that a new settlement is the most sustainable option. The brief summaries of Saffron Walden and Great Dunmow in the Spatial Strategy section of the draft local plan completely gloss over the major negative issues associated with the Strategy now being proposed. No mention is made of the negative impacts of large scale developments on the towns which have been identified in the previous consultations; The Saffron Walden paragraph mentions the poor air quality at key

road junctions but completely ignores the findings of the SHLAA in relation to the sites proposed that the proposed road link is unlikely to provide a solution or the fact that ECC Highways and UDC have been trying and failing for a number of years to reduce air pollution at these junctions; The Saffron Walden paragraph similarly glosses over the issues associated with the County High School being at capacity which have been raised in the previous assessments and consultation documents. No consideration has been given to whether expansion of the County High School is achievable or to the social effects of a new secondary school if it is not. The strategy refers to a potential extension to the County High School but we find this highly questionable. The School is already one of the largest schools in the country and it is highly unlikely that it would wish to expand materially, neither do we believe that these it any prospect of it wishing to separate its hugely successful 6th form from the rest of the school to create extra space; No mention is made of the fact that the SW proposed sites are on the most inaccessible side of town, remote from the nearest railway station and access to the major link roads.

2163 standard letters were received, from **residents of SW and others** objecting to the proposed development proposed in SW saying the following:

I am writing to OPPOSE the Spatial Strategy and the Housing Strategy: - there is no evidence to support your change in strategy from a new sustainable settlement to dispersing housing across existing settlements and the Council's own Strategic Housing Land Availability Assessment is clear that a new settlement is the most sustainable solution.

Reasons other people have given for objecting to the development in Saffron Walden include - madness to propose 800 homes in Saffron Walden without first making provision for a relief road. Traffic impacts causing congestion and poor air quality. Impact on heritage/environmental quality. Local Schools and health services at capacity. If settlements are allowed to grow organically issues are dealt with as they arise, at this speed infrastructure will not be able to cope. Impact on Slade Culvert. Development proposed is on the wrong side of the town remote from station, employment etc.

One agent has suggested altering the wording relating to sites at SW and Great Dunmow "a minimum of 1150 on the southern and western edges of Great Dunmow, there will be a minimum of 860 dwellings on the eastern edge of Saffron Walden and a minimum of 20 dwellings on a site allocated within SW.

### **Great Dunmow**

**Great Dunmow Town Council** and the **Great Dunmow Neighbourhood Plan Steering Group** feel the plan lacks any convincing justification for the choice of distribution other than some vague notion of balance, and for the relative

allocation of the housing requirement as between Dunmow and Saffron Walden nothing other than vague and inconsistent reference to characterisation studies. No comprehensive, systematic and convincing attempt has been made to assess the sustainability of differing options both at the District and local levels and as such the plan demonstrably fails to meet the requirements of the NPPF. The identification of specific locations to meet the total housing requirement for Dunmow combining so-called strategic policies with site allocation effectively rules out the possibility that the proposed Neighbourhood Plan for Dunmow, endorsed by the District Council, can perform its function as set out plainly in the Localism Act and associated guidance, of determining " where and how development takes place" Furthermore, it is deplorable that there is no mention of the neighbourhood plan in the document. The policy and the associated site allocations are totally unacceptable. The policy should be revised so as to allow for the possibility that the neighbourhood plan can take forwards at least some proportion of the housing requirement in Dunmow. The notion that all the requirement, over the next 15-year period must be spatially fixed now is quite plainly absurd and goes far beyond what is strictly required in the NPPF. The current committed housing sites on Woodlands Park alone amount to over 600, which at the planned trajectory is more or less equivalent to the necessary supply of sites as required by the NPPF. It is not clear how the criteria, applying to development in general, contained in the policy will be applied or in fact be relevant to Dunmow given the proposed extent of allocations. The approach to the plan should be changed to enable a cooperative approach as between the Neighbourhood and the Local Plans, which are the two parts of the statutory Development Plan, The plan fails in its stated objective of protecting and enhancing the role and function of market towns. There is an urgent need to redefine that role looking forwards for 15 - 30 years so that they can continue to thrive, be significantly more sustainable and provide for a rewarding and satisfying quality of life for the residents and visitors. The policies in the plan fall a significant way short of providing such a strategy.

The policy lists criteria against which sites will, be judged "in all settlements" The criteria themselves are too generic and vague to be used in the assessment of applications if that is what was meant. For instance, "the highest standard of low carbon" cannot reasonably be applied. Even if this were capable of interpretation it is simply not feasible to insist on the "highest" standards. Similarly it is not possible to interpret the phrase "a public transport focus' these criteria if they are indeed necessary must be revised to be readily understandable and directly applicable.

Other reasons for objecting to development in Great Dunmow include the concern that roads, schools and other infrastructure will not be able to cope. Lack of water resources. Little information on water and sewage facilities and how these will be provided. Not enough retail to support new development. Lack of employment. No plans for the enhancement of the built environment in relation to the areas identified for housing development. Future large scale development in

Great Dunmow should be deferred until after completion of the Woodlands Park Development,

One **landowner** promoting land to the west of Great Dunmow, south of Stortford Road suggests that to ensure the deliverability of its strategic vision for Great Dunmow SP6 should allocate more housing land to make sure key policy and infrastructure requirements can be delivered and that if the council is not prepared to allocate all the site at least Phase1 of the site should be allocated for 450 homes.

### Elsenham

895 reps were received from people concerned about the scale of development in the Elsenham/Henham area which said:

The Plan period should be 2011-2028 and the provision of new homes should be 5,301 so that all of the remaining housing numbers need to be re-calculated. Elsenham should not be identified as a Key Village, it is unsuitable for being a main focus for development in the rural area. It should be included in Rural Settlements Type A(\*) - suitable for a scale of development that would reinforce its role as a provider of services mainly to its own community. Elsenham has no secondary school, no major retailing and restricted road access. Elsenham has the following problems as listed on p36 of the original consultation document. - limited capacity for additional Waste Water Treatment - under provision of amenity & natural/semi natural greenspace - poor/limited community centre provision. Elsenham is unsuitable for any more development beyond that serving local need within the village limits defined in the Local Plan 2005.

Note (\*) the standard representation says that Elsenham should be included as a Type A settlement suitable for a scale of development that would reinforce its role as a provider of services mainly to its own community whereas this definition in the plan relates to Type B Rural Settlements. Type A settlements are those suitable for a scale of development that would reinforce their role as a local service centre.

**Henham Parish Council** support the fact that SP6 no longer includes reference to the new town. Deletion of this site is strongly supported. Object to Elsenham being identified as key service centre.

### Newport

**Newport Parish Council** strongly object. Land availability is driving site selection rather than a proper assessment of needs or capacity of the settlement to accommodate growth. Minimum numbers could mean a significant number of houses in excess of these figures. Improvements to infrastructure at the school

should be made irrespective of development. Sewage and waste disposal infrastructure is beyond capacity. There is no provision for employment.

The Newport Parish Council representation was accompanied by 365 questionnaires. The summary of responses to the questionnaire was:

	YES	NO	MAYBE
Are you in favour of any development of new homes in the village?	213	152	
Do you support the proposal for a minimum of 70 houses off London Road?	115	238	12
Do you support the proposal for a minimum of 300 houses off Whiteditch Lane?	27	327	11

Other comments included in the representations included:

- There is not enough information on infrastructure/sewage and other services
- There will be inadequate water supply to the village
- Support London road or smaller developments similar to Bowker Close (only small-scale development in village) with affordable/social housing/renting. Infill sites around the village would be more suitable – more sensible land should be chosen
- Emergency Services not able to cope
- Risk of flooding
- Newport should remain a village and not become a town and development should be sympathetic to the village
- The roads will not support additional housing because there is already too much traffic, plus parking issues. A by-pass or M11 junction would be needed. School Lane/Bury Water Lane should not be widened because this would cause a short-cut rat run



- Newport are being asked to shoulder too large a proportion of UDC allocation
- Local employment needs to be addressed
- An explanation of the word “minimum / maximum” is needed
- If large scale development goes ahead, then there needs to be satisfactory improvements to the village
- The Parish and the Council should challenge the assessment of the village. Where is the neighbourhood plan?
- 300 houses is disproportionate and will drive villagers away

Other objections to Newport Policy Area 1 included the fact that the site is isolated, far from High Street, Station and Primary School, visible in landscape, impact on historic character of the village, remoteness will limit opportunities to travel by public transport exacerbating traffic and parking problems within the village. Identified for growth as a result of the station but the station only has non-express trains stopping there. The primary school is close to capacity and the most recent Ofsted reports for the Grammar School are unlikely to bring students in.

### Stansted

Some **individuals** have objected to the two sites in Cambridge Road because they will result in loss of employment land and they are concerned about the effect on the commercial and retail centre of Stansted.

There is support for development at Elms Farm, other sites are also suggested. One **developer** objects to small scale growth in Stansted and is promoting land north of Stansted which has the benefit of not being in the Green Belt and being available to meet needs. They argue there is also scope to provide enhanced landscape and ecological biodiversity. Another **developer** is also promoting land to the north of Stansted between Pennington Lane and the B1383. They object to the reclassification of Stansted as a key village and suggest that in order to meet needs for affordable homes the number of homes in Stansted should be increased to 300.

### Takeley/Little Canfield

**Takeley Parish Council** note that Takeley is designated as a “key village” with a role to provide services to a rural area but has highlighted a lack of health services in the area. Residents of Takeley, including Priors Green, are expected to travel to GP facilities in Dunmow, Bishop’s Stortford, Stansted, Hatfield Heath etc. All facilities are under pressure. In this community where the population continues to grow at pace there is an urgent need to offer full or part time health facilities. We would urge UDC planning policy to reflect this need by incorporating a facility within the proposed Policy Area 1 which is in a central location with easy pedestrian access. TPC is actively seeking the support of the local health authority.

**Great Canfield Parish Council** support the exclusion of site TAK04 – Land east of Takeley Caravan Park and west of Hope End Road.

Some **landowners** are suggesting that the figure for Takeley is too low when Option 2 supported a larger number (750) and that the focus of the district’s housing requirements should be in and around Takeley.

Other people have commented that Takeley is not suitable for further development because of the roads and traffic distance to hospital.

### Other Villages

**Felsted Parish Council** support the strategy and other residents in Felsted have objected to further development in and around Felsted because of potential impacts on wildlife, no jobs, water in short supply, noise from the A120. Some objections have been received in response to a proposal for development at Watch House Green.

**Chelmsford City Council** are concerned about potential for development around Felsted e.g. Flich Green and Hertford End and Leaden Roding. Impacts may be felt in Chelmsford as a result of increased traffic and additional pressure on existing services.

**Hempstead Parish Council** object to the potential site at Anso Corner Farm on the basis that it does not comply with the draft strategy.

**Wimbish Parish Council** strongly support proposals by the landowner to development land at the Mushroom Farm, Radwinter for housing.

One **agent** suggests that Wendens Ambo benefits from a higher level of sustainability. It has strong local services, is well connected by public transport, a regular bus service and frequent trains to London, Birmingham, Cambridge and Saffron Walden. It is believed that the Council have acknowledged its sustainable location through the allocation of employment land to the north of the village. Wendens Ambo should be higher up the sustainable settlement hierarchy -it has

strong local services, well connected by public transport, regular bus service, frequent train services.

A large number of landowners have put forward sites which they say could contribute to the housing requirement, either instead of or additional to the sites identified in the Draft Plan. These sites are listed in Appendix 1.

### **National Planning Policy Framework**

Planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Allocations of land for development should prefer land of lesser environmental value. Planning should encourage the effective use of land by re-using previously developed land and mixed use schemes should be promoted. Patterns of growth should be managed to make the fullest possible use of public transport, walking and cycling and significant development should be focused in locations which are or can be made sustainable.

Para 58 includes more details about achieving good quality developments.

Planning policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- respond to local character and history and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime do not undermine quality of life or community cohesion and
- are visually attractive as a result of good architecture and appropriate landscaping.

### **Sustainability Appraisal June 2012**

Positive impacts are identified in relation to a number of SEA objectives. There will be a positive impact on the objective to retain, enhance and conserve, biodiversity, the water environment and the character of the landscape, because the impact on the countryside setting has been considered in allocating greenfield sites. Also new development is required to provide a network of

greenspaces appropriate to the scale and location of the development which may include or encourage biodiversity features and will have a degree of positive landscape impact.

There will be a positive impact on the objective to maintain and enhance the district's cultural heritage, assets and their surroundings, because the impact on the settlement character, the approaches to the settlement, and the historic core has been considered in allocating greenfield sites. Also new development will be required to reflect the distinctive architectural character of the traditional towns and villages of Uttlesford.

There will be a positive impact on the objective to reduce contributions to climatic change through requirements to incorporate the highest standards of low carbon development in the design and layout of new development.

There will be positive impacts on the objective to promote and encourage the use of sustainable methods of travel where new housing has been allocated with the site's proximity to existing services and facilities as a consideration. Also, the policy requires development to be focused close to public transport services and improvements made to the highway infrastructure including footway/cycleway links through their design layout and required infrastructure.

There will be positive impacts on the objective to promote accessibility where new housing has been allocated with the site's proximity to existing services and facilities as a consideration. Also, the policy requires development to be focused close to public transport services and improvements made to the highway infrastructure through their design, layout and required infrastructure. Similarly, new development will provide access to a range of services and facilities to enable sustainable patterns of activity appropriate to the scale and location of the development.

There will be positive impacts on this objective to improve the population's health and promote social inclusion where new housing has been allocated with the potential loss of any existing use of the site for recreation as a consideration. The policy requires development to provide a network of green spaces and access to a range of services and facilities to enable sustainable patterns of activity appropriate to the scale and location of the development.

Significant positive impacts are identified in relation to the objective to meet existing and future housing needs. The housing strategy responds well to identified need throughout the district in focussing housing development in the main towns followed by key service centres and other villages. The policy also specifies numerous infrastructure requirements to support housing growth. No negative impacts are identified.

There are positive impacts on the objective to promote the efficient use of resources and to ensure the necessary infrastructure to support sustainable development where new housing has been allocated on brownfield land where

appropriate. The policy specifies numerous infrastructure requirements to support housing growth appropriate to the scale and location of the development.

There will be positive impacts on the objective to support sustainable employment provision and economic growth where new housing has been allocated with the potential loss of any existing use of the site for employment as a consideration. Also the policy responds well to the geographical spread and content of the employment strategy to support sustainable development patterns as per the appraisal of the preferred spatial option for growth in the district.

While no adverse impacts are identified the recommendations from the SA are that the policy should require new development to provide design features that maximise the potential promotion and ease of recycling. A breakdown of housing completions and commitments by location should be included in the supporting text to correspond with the preferred spatial housing strategy option detailed in previous iterations of the local plan.

### **Officer Comments**

The distribution of housing sites required to meet the identified need is still to be resolved. The comments received in response to the draft plan are included above for information but no officer recommendation will be made until Members have considered the issues fully. The sites from the Draft Plan and the comments received on them are considered further in this document.

## SITE ALLOCATIONS

### CHAPTER 17 – 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

##### Summary of Representations

2751 people made representations on this policy.

**Essex County Council** considers that a Transport Assessment will be required to determine appropriate mitigation measures that may be required. Measures will need to be considered to ensure the proposed development does not exacerbate air quality within the town. It is recommended that consideration be given to providing contributions to promote sustainable transportation and provide mitigation measures to ensure appropriate accessibility and safety. The County Council is supportive of the approach of providing a link road between Thaxted and Radwinter Roads; a cycle/footpath to Audley End Station; other off-site works as required and public transport contributions. The site must provide land and a financial contribution for pre/primary school facilities. 880 dwellings are not sufficient to justify a new secondary school and therefore financial contributions and possibly land will be sought.

**The Environment Agency** points out that the centre of this site contains a historic landfill site at Shire Hall Farm. Our records show that the site was operated as an inert landfill and the licence was surrendered in 1993. The impacts of noise, dust and odour from the Household Recycling Centre on the proposed development needs to be considered.

**Anglian Water** considers that the Waste Water Treatment works has capacity to serve the development. Upgrades are required to the foul sewerage network which will be investigated when the developer approaches Anglian Water. There are major constraints with regard to the capacity of the surface water network and further information regarding phasings, timescales and confirmation of commitment from developers is required before further comment can be made.

**The Highways Agency** welcomes reference to the need for a Transport Assessment and whilst acknowledging reference to the need of adequate travel planning elsewhere in the document, reference should be made specifically to the need to encourage a modal shift and reduce the need to travel through the provision of a travel plan.

**NHS North Essex** welcomes the recognition of the health care needs arising from the development. However it considers that direct provision of healthcare

floorspace within a local centre may not be the most appropriate means of mitigating the impact arising from development of this site and may not be consistent with current NHS procurement guidelines that favour larger surgery formats, which are more cost effective and efficient to run. A Policy requirement that development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact, together with inclusion of the suggested additional Healthcare Impact Assessment Policy, is considered sufficient to ensure that the healthcare needs arising from the development of this site would be appropriately identified and mitigated. Therefore, it is requested that the policy text is amended to delete reference to an "improved Doctors surgery".

**Sport England** support in principle the provision for recreation open space within the development and to the rear of Lord Butler Leisure Centre to include provision of mix of formal playing pitches as this recognises that such provision is required to avoid a development on this site from exacerbating the deficiencies in playing pitches in Saffron Walden identified in the evidence base. However, the Council is requested to consider whether it is appropriate to provide two new formal open space areas that provide playing pitches in the same area or whether a single new site would be more appropriate given that each facility will need to be supported by infrastructure such as pavilions and parking and consequently a single large site (if this is possible to provide) may be more cost effective and have less land take requirements.

**Saffron Walden Cricket Club and Saffron Walden Rugby Club** consider that the proposals provide an excellent opportunity to move the rugby club from its current location some 8 miles out of town to a more central location in Saffron Walden and provide a second pitch and updated pavilion for the cricket club. The clubs are happy to work with Saffron Walden TRI in combining uses. A Rugby venue in town would be greatly beneficial in recruiting and retaining players at all levels, particularly giving a much greater opportunity for juniors to participate in the sport. In recent years SWCC has been ranked as the number one club amongst the whole of English cricket and as such merits improved facilities. If two cricket pitches were to be incorporated into the plan for Policy Area 1 then the present cricket pitch in the centre of town could be converted potentially to a number of junior football pitches. Overall this represents a unique opportunity to establish a sporting facility which will be of major benefit to the town for a wide range of sporting activities with particular benefit for the youth of the town; in the town.

**Saffron TRI and Saffron Striders** consider that attention should be given to providing new athletic facilities. Both are successful clubs with 500 active and competing members and a growing membership that compares favourably with local rugby and football clubs. The policy should be amended to include within

the sporting facilities mix south of the Lord Butler Leisure Centre, a modern floodlit 400m all weather running track with appropriate support infrastructure i.e. to include quality changing rooms and clubhouse.

**Saffron Walden Town Council** considers the proposal for 800 dwellings in the South East Corner of the town should be rejected as it breaches most of the Sustainability criteria. Swards End Parish Council, Great Hallingbury Parish Council and Wimbish Parish Council object to the site as employers, schools and transport corridors are on the west of the town; it would send a vast amount of traffic through the historic centre of the town which is already heavily congested with traffic; the link road will not solve the problem; the treatment works and sewerage system are at capacity, the upgrading of which would cause disruption; The Natural Sciences Curator at Saffron Walden Museum raises concerns over congestion and air pollution caused by traffic travelling through the town.

**We Are Residents, Save Walden Town Centre, Saffron Walden Friends of the Earth and Saffron Walden South & East Residents Corner** object to the site because all the main trip generators lie to the west of the town which will lead to through traffic increasing the already significant congestion and air pollution. No significant mitigation measures are proposed. The historic layout of the town restricts any improvements. The proposed link road does not address the problems. We are not aware of any discussions with the High School or any possible solutions to the County High School capacity issues and raise concerns over the lack of sustainability appraisal and assessment of social implications of two secondary schools. Proposed employment is in the wrong place and retail development, unless of community scale, would compete with town centre. The cycle/footway to Audley End station could be funded by other ways so S106 benefit could be lost. Development should fund routes identified in the April 1999 Uttlesford Cycle Network Plan. Save Newport Village object to the site as it would lead to more vehicle movements through Newport. Sustainable Uttlesford does not wish to comment in detail on the individual site allocations proposed but considers that the impact on air quality, biodiversity and the transport network has not been given sufficient priority. As a consequence the group do not consider that the location of the proposed site in Saffron Walden in the south east of the town prudent as the additional traffic generated will overload the already inadequate east/west road network in the south of the town and add to the air pollution problems in the town.

**Individuals objecting** to the site make the following comments

- The site is on the East of the town, which is the wrong side of town for sustainable access to jobs, the railway, main roads and the motorway, which are to the West
- The development will lead to an unacceptable increase in traffic: Saffron Walden is already often gridlocked and there is no planned major road investment outside the new estate; 1,000s of new cars will need to drive through the already congested streets and our neighbourhoods to reach



- jobs and schools. Side streets will also become urban cut-throughs as new commuters seek easier routes to work
- The development will lead to an unacceptable increase in pollution: there are already areas of the town that exceed legal EU limits; adding housing to the East will increase traffic congestion affecting our health and risking fines that will be borne by Council Tax payers.
  - The plan is not employment-led: much of the employment land in the town is already vacant because there are no major roads for businesses access. New houses should be built near employment opportunities and since the town is very poor for job expansion, other sites should be preferred
  - The Council's evidence should be revisited and a more sustainable solution proposed that meets the long-term needs of the District. This should include the consideration of a sustainable new settlement.
  - Detrimental impact on character of the town.
  - Lack of trees, woodland and wildlife areas proposed
  - Parking is already bad
  - Loss of agricultural land
  - The town's sewerage and water systems are already at capacity
  - Impact on services – police, doctors, schools –
  - No hard evidence of what infrastructure be provided, by whom and when within the implementation timetable.
  - Contrary to current adopted general policies, proposed objectives and strategic policies
  - Proposed link road will direct traffic into the Peaslands Road/Mount Pleasant Road/Borough Lane residential areas, destroying the quality of life for these existing neighbourhoods, some of which are in the town's designated historical area
  - The route to school for children will be along a road with narrow footpaths.

A number of **individuals object to the proposed extension to the skate park**. They consider that the existing park is adequate and an extension would make the size of the park disproportionate to the size of the town and lead to more noise and litter. It only caters for limited sections of the community. Noise abating measures could be ugly.

Some individuals object to the proposed playing pitches due to the noise and disturbance this will cause which will not be mitigated by noise abating measures. The need for additional pitches is questioned and why they cannot be located on the other side of Thaxted Road.

**Individuals who support the policy** make the following comments

- The criteria should include reference to development being compatible with the character and residential density of the settlement, and that there is satisfactory vehicular and pedestrian access to the site including the adequate capacity of the existing highway system.

- It will provide valuable link road between Radwinter Road and Thaxted roads
- Attention must be given to landscaping to protect settlement edge
- Road access to town centre must be greatly improved and consideration given to Park & Ride
- Must include a very high proportion of Council & affordable housing, plus employment, but not retail
- We need some retail, local shops as well on this site, plus doctor surgeries.
- We have an immense need for affordable housing for young people/families within the town. This is not a town that is only for older/affluent people; it is a town for everyone and needs a balance.

Some **individuals consider that the proposed road link** between Radwinter Road and Debden Road is not enough and a more ambitious relief road should be planned. One suggestion is that this should run from Ashdon Road to Newport Road. Later the Newport Road could be improved and extended to a new junction for Saffron Walden off the M11. Together with a 7.5 ton weight limit on the Ashdon Road this would ease traffic in Stansted, Newport, Littlebury, Great Chesterford and Ashdon.

**Saffron Walden Skate Park Organisers** considers that the proposed extension to the skate park is needed even more urgently as Fairycroft Youth Centre is now closed. We have lost out full-time youth worker due to the cuts. The Golden Acre Youth Club, one night a week, and the skate park, are the only outlets for young people in the town; both run by the voluntary sector. The volume of comments by users of the skate park gives a clear indication of the popularity and success of the facility, and of the increased revenue that an extension would bring into the town.

**Individuals who support the proposed extension to the skate park** welcome the additional facilities this will bring users. It is seen by users and their parents as a safe and friendly environment. The facility is considered necessary to accommodate the youth in Saffron Walden and surrounding areas. The site provides an alternative to team sports. The proposal will provide a flexible, creative and modern useable space and buildings. Since the closure of the youth services at Fairycroft, this site has become a necessary facility to meet the needs of the youth and offers a safe place to socialise with friends that is free access. Toilet facilities are needed for health and safety reasons. This proposal meets Government recommendations that facilities to be made available to young people to exercise regularly.

The **landowners for the Kilns** support the exclusion of the Kilns from the Policy area but are willing to assist with the implementation and development of the proposed allocation. As part of its extant planning permission reference UTT/1382/01 the Company has an approved road access off the Thaxted Road.

This could form a key of the overall Radwinter Road / Thaxted Road link, thus negating the need for an additional or alternative access in this particular vicinity.

The **landowners** of an alternative strategic site consider that there are deliverability issues with sites in Saffron Walden. A developer considers that the council need to ensure the deliverability of the site is phased in a sensible manner as the lead in time to delivery is likely to be significant.

**Granite**, the landowners for the Brownfield land on Thaxted Road consider that their site could be brought forward early because of the extant planning permission for retail and employment uses, and the need to address its vacancy and appearance as soon as possible but that this can be achieved without prejudicing the delivery of the rest of the allocation.

**Waitrose** consider that this is not an appropriate location for a discount store and the policy should therefore refer to the lower floor area. Any reference to the 790m<sup>2</sup> floorspace should be qualified as being restricted to a discount store to accord with the Council's retail capacity study. Given the importance of Waitrose as the convenience anchor store for the town centre and the acknowledged benefits that the store extension will have for its vitality and viability it is requested that the store is specifically allocated for an extension in accordance with the extant permission.

The **landowner** of Ashdon Road Commercial Centre considers that there will be a delay in the delivery of houses on this site and therefore additional sites need to be identified where the early delivery of housing is assured.

The **landowners of the proposed site** make the following comments in support of the policy. The strategy is endorsed - by planning new development in locations that have the necessary service base, it provides a logical and coherent strategy for growth. The council's evidence shows that the eastern side of the town is the most suitable for development having regard to the landscape impact. It is acknowledged that the development will have an impact on the town and a knock on effect upon infrastructure. The key for the Council is to ensure that infrastructure arrangements are in place from the policy perspective to allow the development to come forward.

The development of the site will obviously have an impact upon the immediate farmland landscape and views. However, it is considered that the impact will be limited having regard to the character of existing neighbourhood development, the limited although acknowledged proximity of residential development and its orientation and a limited number of public rights of way with views to the site. Together with the presence of mature tall hedges both within and on the edges of the site and which will be supplemented by new strategic planting particularly where the current interface is with existing residential development, it is considered that such features will assist the integration of the site into its

surroundings. It is acknowledged that improvements will need to be made to the existing highway network but that the network provides an opportunity to achieve this. There is the opportunity for improved new bus facilities with the potential to include the diversion of local services into the site and possible provision of improved links to Audley End Station in addition to improvements to pedestrian and cycle accessibility within the town. The introduction of traffic signal control at junctions will allow the inclusion of pedestrian and cycle crossing facilities. Initial work shows junctions of the link road with both Thaxted Road and Radwinter Road as ghost island priority junction however other options are assessed. Initial assessment suggests that the link road will improve air quality issues at the Radwinter Road/ Thaxted Road junction as a result of an alternative route being provided.

Regarding surface water run-off, it may be possible to discharge from the development site into infiltration basins, swales and soakaways. If infiltration drainage is not viable then surface water drainage will utilise open water attenuation and conveyance and features where possible. Due to the topography of the site it may be necessary to provide some below ground attenuation. Surface water will be discharged from the site at equivalent greenfield run off rates, thus not increasing the flood risk downstream of the site.

There is species-rich and important hedgerow and woodland within and bordering the site which studies recommend to incorporate into the design. Studies have found habitats with low to moderate potential for protected amphibians and limited potential to support other protected species although it is subject to legislation relating to nesting birds.

Desk based assessments consider that the types of archaeological remains that could exist are from Neolithic, Bronze Age and Iron Age where activity is evidenced in the southern part of the site, together with crop marks of former field boundaries to the south-west of the site and Iron Age to Romano-British find spots to the east of the site.

Consideration will need to be given on the impact of development on existing utilities crossing the site.

### **Sustainability Appraisal June 2012**

This site will have significant positive impacts on a number of SA objectives where it offers mixed uses and through the criteria stipulated within the policy. There will be significant positive impacts on SA objective 9 (housing) where this site seeks to provide a minimum of 800 new dwellings including affordable housing. The significant positive impacts given to SA objective 12 relate to the policy criterion for 6 hectares of employment provision. This will promote economic growth in industry and warehousing sectors, support the large housing

allocation on site and provide employment opportunities for existing residents of Saffron Walden and the surrounding area.

The site is located outside of the existing settlement however any potential detrimental impacts on accessibility are negated through the creation of its own local centre with community centre, doctor's surgery and shops to accommodate the additional dwellings. This, along with the provision of recreation open space, play fields, allotments and a skateboard park, leads to the site having significant positive impacts on SA objective 7 (accessibility) and SA objective 8 (health and social inclusion).

The site is well located to a number of existing primary and secondary schools which supports SA objective 11. These alone would not provide adequate capacity to support the size of proposed housing allocation however, the policy criteria mitigates this by requiring a new pre/primary school and additional land offsite to allow expansion of the existing secondary school which is already beyond capacity. This therefore promotes a significant positive impact for SA objective 11.

This site will have positive impacts on promoting sustainable travel (SA objective 6) through the provision of cycle ways and footpaths from the site, and with its close proximity to public transport and key services. Positive impacts are also given to SA objective 10 (infrastructure) where the policy requires highways improvements, the provision of open space and developer contributions to education and transport. A significant positive impact was not given to this SA objective due to there being uncertainty over the sewerage infrastructure capacity for the site.

There will also be positive impacts on conserving the historic environment (SA objective 2) as the site is not located on or near any areas, buildings or monuments of historical importance. However it is important to note that some areas of the site will require archaeological evaluation as there is high potential for medieval occupation.

There will be positive impacts on SA objective 5 (flooding) from this site where it is outside flood risk zone 2 or 3. There is potential that the site, owing to its size, would impact surface water movement however the requirement of a Drainage Strategy within the policy should ensure that any impacts are mitigated. An FRA would also positively deal with this issue at planning application stage.

The site has an uncertain impact on SA objective 4 (pollution). The strategic site is within source protection zone 2 which, according to the Environment Agency, requires careful consideration of SuDS to ensure that the site does not negatively impact the groundwater. There also is uncertainty as to the impact the site will have on the AQMA within Saffron Walden and what mitigation measures will be adopted. Part of the site has also been documented as being a historic landfill (see Environment Agency comments at Issues and Options stage) which leads to

there being potential impacts from gas and leachate. These issues will be dealt with at planning application stage.

There will be a negative impact on SA objective 1 (biodiversity and landscape) because the site is located on Greenfield land which will result in a loss of the countryside. It is acknowledged that the impact on the character of the surrounding countryside by the site would be mitigated through the requirement of a substantial strategic landscape buffer to the eastern edge of the site. The location of the site does not impact on any nationally or locally designated sites of biodiversity and nature conservation.

The phasing of the facilities, open space provision and strategic buffer will be important in the delivery of this site and how well it relates to the existing settlement and the new dwellings. The total benefit of this site will be realised once the site has been fully developed.

#### Mitigation/Recommendations

Information on the size, type and tenure of housing should be specified within the policy criterion, as stated in paragraph 50 of the National Planning Policy Framework, to strengthen the impact of this site on SA objective 9.

#### Officer Comments

Encouraging sustainable travel and the need to provide travel plans where appropriate is covered by Strategic Policy SP16 – Accessible Development. The site allocation policy does indicate that other documents may be required to accompany the application and it is not considered necessary for the policy to include a comprehensive list.

Contributions to education facilities will be determined at the time of the planning application in accordance with Essex County Council adopted standards. The requirement would be regulated by legal obligation as indicated in the policy.

The Uttlesford Local Plan Highway Impact Assessment (October 2013) undertaken by Essex Highways, assessed eleven junctions in Saffron Walden. A number of them were shown to be over-capacity in 2026 with committed development in place. The assessment found that the proposed link road between Thaxted Road and Radwinter Road would help to relieve congestion at the Thaxted Road/Radwinter road and High Street/Audley End Road junctions. However would lead to the junctions on Peaslands Road, Mount Pleasant Road and Borough Lane experiencing an increased flow as traffic routes via the south of the of the town centre. Additional mitigation measures are therefore required to enable delivery of the plan.

Mitigation measures include the implementation of a northbound traffic restriction on Thaxted Road, north of the junction with Peaslands Road in order to reduce the flow on the Thaxted Road approach to the junction with Radwinter Road. A

second measure was a similar north bound traffic restriction on Debden Road at the junction with Mount Pleasant Road and Borough Lane. Other mitigation measures have been devised and assessed to reduce the traffic on the junctions along the Mount Pleasant/ Peaslands/Debden Road route.

Of the eleven junctions assessed, taking into account the committed and proposed development sites and mitigation measures, nine have been found to be either unchanged or are expected to have improved capacity as a result of the infrastructure changes proposed. The two junctions which would be expected to have slightly less capacity with the Local Plan development in place are Mount Pleasant /Debden Road and the Newport Road/Audley End Road.

An assessment of the Local Plan on Air Quality in Saffron Walden (Jacobs, 2013) to model the air quality at four key junctions was undertaken for the proposed development scenario opening years of 2018 and 2026 to determine whether air quality was expected to comply with the air quality standards for NO<sub>2</sub> in the relevant opening years, and to assess the significance of changes in air quality by comparing a “do-minimum” and “full” schemes in each year. The report found that there are significant differences between the predicted NO<sub>2</sub> concentrations depending on the adjustments made to take into account the rate of reduction in vehicle emissions over the long term. This reflects the uncertainty associated with predicting air quality many years in to the future.

Using one method emissions are predicted to exceed acceptable levels at all four junctions whilst using the other method emissions are within acceptable levels at all junctions. After September 2014 new vehicles will need to comply with the more stringent Euro VI emissions standards. The rate at which these Euro VI vehicles replace non compliant vehicles currently on the road is not known, and the impacts on air quality are yet to be fully understood. It is likely that after 2015 actual future year concentrations would be expected to fall somewhere between the calculated results for the two methods.

It is recognised that Saffron Walden is a historic market town with a restricted highway network. It must also be recognised that there is not going to be a solution which would improve the capacity of every junction. Based on what is achievable in Saffron Walden, the solution proposed by Essex Highways is considered by them to be the most suitable solution which brings about the most benefit to the most users.

The possible benefit of a longer link road around the town is acknowledged; however a significant amount of housing would be needed to make it viable.

The design of the development will need to accord with development management policies which cover siting, layout, and landscaping. The submitted master plan indicates landscaping to the rear of the household waste recycling centre.

The Water Cycle Study concludes that the existing sewerage network is at capacity and extensive upgrades will be required. It is recommended that developers consult with AWS to determine the financial and timeframe implications of the required network upgrades through suitable Developer Impact Assessments. There is no spare capacity in the Surface Water Network. It is therefore recommended that developers must make sure that a suitable drainage design is devised in conformity with the Building Regulations, Flood and Water Management Act, NPPF, and District and County policies. Anglian Water's representation confirms that there is process capacity at the Waste Water Treatment Works.

In the light of the comments by the NHS North Essex it is considered appropriate to remove reference in the policy to a doctors' surgery. The requirements for additional primary health care provision are covered by the requirement to mitigate adverse effects and the proposed new policy on Health Impact Assessments.

The draft policy requires formal playing pitches within the site and football and rugby pitches on the land south of Lord Butler Leisure Centre. The submitted master plan shows an area for formal pitches in the centre of the site and rugby pitches on the land south of Lord Butler Leisure Centre. The views of Sport England are appreciated, however the submitted scheme appears to be able to offer rugby pitches enabling Saffron Walden Rugby club to relocate from Henham; and cricket pitch(es) as a focal point in the development. This would enable the cricket club to move from their present location freeing up that site for football pitches which is in proximity to the Club ground and the pitches being provided west of Little Walden Road. The need for a running track is appreciated and there may be potential between all the areas described above to incorporate a track. It is proposed that the policy be amended to delete reference to football pitches as provision has been made at Catons Lane, thus allowing the policy to be more flexible regarding sports provision.

The opposing views on an extension to the skate park are noted. The policy requires noise attenuation measures and development would need to comply with development management policy EN5 - Pollutants

The District Council has had discussion with County Education and the County High School. It is more likely that additional land will be provided adjacent to the existing school to accommodate the additional pupils.

The Employment Land Review found that there is a lack of modern office accommodation to meet the needs of Saffron Walden and that there is a surplus of light and general industrial units and particularly warehousing in the town. Planning permission has been granted for a mix of employment uses and retail warehousing at Thaxted Road. Because this land is in separate ownership and is unlikely to come forward as part of the SW1 policy it is now proposed that this



area has its own policy. The policy requires 6 hectares of employment provision. The submitted master plan indicates an employment zone to the rear of Tesco and Shire Hill Industrial Estate.

Saffron Walden is the largest town in the District with the greatest range of facilities and services and should, in accordance with a dispersed strategy, accommodate appropriate levels of growth. The site to the east of the town is large enough to provide for additional facilities to support the development, including provision of a school, employment and retail floorspace, open space and play areas and a link road. The proposal also includes land to the west of Thaxted Road which could provide an addition to the skateboard park, additional playing fields and a pavilion. A larger number of smaller developments would be less likely to deliver these benefits. As demonstrated by the Historic Settlement Character Assessment other sites around the town would be likely to have a detrimental impact on the historic core and the landscape setting.

It is not necessary for the Local Plan to identify and therefore have a policy for Waitrose and its extension for retail uses. The Retail Capacity Study concluded that towards the end of the plan period there would be a need for additional food shopping to retain shoppers in Saffron Walden and increase choice. The strategic retail policy is proposed to be amended to incorporate the provision of an additional main food shop or a discount food shop which could be accommodated as part of the development of Policy Area 1.

It is appreciated that there is a lead in time for the delivery of housing on this site. However, there are smaller sites already committed and proposed which will deliver houses sooner, therefore achieving the required housing trajectory for the District.

With regard to strengthening Sustainability Appraisal Objective 9 (housing) the policy asks for the development to provide a mixed and balanced community which will include 40 bungalows, a scheme for people with learning disabilities, an adult social care scheme and affordable housing provided through a housing association. The development will need to accord with Development Management Policy HO6 – Housing Mix which will need to accord with the most recent Strategic Housing Market Assessment (SHMA) and local character considerations and viability.

### **Officer Recommendation**

Amend supporting text and policy and add new policy for employment allocation.

*Land between Radwinter Road and Thaxted Road and Land to the South of Lord Butler Leisure Centre and West of Thaxted Road*

This is a 7.956.6 hectare site to the east of Saffron Walden is a strategic allocation which includes employment provision. There are a variety of existing uses in the

whole allocation although the principal use is agricultural. The site falls within a number of different ownerships. The Councils aim is to secure a comprehensive development over the whole site. Access, traffic generation and air quality are important considerations. The provision of formal and informal open space within the scheme is required together with formal open space provision to land to south of Lord Butler Leisure Centre and west of Thaxted Road on a 7.8 hectare site. The site forms part of two key ~~gateways~~ **approaches** to Saffron Walden and improvements to these ~~gateways~~ and approaches are sought as part of the development.

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

The land to the east of Saffron Walden is allocated for ~~a minimum of~~ 800 residential dwellings and 6 hectares of employment land.

The following criteria must be met:

- The development provides for a mixed and balanced community to include:
  - o **At least** 5% older persons 1 and 2 bed bungalows across tenure.
  - o 7 unit learning disability scheme (as part of affordable housing).
  - o 12 unit Adult Social Care scheme (as part of affordable housing).
- It provides for a link road between Thaxted Road and Radwinter Road to include improvements to junctions at both ends, provision of cycle/footway from Saffron Walden to Audley End station, other off-site highways works as required by the Transport Assessment, and public transport contributions.
- It provides for 2.1 hectares of land for pre/primary school and construction of school facility.
- It provides off site provision of land, for expansion of the secondary school, adjacent to Saffron Walden County High School ~~or on site provision of land for secondary school and construction of school facility as part of education contribution.~~
- It provides for a local centre adjacent to the primary school to provide community centre, ~~improved Doctors surgery~~ and other provision and 790m<sup>2</sup> convenience **retail** floorspace
- It provides for recreation open space within the development to include provision of mix of formal playing pitches and informal recreation areas. The provision of children's play spaces (LAPS, LEAPS, NEAPS). The provision of 2 hectares of allotments across the allocation and substantial strategic landscape buffer to include 8 hectares of natural and semi-natural green space to the eastern edge of allocation.
- It provides for 6 hectares of employment provision comprising industry and/or warehousing and/or similar 'sui generis' uses ~~and 4,500m<sup>2</sup> of retail warehousing.~~ These should be located generally to the rear of the Shire Hill Industrial Estate, fronting Radwinter Road ~~or to the south of the allocation and north of Thaxted Road.~~

- The 7.8 hectares of land to south of Lord Butler Leisure Centre and west of Thaxted Road shall provide for **rugby pitches, running track**, an addition to the ~~existing~~ skateboard park together with noise attenuation screening and landscaping, ~~Provision of 3 adult football/rugby pitches, junior pitches, pavilion and car parking to serve all facilities both sports pitches and skateboard park extension.~~
- The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal ~~agreement~~ **obligation**, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact.

The application should be accompanied by a Transport Assessment, Drainage Strategy and Air Quality Assessment and other required documents and any recommended improvements/remedial works will be controlled through the legal obligation.

Development will need to be implemented in accordance with the Master Plan and design guidance approved by the Council and other Development Management policies. Implementation of the Master Plan proposals will be regulated by legal obligation in association with the grant of planning permissions.



## New policy and Supporting Paragraph for Land North of Thaxted Road

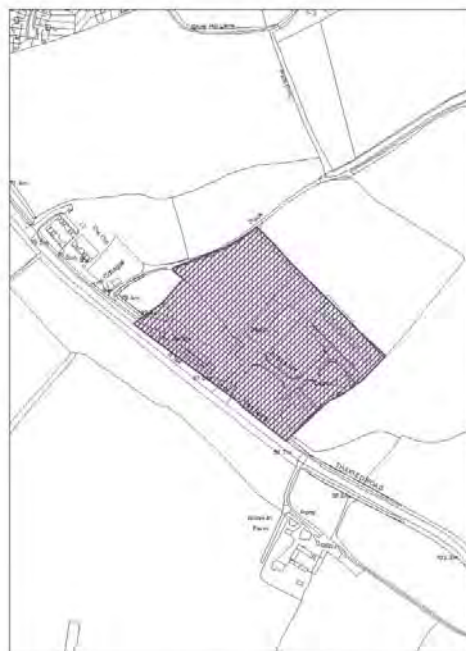
### ***Land to the North of Thaxted Road***

This 4.3 hectare site is currently in a mixture of employment uses. The site also includes the civic amenity site and recycling centre. It is allocated for a mix of uses. Planning permission has been granted for 2,973m<sup>2</sup> retail warehousing and 1,523m<sup>2</sup> for a discount food store. The remainder of the site will include offices and/or industry and/or warehousing and/or similar “sui generis” uses. It forms one of the key approaches to Saffron Walden and improvements to this approach are sought as part of the development. The civic amenity site would need to be replaced as part of any proposal for the redevelopment of this part of the site.

### **Saffron Walden Policy XX – Land North of Thaxted Road**

The site to the north of Thaxted Road is allocated for a mixed use development including retail warehousing, a discount foodstore, and employment uses comprising industry and/or warehousing and/or similar “sui generis” uses.

Development should form part of a comprehensive development or not prevent the development of any other part of the site. Development will need to be implemented in accordance with design guidance approved by the Council and other Development Management Policies. Implementation of the proposals will be regulated by legal obligation in association with the grant of planning permissions.



Saffron Walden Policy – Land to the north of Thaxted Road

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

### **Summary of Representations**

72 representations were made in response to this policy, although many of the responses made in relation to Policy 1 were a combined comment on policies 1 and 2.

**Essex County Council** requires a Transport Assessment to determine appropriate accessibility and safety issues that may be required to facilitate this development. The County Council considers that appropriate consideration be given to promoting and facilitating sustainable transportation. The County Council is also supportive of the inclusion of contributions to improvements to the junction of Thaxted Road and Radwinter Road. A transport assessment will be required to appreciate the most important intervention.

**The Environment Agency** point out that this site is partially located within Flood Zone 3, classed as high probability risk. The Sequential Test needs to be passed in accordance with the NPPF if this site is to be included as an allocated site. A detailed Flood Risk Assessment that includes a Drainage Strategy must accompany any application for this site. It should be noted that the developable capacity is slightly limited due to the need to retain the natural floodplain in this area and the need for SUDS. We would recommend this point is included in the site criteria and that any development in the area of Flood Zone 3 is 'water compatible'.

**Anglian Water** considers that the Waste Water Treatment works has capacity to serve the development. Upgrades are required to the foul sewerage network which will be investigated when the developer approaches Anglian Water. There are major constraints with regard to the capacity of the surface water network and further information regarding phasings, timescales and confirmation of commitment from developers is required before further comment can be made.

**The Highways Agency** welcomes reference to the need for a Transport Assessment and whilst acknowledging reference to the need of adequate travel planning elsewhere in the document, reference should be made specifically to the need to encourage a modal shift and reduce the need to travel through the provision of a travel plan.

**Saffron Walden Town Council** objects to the policy as it breaches most of the sustainability criteria.

**We Are Residents, Saffron Walden Friends of the Earth and Save Walden Town Centre** and an **individual** consider that this site is also on the wrong side of Saffron Walden and in an unsustainable location for housing. No air quality

assessment is proposed for this site although its biggest effect would be on the Radwinter Road/Thaxted Road junction which currently has the worst air quality in SW and that an AQA should be required. The conditions require a contribution to improvements at this junction but these are already provided for in the Ashdon Road permitted housing development and the Tesco extension and we are concerned about the duplication and loss of S106 benefits. Proposals provide for a contribution towards the proposed cycle/footway to Audley End Station which is clearly desirable but may well be funded in other ways so again this benefit might be lost. But there are no cyclepaths to connect the new developments to anywhere. The unimplemented Cycle Network Plan envisages a network of cycle paths in Saffron Walden, including along the Radwinter and Thaxted Roads the development of any material site should also be contingent on the funding of these paths. It is also in breach of Objective 6 in that development should both be better sited and sited so that residents can access cycle and footpaths and Strategic Policy SP6 which envisages that the structure associated with new housing developments should include highway improvements and cycle/footpaths. Access Walden note that there is absolutely no provision for new cyclepaths to link any of the proposed new developments to the town centre, the County High School or any other producers of large traffic movement or to the proposed Saffron Walden to Audley End shared footpath and cycleway. We note that this policy provides for a contribution to the proposed cycle/footway to Audley End Station which would clearly be desirable. We would be appalled however if the cycle/footway is not built until these monies become available so this S106 benefit may well be lost. Other cycling related A106 benefits should be included as alternatives on the assumption that the Audley End cycle/footways will have been completed long before the S106 monies are available. We note that the unimplemented April 1999 Uttlesford Cycle Network Plan envisages a network of cycle paths in Saffron Walden including along the Radwinter Road, the development of Saffron Walden Local Policy 2 site should also be contingent on the funding of these and other paths. Save Newport Village object to the site as it would lead to more vehicle movements through Newport.

**Individuals objecting to the site** make the following comments.

- Although of smaller scale, this development will cumulatively add to all of the issues outlined for Saffron Walden Policy Area 1 and listed below. Additionally it will further reduce commercial/industry land available for jobs in the town, further exacerbating the pressure on east/west commutes as people work at jobs outside of town.
- The site is on the East of the town, which is the wrong side of town for sustainable access to jobs, the railway, main roads and the motorway, which are to the West
- The development will lead to an unacceptable increase in traffic: Saffron Walden is already often gridlocked and there is no planned major road investment outside the new estate; 1,000s of new cars will need to drive through the already congested streets and our neighbourhoods to reach

- jobs and schools. Side streets will also become urban cut-throughs as new commuters seek easier routes to work
- The development will lead to an unacceptable increase in pollution: there are already areas of the town that exceed legal EU limits; adding housing to the East will increase traffic congestion affecting our health and risking fines that will be borne by Council Tax payers.
  - The plan is not employment-led: much of the employment land in the town is already vacant because there are no major roads for businesses access. New houses should be built near employment opportunities and since the town is very poor for job expansion, other sites should be preferred
  - The Council's evidence should be revisited and a more sustainable solution proposed that meets the long-term needs of the District. This should include the consideration of a sustainable new settlement.
  - Allow Sainsbury's to occupy this land as this would promote keen competition.
  - This is not a key gateway to the town
  - With primary schools at capacity parents are having to drive across town to get to schools
  - Concerns about air quality
  - Lack of infrastructure to cope with development on this scale
  - Demolish the buildings and create a park, with cycle routes and grass areas for the community to enjoy. Or assist the local sports clubs, with land for them to build facilities 'in town'
  - Locating houses adjoining the aviation fuel tank farm will lead to problems of security.
  - Surface water flooding

**Individuals supporting this site** make the following comments

- The site should be used to provide affordable houses to help young people get on the housing ladder.
- It is necessary to change this derelict site but the intended number of houses projected is in any case too many.
- Removes site which is currently derelict and an eyesore.
- The traffic lights at the junction of Thaxted Road and Radwinter Road should be replaced by a roundabout which would reduce pollution and facilitate a better traffic flow.
- Support the inclusion of affordable housing and learning disability and social care units.

The **landowner of Ashdon Road Commercial Centre** considers that the council's strategy as a whole could be improved through the identification of land to the north of Ashdon Road for a mixed use development either alongside or instead of the identified growth at this site. Land to the north of Ashdon Road is suitable for a mixed use development which will retain a significant area of employment land whilst also releasing both developed and undeveloped land for

housing growth. It has been demonstrated that a mixed use development would retain some 22,000m<sup>2</sup> of office floorspace. Through the delivery of a mixture of B1, B2 and B8 uses, as well as a builders merchants, it has been demonstrated that some 600-700 jobs can be provided on the site. The indicative masterplan has also demonstrated that some 160 dwellings can be delivered on the remainder of the site. It is considered that land at Ashdon Road provides a better strategic location for growth than that identified in Saffron Walden Policy Area 2.

The **landowners of the proposed site** make the following comments in support of the policy. The site has not attracted a new commercial operator and therefore would now be better used for housing to help meet the housing needs of the District at one of the most sustainable brownfield locations in the District and enable the site to be redeveloped to significantly improve its appearance.

#### Provision of Roundabout

Concern is raised over the requirement to provide of a roundabout. There is no stated over-riding benefit to constructing a roundabout and no evidence to show that one can be technically delivered or that it is a cost-effective access arrangement. Detailed access is a planning application matter and not a matter to be concluded at the policy stage prior to detailed highway assessment and feasibility work.

#### Extra Care Unit

There is no objection to the inclusion of an Extra Care Unit, however it is considered that the policy should be amended to be 'approximately a 60-bed Extra Care Unit' as the number of beds should be finalised through design and viability work with the chosen care provider and a minimum of 60 beds could create too much of a constraint to design an efficient building.

#### Affordable Housing

The Extra Care Unit should be 'in lieu of affordable provision'. The current intention is that the Extra Care Unit will be operated by a Registered Provider rather than a private operator. A 60-bed Extra Care unit balanced against the 60 market dwellings required by the draft policy should require no further affordable housing, in the interests of viability and deliverability.

#### Master Plan

It is unclear as to what a Master Plan would represent and when in the application process they will be needed; nevertheless, it is considered that such a process would not be required for the site. The site is of a size for it to form one planning application; it is not of a strategic size that would require master planning to coordinate a number of subsequent outline, detailed or reserved matters applications. The Master Plan process, if a precursor to a planning application, has the potential to slow down the delivery of homes without adding value to the design process. The reference to Master Plan and (site specific) design guidance should be deleted as the site will come forward as one application and therefore the Council will retain authority over the layout and design.



### Site Area

The area covered for the former Willis and Gambier site is incorrect, in that it should cover an additional piece of land running east from the north east corner of the site. Additional dwellings would not be provided on this additional part of the site, but it would provide for additional landscape and green space. The allocation plan must be amended to ensure that a planning application for the site could include this land and bring forward the complete landscape proposal for the site.

### **Sustainability Appraisal June 2012**

This site will have a significant positive impact on SA objective 9 (housing) where it provides a minimum of 60 new dwellings which will include affordable housing and provide at least 60-bed extra care unit on site.

The site is located within the settlement boundary of Saffron Walden and with access to public transport and key services, and improvements to the roundabout it has significant positive impacts on SA objective 7 (accessibility) despite not providing mixed uses on site. The criterion requiring contributions to public transport and new cycle and footways, and the sites proximity to the town promotes sustainable travel and therefore has a significant positively impact on SA objective 6 too.

There will be positive impacts on SA objectives 1 and 2 (natural heritage and cultural heritage) as the site is away from areas designated for their historic and biodiversity/ nature conservation value. It is a brownfield site so its impact on the surrounding countryside will be minimal.

There will be positive impacts on SA objective 8 (health and social inclusion) where the site is near to existing healthcare facilities, in addition to those being provided in the proposed strategic site allocation between Radwinter Road and Thaxted Road and land to south of Lord Butler Leisure Centre and west of Thaxted Road which is in close proximity to this site. The recreation open space and the strategic natural landscape buffer on the strategic site allocation should also support this SA objective for this site. Positive impacts are also given to SA objective 10 (infrastructure) where the policy requires highways improvements and contributions. There is some uncertainty over the sewerage infrastructure capacity in Saffron Walden and it is unlikely that there is enough capacity at the existing educational and healthcare facilities to accommodate the number of proposed dwellings on this site. However, this will be mitigated by the provision of these facilities at the nearby strategic allocation which will also positively impact on SA objective 11 (education/skills).

There will be positive impacts on SA objective 5 (flooding) from this site where it is outside flood risk zone 2 or 3. The requirement of a Drainage Strategy within the policy should ensure that any impacts on surface water movement are mitigated. An FRA would also positively deal with this issue at planning application stage.

The site has an uncertain impact on SA objective 4 (pollution). There is potential for low to medium contamination and there is uncertainty as to the impact the site will have on the AQMA within Saffron Walden and what mitigation measures will be adopted. The strategic site is also within source protection zone 2 which, according to the Environment Agency, requires careful consideration of SuDS to ensure that the site does not negatively impact the groundwater. This will be sufficiently dealt with in the Drainage Strategy.

The site will have a negative impact on SA objective 12 (employment and economic growth) as the former use of the site is employment which is planned to be changed to residential use only.

Please note changes to the strategic site allocation in Saffron Walden may impact some of the scores given to this site allocation. Therefore a continual review of the site provisions will be required at the next stage in the development plan process.

Some of the positive impacts given to this site allocation rely on the timing and delivery of the facilities in the strategic allocation particularly with regards to the educational and healthcare facilities. These should be closer in proximity than existing facilities as well as increasing capacity within Saffron Walden.

### **Officer Comments**

Encouraging sustainable travel and the need to provide travel plans where appropriate is covered by Strategic Policy SP16 – Accessible Development. The site allocation policy does indicate that other documents may be required to accompany the application and it is not considered necessary for the policy to include a comprehensive list.

Contributions to education facilities will be determined at the time of the planning application in accordance with Essex County Council adopted standards. The requirement would be regulated by legal obligation as indicated in the policy.

A very small area of the site along its northern boundary lies within flood Zone 3. Strategic Policy 9 – Minimising Flood risk will ensure that the appropriate tests are carried out. It is considered appropriate to highlight that only water compatible development can occur in flood zone 3.

The Water Cycle Study concludes that the existing sewerage network is at capacity and extensive upgrades will be required. It is recommended that developers consult with AWS to determine the financial and timeframe implications of the required network upgrades through suitable Developer Impact Assessments. There is no spare capacity in the Surface Water Network. It is therefore recommended that developers must ensure that a suitable drainage design is devised in conformity with the Building Regulations, Flood and Water Management Act, NPPF, and District and County policies. Anglian Water's representation confirms that there is process capacity at the Waste Water Treatment Works.

The Uttlesford Local Plan Highway Impact Assessment (October 2013) undertaken by Essex Highways, assessed eleven junctions in Saffron Walden. A number of them were shown to be over-capacity in 2026 with committed development in place. The assessment found that the proposed link road between Thaxted Road and Radwinter Road would help to relieve congestion at the Thaxted Road/Radwinter road and High Street/Audley End Road junctions. However would lead to the junctions on Peaslands Road, Mount Pleasant Road and Borough Lane experiencing an increased flow as traffic routes via the south of the of the town centre. Additional mitigation measures are therefore required to enable delivery of the plan.

Mitigation measures include the implementation of a northbound traffic restriction on Thaxted Road, north of the junction with Peaslands Road in order to reduce the flow on the Thaxted Road approach to the junction with Radwinter Road. A second measure was a similar north bound traffic restriction on Debden Road at the junction with Mount Pleasant Road and Borough Lane. Other mitigation measures have been devised and assessed to reduce the traffic on the junctions along the Mount Pleasant/ Peaslands/Debden Road route.

Of the eleven junctions assessed, taking into account the committed and proposed development sites and mitigation measures, nine have been found to be either unchanged or are expected to have improved capacity as a result of the infrastructure changes proposed. The two junctions which would be expected to have slightly less capacity with the Local Plan development in place are Mount Pleasant /Debden Road and the Newport Road/Audley End Road.

An assessment of the Local Plan on Air Quality in Saffron Walden (Jacobs, 2013) found that there are significant differences between the predicted NO<sub>2</sub> concentrations depending on the adjustments made to take into account the rate of reduction in vehicle emissions over the long term. Using one method emissions are predicted to exceed acceptable levels at all four junctions whilst using the other method emissions are within acceptable levels at all junctions. After September 2014 new vehicles will need to comply with the more stringent Euro VI emissions standards. The rate at which these Euro VI vehicles replace non compliant vehicles currently on the road is not known, and the impacts on air quality are yet to be fully understood. It is likely that after 2015 actual future year

concentrations would be expected to fall somewhere between the calculated results for the two methods.

It is recognised that Saffron Walden is a historic market town with a restricted highway network. It must also be recognised that there is not going to be a solution which would improve the capacity of every junction. Based on what is achievable in Saffron Walden, the solution proposed by Essex Highways is considered by them to be the most suitable solution which brings about the most benefit to the most users.

Saffron Walden is the largest town in the District with the greatest range of facilities and services and therefore, to accord with a dispersed strategy should accommodate appropriate levels of growth. The Historic Settlement Character Assessment acknowledges that this location would have no detrimental impact on the historic core of the town and that the large industrial buildings make this edge of the town one of the least attractive of Saffron Walden. Other sites around the town would be likely to have a detrimental impact on the historic core and the landscape setting.

Strategic policy SP15 – Accessible Development requires development to include well designed footpaths and cycle networks.

The Employment Land Review found that there is a lack of modern office accommodation to meet the needs of Saffron Walden and that there is a surplus of light and general industrial units and particularly warehousing in the town. This site is a brownfield site which has been vacant for some time. Advice in the NPPF is that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Although identified as a site in the Employment Land Review which could make a contribution to employment floorspace in the town there seems to be little immediate prospect of redevelopment for employment use coming forward. Policy Area 1 provides an opportunity to deliver modern, purpose built employment units which will better meet the needs of the market and this site can be used to make a contribution to the delivery of housing in a sustainable location.

Any issues regarding flooding will be dealt with at planning application stage using the Development Management policies and requiring a Flood Risk Assessment to be undertaken.

An outline planning application, UTT/13/2423/OP, has been submitted for a mixed use development on the Ridgeons site including employment, residential, a hotel, restaurant and some retail floorspace.

It is considered that the policy should just refer to a 60 bed unit as the affordable housing contribution.

It is agreed that reference to a master plan can be removed and that the policy area is amended to reflect site ownership but that the policy should still refer to the provision of a roundabout.

### Officer Recommendation

Amend policy area to reflect site ownership  
Amend supporting text and policy

#### *Former Willis and Gambier site, Radwinter Road*

This ~~2.43.2~~ hectare site to the east of Saffron Walden forms a key approach ~~gateway~~ to Saffron Walden from the east and improvements to this ~~gateway and~~ approach are sought as part of the development. The existing buildings are derelict and ~~degrade the areas appearance~~ redevelopment will improve the character and appearance of the area. The site access will provide improved and coordinated roundabout access to the supermarket **to the south of Radwinter Road** as well as the allocation.

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

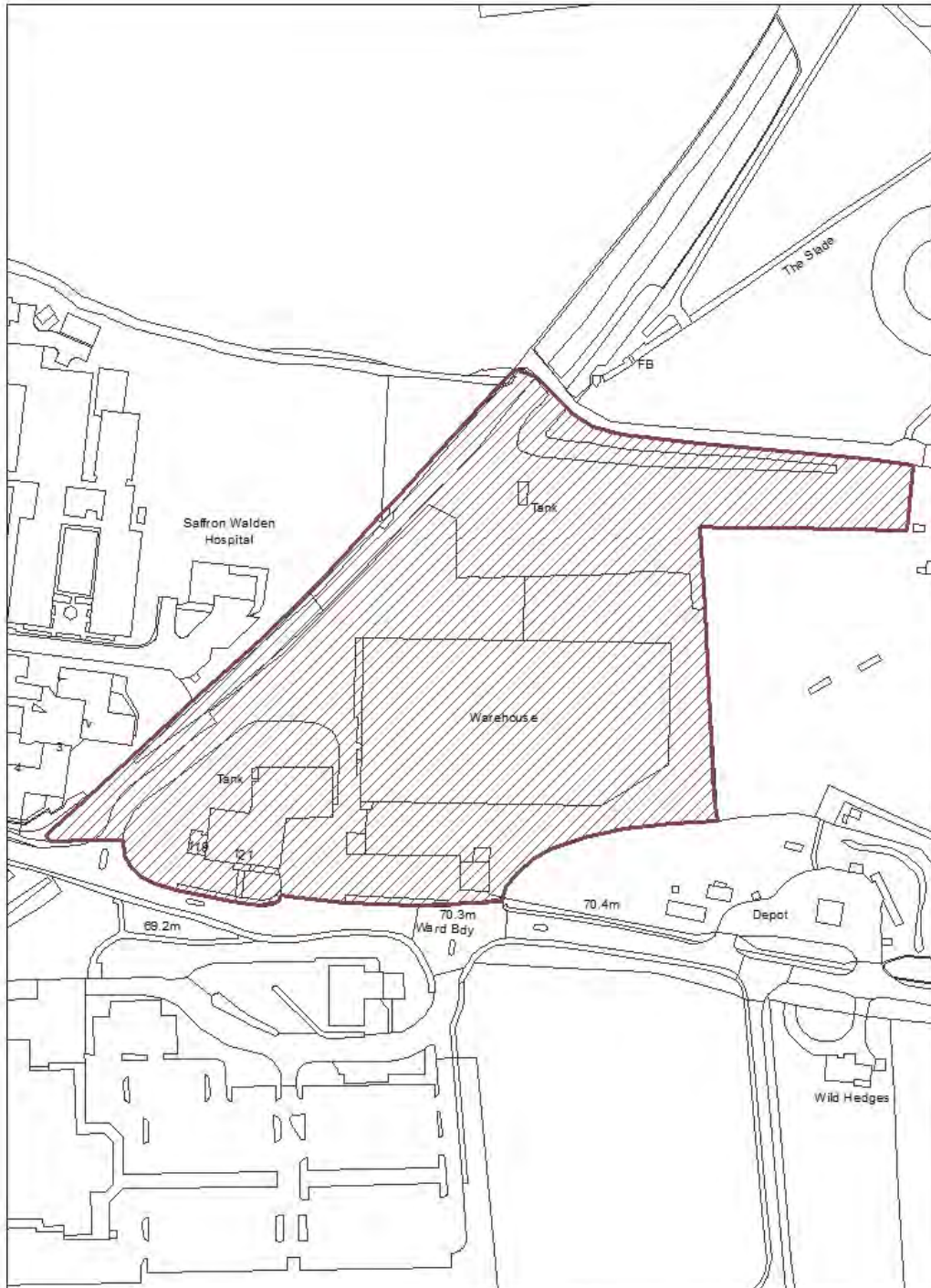
The land to the north of Radwinter Road, formerly the Willis and Gambier site, is allocated for a ~~minimum of 60~~ **52** residential dwellings.

The following criteria must be met:

- The development provides for a mixed and balanced community.
- It provides for a roundabout at its entrance with Tesco, contributions towards improvements of the Radwinter Road and Thaxted Road junction and contribution towards cycle/footway from Saffron Walden to Audley End station and public transport contributions.
- It provides ~~for a minimum of 60-bed~~ **for a minimum of 60-bed Extra Care Unit to be delivered and managed by a Registered Provider (in lieu of affordable housing provision)**.
- The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal ~~agreement~~, **obligation** to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact.

The application should be accompanied by a Transport Assessment, Drainage Strategy, **Flood Risk Assessment** and other required documents and any recommended improvements/remedial works will be controlled through the legal obligation.

Development will need to be implemented in accordance with ~~the Master Plan and~~ design guidance approved by the Council and other Development Management policies. Implementation of ~~the Master Plan proposals~~ will be regulated by legal obligation in association with the grant of planning permissions.



Saffron Walden Policy - Former Willis and Gambier Site



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### Saffron Walden Policy 3 – Land to the west of Debden Road

#### Summary of Representations

49 people made representations on this site.

**Anglian Water** considers that the Waste Water Treatment works has capacity to serve the development. Upgrades are required to the foul sewerage network which will be investigated when the developer approaches Anglian Water. There are major constraints with regard to the capacity of the surface water network and further information regarding phasing, timescales and confirmation of commitment from developers is required before further comment can be made.

**The Highways Agency** welcomes reference to the need for a Transport Assessment and whilst acknowledging reference to the need of adequate travel planning elsewhere in the document, reference should be made specifically to the need to encourage a modal shift and reduce the need to travel through the provision of a travel plan.

**Saffron Walden Town Council** support the policy and consider that this proposal could be accepted given the location and the understanding that land to the west of Debden Road (LPA) may no longer be viable for industrial use.

**Individuals objecting** to the policy consider it should remain in employment use; that it is over-dense infilling in an area with real traffic problems; there is inadequate infrastructure; there will be a detrimental impact on the character of the town; one individual considers that garden space could be offered to the surrounding houses and it could provide car parking space and only a small terrace of cottages, in keeping with Mount Pleasant Cottages would be appropriate for this site.

#### Sustainability Appraisal June 2012

This site will have a significant positive impact on SA objective 9 (housing) where it provides a minimum of 20 new dwellings including some affordable housing and is within the existing settlement. The site is well located to key services and public transport which ensures the accessibility of those living in the site and supports the use of sustainable methods of travel. Therefore there will be significant positive impacts on SA objectives 6 and 7.

There will be positive impacts on SA objective 1 (natural heritage) as the site is away from areas designated for their biodiversity and nature conservation value and being within the centre of town it is unlikely to impact the surrounding countryside. There are no historic designations on site and no archaeology is present which affords SA objective 2 (cultural heritage) with a positive impact. However, the site is adjacent to the conservation area and close to 2 listed

buildings so it will be important that the development does not detrimentally impact these.

There will be positive impacts on SA objective 5 (flooding) from this site where it is outside flood risk zone 2 or 3. The requirement of a Drainage Strategy within the policy should ensure that any impacts on surface water movement are mitigated. An FRA would also positively deal with this issue at planning application stage.

There will be positive impacts on SA objective 11 (education) where it is well located to existing primary and secondary schools. The site also has positive impacts on SA objective 8 (health and social inclusion) where it is located near existing healthcare facilities however it should be noted that it does not meet any of the ANGSt (access to natural green space) criteria. This is likely to be mitigated by the provision of 8 hectares of natural and semi-natural greenspace within the strategic allocation within the town.

There will be uncertain impacts for SA objective 10 (resources/infrastructure) with regards to the capacity of the existing sewage infrastructure in Saffron Walden and the contributions required by the site. There is also uncertainty over the existing capacity of the nearby secondary school. However this should be addressed through the provision of land adjacent to the secondary school by the strategic site allocation as it would allow for expansion of the school.

The site also has an uncertain impact on SA objective 4 (pollution). There is uncertainty as to the impact the site will have on the AQMA within Saffron Walden and what mitigation measures will be adopted. The strategic site is also within source protection zone 2 which, according to the Environment Agency, requires careful consideration of SuDS to ensure that the site does not negatively impact the groundwater. This will be sufficiently dealt with in the Drainage Strategy.

The site will have a negative impact on SA objective 12 (employment and economic growth) as the former use of the site is employment which is planned to be changed to residential use only.

### **Officer Comments**

The Employment Land Review found that there is a lack of modern office accommodation to meet the needs of Saffron Walden and that there is a surplus of light and general industrial units and particularly warehousing in the town. The buildings on this site are of a poor structural condition and of poor quality and are not fit for modern purposes. Advice in the NPPF is that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. There seems to be little immediate prospect of this site being redevelopment for employment use.



Policy Area 1 provides an opportunity to deliver modern, purpose built employment units which will better meet the needs of the market and this site can be used to make a contribution to the delivery of housing in a sustainable location.

Outline planning permission (UTT/1252/12/OP) was granted for the redevelopment of the site for 24 dwellings in November 2012, including a legal obligation to secure the delivery of affordable housing.

### **Officer Recommendation**

Because the site now has planning permission and there are no specific issues relating to the site which require an individual policy the policy will be deleted and the site included in a policy which will list all the committed residential sites of over 6 units..

### **New Policy and supporting paragraph for Land West of Little Walden Road**

The following policy is based on an existing policy in the current adopted local plan.

#### ***Land West of Little Walden Road***

**This 7.10 hectare site to the west of Little Walden Road is allocated for playing pitches, community use and affordable housing. Detailed planning permission was granted for the development in November 2012.**

#### **Saffron Walden Policy XX – Land West of Little Walden Road**

**Land at Little Walden Road identified on the policies map is allocated for playing pitches, open space, community use and up to 15 units of affordable housing, landscaping and flood attenuation measures.**



### New policy and supporting paragraph for Other Residential Sites

A new policy should be included listing all the sites in Saffron Walden which will contribute to the overall housing supply. They do not have their own specific policy as they do not deliver any community benefits. Sites which have been completed by the time the plan is published will not be included in the the policy.

#### ***Other Residential Sites***

**In addition to the above sites there are a number of smaller sites in Saffron Walden which will contribute to the housing supply within the district. As at April 2013 some are under construction, and some have planning permission but development has not started. There are no specific policies for each of these sites. The sites are identified on the policies map.**

#### **Saffron Walden Policy XX– Other Residential Sites**

The following sites, identified on the policies map, are proposed for residential development.

<b>Site</b>	<b>Site Area (ha)</b>	<b>Capacity</b>
Land rear of the Kilns, Thaxted Road	1	52
Goddards Yard, Thaxted Road	0.4	14
8-10 King Street	0.04	8
Former Gas Works Site, Thaxted Road	0.32	5
Land at Friends School	2	44
Land at Emson Close	0.16	9
The Sun Inn, Gold Street	0.07	6
Tudor Works, Debden Road	0.5	24
Lodge Farm, Radwinter Road	0.27	31
Land south of Ashdon Road	5	130
<b>Total</b>		<b>323</b>

## CHAPTER 18 – Great Dunmow

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

#### Summary of Representations

31 people made representations on this policy.

**Essex County Council** supports the policy provision to undertake a Transport Assessment and the necessary improvement/remedial works. Furthermore consideration should be given to how the sites will ensure that sustainable transportation modes are promoted and facilitated, both within Great Dunmow and further afield. Contributions will therefore be sought to mitigate these issues if the District Council seeks to pursue the sites.

The policy should specifically ensure that there are appropriate new pre/primary school facilities. The County Council recommends that a land allocation of approximately 2.1 hectares be identified for education use. A financial contribution would also be sought to facilitate this scale of growth within Great Dunmow. The scale of growth proposed within Great Dunmow may be accommodated through the expansion of Helena Romanes Secondary School. The expansion of the secondary school would require a financial contribution and is likely to involve a land purchase. It is recommended that further discussions be undertaken with the County Council to ensure appropriate educational facilities for existing and future communities within Great Dunmow and the school catchment area.

Concern is raised that any westerly expansion of the site would bring it in proximity to Highwood Quarry, Little Easton which has been granted planning permission

**The Highways Agency** considers that the significant development proposed in Great Dunmow may have operational impact on the A120 including its junctions with the local road network. It is not aware of any evidence that identifies the likely level of impact; therefore there may be questions regarding the delivery of the sites. The need for a Transport Assessment is welcomed and whilst acknowledging reference to the need of adequate travel planning elsewhere in the document, reference should be made specifically to the need to encourage a modal shift and reduce the need to travel through the provision of a travel plan. The Plan should mention indicatively the level of improvements (if identified through the evidence base) that would be expected at the trunk road junctions.

**The Environment Agency** supports the need for a drainage strategy for this site within the site criteria. The close proximity of this to a SSSI needs to be considered in terms of possible impact and disturbance and the level of assessment required which may need to be included as part of the site criteria.

**Anglian Water** considers that there are major constraints with regard Waste Water Treatment Works and surface water network capacity. Until further information regarding phasings, timescales and confirmation of commitment from developers is provided further elaboration on nature of constraints and mitigation cannot be given. The foul sewer network will require upgrading/extending. The extent and cost of the upgrades would be investigated when the developer approaches Anglian Water. The upgrades would be developer funded and driven by requisition under the relevant section of the Water industry Act.

**NHS North Essex** welcomes the recognition of the health care needs arising from the development. However it considers that direct provision of healthcare floorspace within a local centre may not be the most appropriate means of mitigating the impact arising from development of this site and may not be consistent with current NHS procurement guidelines that favour larger surgery formats, which are more cost effective and efficient to run. A Policy requirement that development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact, together with inclusion of the suggested additional Healthcare Impact Assessment Policy, is considered sufficient to ensure that the healthcare needs arising from the development of this site would be appropriately identified and mitigated. Therefore, it is requested that the policy text is amended to delete reference to an "improved Doctors surgery"

**Sport England** welcome the provision recreation open space within the development to include provision of mix of formal playing pitches (junior and adult football/rugby) as this recognises that such provision is required to avoid a development on this site from exacerbating the deficiencies in playing pitches in Great Dunmow identified in the evidence base.

**Great Dunmow Town Council and Great Dunmow Neighbourhood Plan Steering Group** object to the policy because it fails completely to make clear the criteria and hence to justify the choice of this location for a massive housing development out of the available options and as such the policy is not credible. There is a lack of justification for the set of requirements placed on the site, There is thus still a unavoidable need to address the impacts of the development, such as accessibility and distance to town centre- the site is almost 2km distant from the town centre- overall sustainability, accessibility, traffic, walking and cycling landscape impact, impact on the adjacent ancient woodland and SSSI. The site will result in a significant change in the centre of gravity of the town and may well lead to pressure to develop Tesco as some kind of sub centre. This would have serious implications. It is not clear how such a large site comparable in size to the Woodlands Park development, which is seen by many as an example of how not to develop Dunmow, will be developed over time so as to ensure a quality environment and access to facilities and services.

**Parsonage Downs Conservation Group** is concerned that the current congestion issues which occur on Beaumont Hill and other areas at school times will be exacerbated (with the attendant safety and other issues) at Helena Romanes arising from additional pupils coming to the school. There will undoubtedly be an increased volume of traffic moving from the west of Dunmow through the centre of Dunmow to access areas to the north. The plan needs to outline the projected increases in traffic and the method which will be used to minimise the damage to the centre of Dunmow

**Individuals** who object to the policy raise the following issues. Concern is expressed that the town cannot support such a massive development. It is considered that development will harm the rural character of the district; would place further pressure on already overstretched infrastructure, facilities and services; and result in loss of agricultural land. It is considered that the development will be occupied by residents who commute out of the area for work and shopping and who will have to travel by car as there is no local train station. The remoteness of the site from the town's centre is particularly identified as a problem as residents are unlikely to walk to the town centre and are more likely to use Tesco. If the policy is approved development must not start until the North West bypass has been completed. One individual considers that in view of recent permissions at Woodlands Park, south of Ongar Road and potentially north of Ongar Road there is no need to allocated sites.

The **landowners** of an alternative site at Dunmow Park in Great Dunmow do not consider that the proposed allocation represents the most appropriate and deliverable site in Great Dunmow. Objection is raised to the extension into the countryside some distance from the town centre, which will undermine the towns existing facilities, and which are considered contrary to the NPPF principles of achieving a balance of uses for an area, whilst minimising journey lengths. Delivery of the site is questioned due to the need for an ecological survey to assess impact on the SSSI; approval of a master plan and lead in time for delivery.

The **landowners** of an alternative site south of B1256 object to the allocation on the basis that it is not supported by the Local Plan evidence base.

The **landowner** of an alternative site at Ford Farm, east of Great Dunmow, objects to the policy because it will undermine the importance of the town centre. The site is over 15 minutes walk from the town centre with no considered pedestrian link with the result that few people will walk into the town centre. The Council's view that a large site can contribute/deliver services easier could be achieved by a collection of smaller sites located concentrically around the town centre.

A **developer** comments that due to the size of the site it needs to be phased in a sensible manner as the lead in time to delivery is likely to be significant. The landowners of a strategic site elsewhere in the District consider that there are deliverability issues with sites in Great Dunmow and consider it would be helpful to set out how allocations within Great Dunmow will be considered alongside the Neighbourhood Plan regime that is currently subject to initial consideration by UDC.

The **developers** of the proposed site support the policy except to add that following conversations with the secondary school any future sixth form centre is more likely to remain on the current school site. A fresh aspiration for the school is however to provide a centre of sports excellence which could be provided off site as part of this proposal.

### **Sustainability Appraisal June 2012**

This site will have significant positive impacts on several SA objectives where it offers mixed uses and through the criteria stipulated within the policy. There will be significant positive impacts on SA objective 9 (housing) where this site seeks to provide a minimum of 850 new dwellings including bungalows for the elderly, a scheme for vulnerable adults and affordable housing. This range of housing provision along with criterion requiring the inclusion of community facilities and a Doctor's surgery has a significant positive impact on SA objective 8 (health and social inclusion).

The site is located outside of the existing settlement but the potential detrimental impacts of this on accessibility are minimised through the inclusion of a community centre/ sports hall, and a Doctor's surgery, and the sites access to public transport. This, along with the provision of recreation open space including a mix of formal playing pitches and informal recreation areas, children's play spaces, and allotments, leads to the site having significant positive impacts on SA objective 7 (accessibility) and SA objective 6 (sustainable travel).

The site is well located to existing primary and secondary schools which supports SA objective 11 (education/skills). These alone would not provide adequate capacity to support the size of proposed housing allocation however, the policy criteria mitigates this by requiring a new pre/primary school and the construction of a post 16 education centre provision. There remains some uncertainty over the capacity of the secondary school and whether it would be able to support the size of this development and the other strategic site allocation for Great Dunmow. Therefore, only a positive impact can be given to SA objective 11.

Positive impacts are also given to SA objective 10 (infrastructure) where the policy criteria require the provision of open space, play areas and construction of educational facilities. A significant positive impact was not given to this SA

objective due to the upgrades to existing sewerage network required to accommodate any development in the market town.

There will be positive impacts on SA objective 4 (pollution) where the site is outside the groundwater source protection zones, away from the AQMA and unlikely to be affected by noise and contamination. A significant impact has not been given where there is uncertainty over the sites impact on traffic and emissions.

The site is outside flood risk zone 2 or 3 which positively impacts on SA objective 5 (flooding). The requirement of a Drainage Strategy within the policy should ensure that any impacts on surface water movement are mitigated. An FRA would also positively deal with this issue at planning application stage.

There will be a positive impact on SA objective 2 (cultural heritage) as the site is not located on or near any areas, buildings or monuments of historical importance. However it is important to note that the site does contain a number of field boundaries recorded from cropmark evidence and has potential for further deposits.

There will be a negative impact on SA objective 1 (biodiversity and landscape) because the site is located on Greenfield land which will result in a loss of the countryside and it is grade 2 agricultural land. The site is also adjacent to the SSSI High Wood which is ancient woodland as well as being adjacent to the Local Wildlife Site of Hoglands Wood/ Broomhills/ Frederick, also ancient woodland. It is acknowledged that the impact on the character of the surrounding countryside and these designations by the site would be mitigated through the requirement of a substantial strategic landscape buffer to include 15 hectares of natural and semi-natural green space to the north and west edges of allocation.

A secondary positive impact is given to SA objective 12 (economic growth and employment) where the site does not affect the amount of employment land within the district.

It is uncertain whether the nearest secondary school to this strategic site allocation will be able to accommodate the total demand in pupil places created from the new housing in this site. When considered alongside the need created by the other strategic site allocation within Great Dunmow there is potential for over capacity.

#### Mitigation/Recommendations

Consideration should be given to the secondary educational requirements within Great Dunmow to ensure adequate capacity is provided.

Information on the size, type and tenure of housing should be specified within the policy criterion, particularly for strategic site allocations and as stated in



paragraph 50 of the National Planning Policy Framework, to strengthen the impact of this site on SA objective 9 (housing).

### **Officer Comments**

An outline planning application (UTT/13/2107/OP) has now been submitted for up to 790 homes on part of the site. The application includes a primary school, community buildings, open space including playing fields and allotments plus associated infrastructure. The remainder of the allocated site will come forward for development at a later stage.

The Uttlesford Local Plan Highway Impact Assessment (October 2013) undertaken by Essex Highways, assessed 5 junctions in Great Dunmow. The conclusion is that the addition of the Local Plan traffic to the network would result in slightly reduced capacity at one junction - the B1256/A120 Interchange northern roundabout. TPA consultants on behalf of the Smiths Farm development have devised mitigation measures at the Hoblongs junction. This involves a major rearrangement of the junction. It would enable northbound traffic from the A120 interchange to head into Great Dunmow via Chelmsford Road without the need to turn into a minor road. It would also incorporate a two lane route running southbound from the junction to the A120 interchange and so providing more capacity on that approach. The conclusion is that the proposed revised layout at Hoblongs and the completion of the bypass to the west of Great Dunmow would provide suitable mitigation against the impact of additional traffic in the town arising from the proposed development.

Some traffic arising from development in Great Dunmow will feed into the M11/A120/Stansted Airport junction. This has been modelled with its existing layout and the layout that includes mitigation measures as specified in the Stansted G1 planning approval. The mitigation measures do not result in significant improvements in the operation of the junction and it would be expected to experience significant delays in 2026 with committed and G1 development in place. The addition of the Local Plan development results in a worsening situation. Essex Highways recommend that further work is done to identify additional improvements at the junction

Encouraging sustainable travel and the need to provide travel plans where appropriate is covered by Strategic Policy SP16 – Accessible Development. The site allocation policy does indicate that other documents may be required to accompany the application and it is not considered necessary for the policy to include a comprehensive list.

Contributions to education facilities will be determined at the time of the planning application in accordance with Essex County Council adopted standards. The requirement would be regulated by legal obligation as indicated in the policy.

The layout of the site will take into account the adjoining SSSI and ancient woodlands in accordance with the proposed policy and development management policies.

The Water Cycle Study concludes that there is no process capacity at the Waste Water Treatment Works (WwTW) for the new proposed sites, however Anglian Water are planning to upgrade the process capacity at Great Dunmow WwTW which should be in place by 2016. Localised upgrades of the sewerage network or bypass of the existing network will be required. There is no capacity in the storm water network and upgrades are required for the foul system. Developers must ensure that a suitable drainage design is devised in conformity with the Building Regulations, Flood and Water Management Act, NPPF, and District and County policies.

In the light of the comments by the NHS North Essex it is considered appropriate to remove reference in the policy to a doctors' surgery. The requirements for additional primary health care provision are covered by the requirement to mitigate adverse effects and the proposed new policy on Health Impact Assessments.

An assessment of all the potential sites in Great Dunmow followed the consultation in January 2012 and is set out in Report Two - Comments made in response to the Role of Settlements and Site Allocations Document May 2012. It confirmed that west of Great Dunmow was still the preferred direction for any growth in the town. The Town Council considered that it was only the sites north and south of the B1256 to the west of the town which were suitable for development. The mapping exercise at the exhibition showed a clear preference for sites to the west and south of the town over sites to the north and east of the town, particularly the sites in the Chelmer Valley and around Church End. The Environment Agency has also highlighted flooding as a possible additional constraint to sites to the east of the town. It is through the allocation of larger sites that the necessary improvements to the infrastructure, services and facilities can be achieved.

Whilst the site is situated away from the town centre it is on a good bus route with hourly services seven days a week. The site is also located next to a large supermarket.

The Sustainability Appraisal has highlighted an issue with secondary education provision in Great Dunmow. The secondary school are still considering the best way to accommodate the growth in pupil numbers. It is therefore recommended to amend the policy to allow for flexibility in the form of additional secondary educational facilities.

With regard to strengthening Sustainability Appraisal Objective 9 (housing) the policy asks for the development to provide a mixed and balanced community which will include 43 bungalows and a scheme for vulnerable adults and

affordable housing provided through a housing association. The development will need to accord with Development Management Policy HO6 – Housing Mix which will need to accord with the most recent Strategic Housing Market Assessment (SHMA) and local character considerations and viability.

The amount of land set aside for allotments and strategic landscaping to the north and west of the development has been amended to reflect the land use distribution in the current masterplan.

### Officer Recommendation

Amend supporting text and policy. Amend site boundary.

#### *Land north of Stortford Road and West of ~~Great Dunmow~~ Woodside Way*

This **5553.21** hectare site to the west of Great Dunmow is a strategic allocation **for housing and associated uses**. The site falls within a number of different ownerships but the Council's aim is to secure a comprehensive development over the whole site. The site forms ~~two~~ a key ~~gateways~~ **approach** to Great Dunmow and improvements to ~~these gateways~~ this approach are sought as part of the development.

Great Dunmow Policy 1 - Land north of Stortford Road and West of ~~Great Dunmow~~ **Woodside Way**

The land ~~to the west of Great Dunmow and~~ north of Stortford Road and **West of Woodside Way** is allocated for a ~~minimum~~ of 850 residential dwellings.

The following criteria must be met:

- The development provides for a mixed and balanced community to include:
  - **At least** 5% older persons 1 and 2 bed bungalows across tenure.
  - Scheme for vulnerable adults (as part of affordable housing provision).
- It provides for a local centre ~~incorporating community facilities~~ including a community centre/sports hall ~~provision~~, ~~Doctors surgery provision~~ and 2.1 hectares of land and construction of pre/primary school ~~and the land and construction of a post 16 education centre provision~~
- It provides for **a minimum of 21 hectares** of ~~recreation~~ open space within the development. ~~This will~~ include; provision of a mix of formal playing pitches (junior and adult football/rugby/**cricket**) and informal recreation areas; ~~The provision of~~ children's play spaces (LAPS, LEAPS and NEAPS); ~~The provision of~~ 32 hectares of allotments across the allocation and a substantial strategic landscape buffer ~~to include 15 hectares~~ of natural and semi-natural green space to the north and west edges of the allocation. **Associated facilities like changing rooms and car parking should also be provided.**
- **It provides a public transport contribution**
- The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal ~~agreement~~ **obligation**, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact.

The application should be accompanied by a Transport Assessment and Drainage

Strategy and other required documents and any recommended improvements/remedial works will be controlled through the legal obligation.

Development will need to be implemented in accordance with the Master Plan and design guidance approved by the Council and other Development Management policies. Implementation of the Master Plan proposals will be regulated by legal obligation in association with the grant of planning permissions.



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

**Summary of Representations**

15 representations were received on this policy.

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**Essex County Council** supports the policy provision to undertake a Transport Assessment and the necessary improvement/remedial works. Furthermore consideration should be given to how the sites will ensure that sustainable transportation modes are promoted and facilitated, both within Great Dunmow and further afield. Contributions will therefore be sought to mitigate these issues if the District Council seeks to pursue the sites.

The policy should specifically ensure that there are appropriate new pre/primary school facilities. The County Council recommends that a land allocation of approximately 2.1 hectares be identified for education use. A financial contribution would also be sought to facilitate this scale of growth within Great Dunmow. The scale of growth proposed within Great Dunmow may be accommodated through the expansion of Helena Romanes Secondary School. The expansion of the secondary school would require a financial contribution and is likely to involve a land purchase. It is recommended that further discussions be undertaken with the County Council to ensure appropriate educational facilities for existing and future communities within Great Dunmow and the school catchment area.

**The Highways Agency** considers that the significant development proposed in Great Dunmow may have operational impact on the A120 including its junctions with the local road network. It is not aware of any evidence that identifies the likely level of impact; therefore there may be questions regarding the delivery of the sites. The need for a Transport Assessment is welcomed and whilst acknowledging reference to the need of adequate travel planning elsewhere in the document, reference should be made specifically to the need to encourage a modal shift and reduce the need to travel through the provision of a travel plan. The Plan should mention indicatively the level of improvements (if identified through the evidence base) that would be expected at the trunk road junctions.

**Anglian Water** considers that there are major constraints with regard to Waste Water Treatment Works and surface water network capacity. Until further information regarding phasing, timescales and confirmation of commitment from developers is provided further elaboration on nature of constraints and mitigation cannot be given. The foul sewer network will require upgrading/extending. The extent and cost of the upgrades would be investigated when the developer approaches Anglian Water. The upgrades would be developer funded and driven by requisition under the relevant section of the Water Industry Act. The site lies within 400m of the sewage Treatment works which Anglian Water automatically identifies as a constraint. Anglian Water does not want to thwart development or apply a blanket embargo on all development within 400 metres of our sewage treatment works, however they need to balance this with protecting our new and existing customers from the risk of nuisance/loss of amenity whilst allowing us to provide the essential sewage treatment service to our customers and for this reason a risk based approach is taken.

**Great Dunmow Town Council and Great Dunmow Neighbourhood Plan Steering Group** consider the loss of employment allocation is unacceptable and should be reinstated alongside a thorough revision of the employment strategy to enable the re balancing of employment in Dunmow. The justification for the requirements placed on the site is unclear. The surrounding employment land uses are not conducive to creating an attractive residential environment. The assumption that the Hoblongs junction could and should be improved is not justified in any way. There is a need for a traffic strategy for Dunmow that will lead to improved conditions primarily for pedestrians and cyclists but also to mitigate congestion and reduce road speeds. It is not clear that the location of a primary school here would represent the optimum location. As with Policy 1 the criteria that have been used to identify this site must be made clear.

**Great Canfield Parish Council** is in support of the proposed improvements to the road junction as this will stop traffic using the narrow village roads to avoid the current traffic problems at this junction.

Two **individuals** support the policy and six individuals object to the policy. It is considered that development will harm the rural character of the district; would place further pressure on already overstretched infrastructure, facilities and services; result in loss of agricultural land. Concern is also raised as to how sensible it is to propose houses next to the waste transfer station and industrial estates. One individual asks that the design of the development allows for a buffer with the existing adjoining residential properties. Another individual, questions whether this is the correct location for a primary school when the majority of housing is to the west; and whether a mix of housing and employment is appropriate. It is considered that the previous haphazard way the southern end of the town has been developed should not continue. Concern is also raised that additional sites have since been granted planning permission and therefore there is no need to allocate this site.

**Developers** of an alternative site at Dunmow Park in Great Dunmow object as they do not consider the proposal represent the most appropriate and deliverable sites for development at Great Dunmow as it would result in the loss of employment land and an extension into the countryside some distance from the Town Centre and is therefore not sustainable and contrary to the NPPF. It is considered that the site may be developed for employment uses if opened up to other B class uses. Also insufficient time has been given to see if there is any impact from the duelling of the A120. The Council has not considered how a more proactive approach might enable the District to meet its job creation targets or how Skyline Braintree has been developed or how the future economic growth of the region may change business space requirements.

The **landowners** of a strategic site elsewhere in the District consider that there are deliverability issues with sites in Great Dunmow and consider it would be helpful to set out how allocations within Great Dunmow will be considered

alongside the Neighbourhood Plan regime that is currently subject to initial consideration by UDC.

The **landowners of the proposed site** support the principle of the policy and seek changes to the wording of the policy.

1) Alteration to the allocation's boundary to reflect ownership boundaries. This includes a marginally extended area to the west of the site, which will include additional amenity space for the masterplan (currently linked to the primary school). An amendment to the eastern boundary of the site is also sought which includes a small area of additional land currently allocated within draft Great Dunmow Policy 3 (the waste transfer station).

2) Amendment of the policy text to include reference to 'minimum of 350 dwellings' instead of only 300. This is considered necessary in order to capitalise on the unique opportunity the site offers, particularly in the context of the District's significant housing shortfall.

3) An additional sentence to the end of the following bullet point: 'This housing allocation is subject to a linked employment allocation which should come forward as part of the Master Plan. The employment provision will include employment generating uses comprising industrial and/or warehousing (or similar sui generis uses) and / or (food) retail provision

### **Sustainability Appraisal June 2012**

There will be significant positive impacts on SA objective 9 (housing) where this site seeks to provide a minimum of 300 new dwellings including bungalows for the elderly, an Extra Care Unit and affordable housing. This range of housing provision along its location to existing healthcare facilities and the provision of new recreation open space has a significant positive impact on SA objective 8 (health and social inclusion).

This site will also have a significant positive impact on SA objective 7 (accessibility) where the site offers mixed uses of employment, residential and recreation and is partly within the existing settlement boundary.

There are no historic designations on site which affords SA objective 2 (cultural heritage) with a positive impact. However, the site is close to five grade II listed buildings and a protected lane so it will be important that the development does not detrimentally impact these. The area has been heavily disturbed by previous machine activity but there is potential for surviving archaeology in pockets which should be addressed.

There will be positive impacts on SA objective 4 (pollution) where the site is outside the groundwater source protection zones, away from the AQMA and unlikely to be affected by noise and contamination. A significant impact has not been given where there is uncertainty over the sites impact on traffic and emissions. It is acknowledged that a policy criterion seeks to prevent excessive traffic congestion.

The site is outside flood risk zone 2 or 3 which positively impacts on SA objective 5 (flooding). The requirement of a Drainage Strategy within the policy should ensure that any impacts on surface water movement are mitigated. An FRA would also positively deal with this issue at planning application stage.

This site will have positive impacts on promoting sustainable travel (SA objective 6) through the provision of public transport contributions and with its close proximity to public transport and some key services.

There will be positive impacts on SA objective 10 (infrastructure) where the policy criteria require highways improvements, the provision of recreation open space, children's play spaces, construction of educational facilities and public transport contributions. A significant positive impact was not given to this SA objective due to the upgrades to existing sewerage network required to accommodate any development in the market town.

The site is well located to the existing secondary school but not near a primary school. However, a policy criterion mitigates this by requiring the construction of a new pre/primary school. There remains some uncertainty over the capacity of the secondary school and whether it would be able to support the size of this development together with the other strategic site allocation for Great Dunmow.

The proposed use of the site is for both residential and employment while its current designation is employment use only. This will reduce the amount of reserved employment land but what is proposed will be better related to the potential workforce which promotes sustainable employment provision and contributes to a positive impact for SA objective 12 (employment).

There will be a negative impact on SA objective 1 (biodiversity and landscape) because the site is located on Greenfield land which will result in a loss of the countryside and it is grade 3 agricultural land. The location of the site does not impact on any nationally or locally designated sites of biodiversity and nature conservation.

#### Mitigation/Recommendations

Consideration should be given to the secondary educational requirements within Great Dunmow to ensure adequate capacity is provided.

Information on the size, type and tenure of housing should be specified within the policy criterion, particularly for strategic site allocations and as stated in paragraph 50 of the National Planning Policy Framework, to strengthen the impact of this site on SA objective 9 (housing).

#### **Officer Comments**

An outline planning application (UTT/13/1684/OP) has been submitted for 370 homes and associated development on this site including 70 extra care units, a



new retail store, employment land, primary and pre-school provision and open space and landscaping.

The Uttlesford Local Plan Highway Impact Assessment (October 2013) undertaken by Essex Highways, assessed 5 junctions in Great Dunmow. The conclusion is that the addition of the Local Plan traffic to the network would result in slightly reduced capacity at one junction - the B1256/A120 Interchange northern roundabout. TPA consultants on behalf of the Smiths Farm development have devised mitigation measures at the Hoblongs junction. This involves a major rearrangement of the junction. It would enable northbound traffic from the A120 interchange to head into Great Dunmow via Chelmsford Road without the need to turn into a minor road. It would also incorporate a two lane route running southbound from the junction to the A120 interchange and so providing more capacity on that approach. The conclusion is that the proposed revised layout at Hoblongs and the completion of the bypass to the west of Great Dunmow would provide suitable mitigation against the impact of additional traffic in the town arising from the proposed development.

Some traffic arising from development in Great Dunmow will feed into the M11/A120/Stansted Airport junction. This has been modelled with its existing layout and the layout that includes mitigation measures as specified in the Stansted G1 planning approval. The mitigation measures do not result in significant improvements in the operation of the junction and it would be expected to experience significant delays in 2026 with committed and G1 development in place. The addition of the Local Plan development results in a worsening situation. Essex Highways recommend that further work is done to identify additional improvements at the junction.

Encouraging sustainable travel and the need to provide travel plans where appropriate is covered by Strategic Policy SP16 – Accessible Development. The site allocation policy does indicate that other documents may be required to accompany the application and it is not considered necessary for the policy to include a comprehensive list.

The sustainability appraisal has highlighted an issue with Secondary School provision in Great Dunmow. Contributions to education facilities will be determined as part of the planning application in accordance with Essex County Council adopted standards. The requirement would be regulated by legal obligation as indicated in the policy. The location of a primary school on the site is supported by the County Council as it will balance the location of the existing schools which are to the west of the town. The minimum size for a 2 form entry primary school is 1.7ha.

The Water Cycle Study concludes that there is no process capacity at the Waste Water Treatment Works (WwTW) for the new proposed sites, however Anglian Water are planning to upgrade the process capacity at Great Dunmow WwTW

which should be in place by 2016. Localised upgrades of the sewerage network or bypass of the existing network will be required. There is no capacity in the storm water network and upgrades are required for the foul system. Developers must ensure that a suitable drainage design is devised in conformity with the Building Regulations, Flood and Water Management Act, NPPF, and District and County policies.

In the 2005 Adopted Local Plan the site is proposed for primary B1 uses. The site was first identified in Uttlesford District Plan 1995 and planning permission was first granted in 1998 and renewed in 2003. The Employment Land Review comments that the lack of development of this site is despite the relative lack of alternative accommodation locally, its ready access from the A120 and it having been allocated for a considerable number of years. This suggests that there is no pressing demand for additional B1 units in Great Dunmow. The Review recommends that the business park allocation be abandoned and it is allocated for warehouse use unless this takes place at the Airport. The draft local plan proposes 18 ha of land at the airport for non-strategic warehousing and offices. The NPPF states that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Rather than allocate the site again for employment land where the indication is that it is unlikely to come forward for that use and is therefore contrary to nation policy it is considered appropriate to allocate the site for housing with 3 hectares of employment land.

This site is considered appropriate for development as it is a site which has been proposed for development for many years; by allocating a mixed scheme, regulated to make sure that the employment land is delivered in association with the residential element would seem to be a more appropriate way of securing additional employment floorspace in the town; it can provide pre/primary education to serve the south of the town and villages and it can provide additional retail floorspace as suggested in the discussion of the strategic retail policy. It is not considered appropriate to increase the scale of residential development as it is uncertain whether this can be achieved to a high standard of design appropriate to the sites location, along with all the other uses proposed.

The design of the development will need to accord with development management policies which cover siting, layout, and landscaping.

It is recognised that the site is a distance from the town centre, however, it is on a good bus route and the new development will provide some community facilities and retail provision.

It is agreed to amend the policy boundary to reflect site ownership. It is proposed to increase the site capacity by 50 dwellings to allow efficient use of land to ensure the development is viable. The strategic retail policy is proposed to be amended to incorporate the provision of a medium sized supermarket and that

this could be accommodated as part of the development of Policy Area 2. It is therefore appropriate to amend the policy accordingly.

With regard to strengthening Sustainability Appraisal Objective 9 (housing) the policy asks for the development to provide a mixed and balanced community which will include 15 bungalows, a 70 bed extra care unit and affordable housing, the latter two provided through a housing association. The development will need to accord with Development Management Policy HO6 – Housing Mix which will need to accord with the most recent Strategic Housing Market Assessment (SHMA) and local character considerations and viability.

### Officer Recommendation

Amend policy area to reflect ownership boundary.  
Amend policy.

#### *Land west of Chelmsford Road*

This ~~16.520~~ **32.1** hectare site to the south of Great Dunmow is a strategic allocation is allocated for housing, employment and other associated uses. ~~including employment provision.~~ The Council's aim is to secure a comprehensive development over the whole site. Access and traffic generation are important considerations and improvements to the Hoblongs Junction will need to be delivered as part of the scheme. The site forms a key ~~gateway~~ approach to Great Dunmow and improvements to this ~~gateway~~ and approach are sought as part of the development.

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

The land known as Smiths Farm to the west of Chelmsford Road and north of the A120 is allocated for ~~a minimum of 300~~ **350** residential dwellings and ~~32.1~~ **32.1** hectares of employment land **and a retail store.**

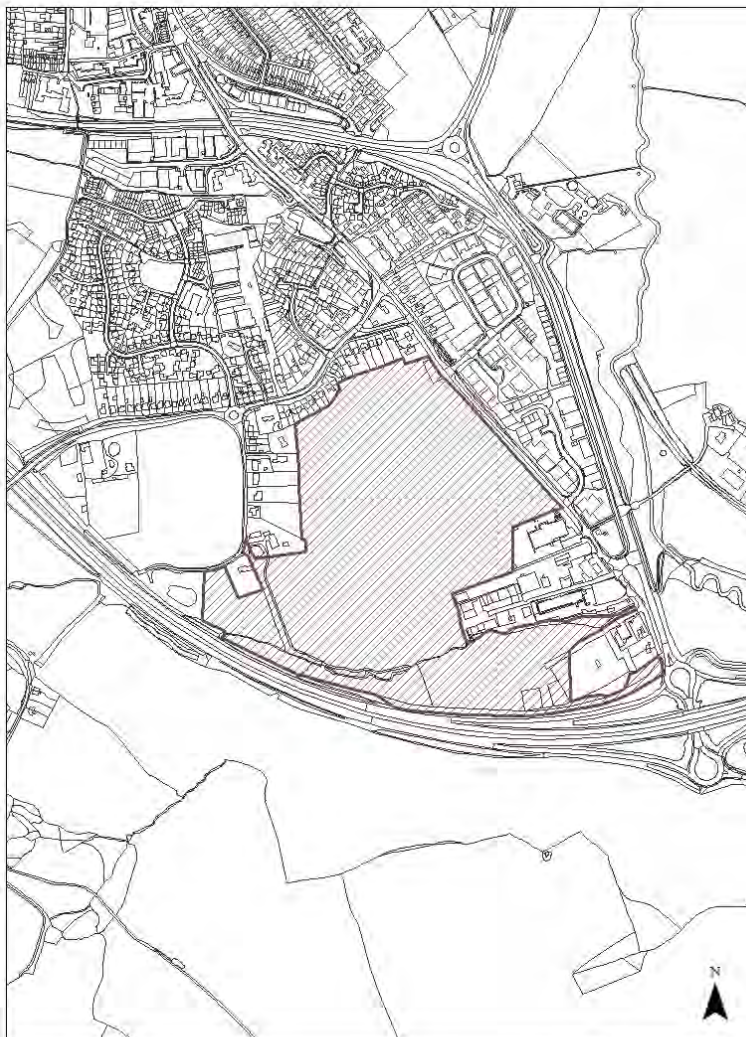
The following criteria must be met:

- The development provides for a mixed and balanced community to include:
  - **At least** 5% older persons 1 and 2 bed bungalows across tenure.
- It provides ~~for a minimum of~~ a 70-bed Extra Care Unit (as part of affordable provision).
- It provides for any necessary junction improvements to the Hoblongs junction in accordance with the submitted Transport Assessment which are completed and operational prior to any part of the sites coming into use.
- It provides for public transport contributions.
- It provides for 1.7 hectares of land for pre/primary school and construction of school facility.
- It provides for recreation open space within the development. The provision of children's play spaces (LEAPS and NEAPS).
- This housing allocation is subject to a linked employment allocation **of 2.1 hectares** which should come forward as part of the Master Plan. The employment provision will include employment generating uses comprising industrial and/or warehousing (or similar sui generis uses)

- **It provides 1,400m<sup>2</sup> of retail convenience floorspace.**
- The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal ~~agreement~~, **obligation** to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact.
- The necessary improvement works to the junction will be determined by the highway authority and will include preventing excessive traffic congestion at the junction, particularly in peak hours, as a consequence of the development and use of both these sites.

The application should be accompanied by a Transport Assessment and Drainage Strategy and other required documents and any recommended improvements/remedial works will be controlled through the legal obligation.

Development will need to be implemented in accordance with the Master Plan and design guidance approved by the Council and other Development Management policies. Implementation of the Master Plan proposals will be regulated by legal obligation in association with the grant of planning permissions.



### **New Policy and Supporting Paragraph for Woodlands Park**

A new policy will be included to ensure that the development at Woodlands Park delivers a comprehensive development including all of the community facilities set out in the planning permissions.

#### ***Woodlands Park***

**This 34 hectare site to the north west of Great Dunmow is allocated for residential use. Planning permission for housing development at Woodlands Park was first granted in 1993. By April 2013 769 dwellings had been completed on the site. This plan allocates Sectors 1,2 and 3 and includes the development of Sector 4 which was granted outline planning permission in 2012 for 125 homes. Sector 4 forms a key approach to Great Dunmow from the North. The Council's aim is to secure completion of the North West By-Pass between the B1256 and the B184 as part of the development.**

#### **Great Dunmow Policy XX – Woodlands Park**

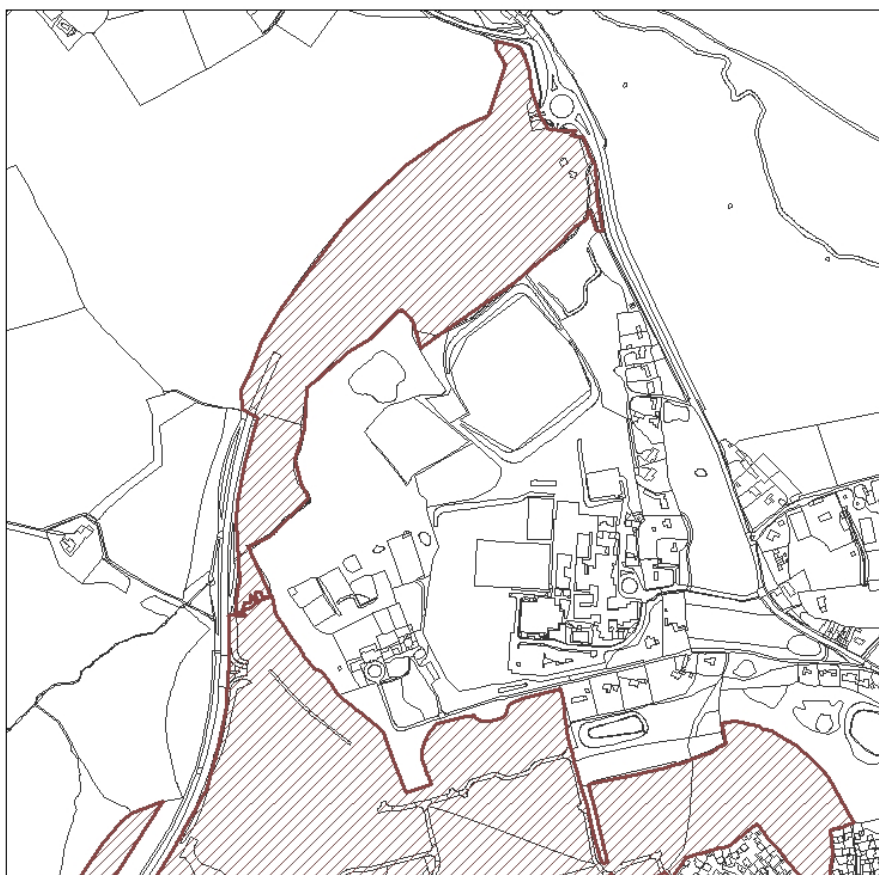
**Land at Woodlands Park is allocated for 988 residential dwellings.**

**The following criteria must be met:**

- The development provides for a mixed and balanced community.
- It provides for the completion and opening of the North West By-Pass between the B1256 and the B184, shown as safeguarded on the policies map and provision of cycle/footway links from the development to Tesco, the Primary and Secondary Schools and the B184.
- It provides for recreation open space within the development to include informal recreation areas, children's play spaces (LAP and LEAP), and a strategic landscape buffer to the north of the development and along the line of the north-west bypass.
- The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact.

The application should be accompanied by a Transport Assessment, Drainage Strategy and Air Quality Assessment and other required documents and any recommended improvements/remedial works will be controlled through the legal obligation.

Development will need to be implemented in accordance with the Master Plan and design guidance approved by the Council and other Development Management policies. Implementation of the Master Plan proposals will be regulated by legal obligation in association with the grant of planning permissions.



**New Policy and Supporting Paragraph for Land South of Ongar Road, Great Dunmow**

Outline planning permission for 100 homes on this site was granted in 2012, however, the outcome of a judicial review quashed the decision to grant planning permission due to procedural failings. The site is still considered appropriate for development and is allocated to help meet the Districts housing needs. A new planning application has been submitted (UTT/13/1979/FUL)

***Land South of Ongar Road, Great Dunmow***

**This 4.07 hectare site is allocated for residential use.**

**The Council's aim is to secure a comprehensive development over the whole site. The site is part of a key approach to Great Dunmow and improvements to this approach will be sought as part of the development.**

<b>Great Dunmow Policy XX – Land South of Ongar Road Land to the south of Ongar Road is allocated for 100 residential dwellings.</b>
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The following criteria must be met:

- The development provides for a mixed and balanced community to include
  - At least 5% older persons and 1 and 2 bed bungalows across tenure.
- It provides for open space within the development to include informal open space, children's play areas (LAP and LEAP) and landscaping to the southern and eastern boundaries.
- The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact.

The application should be accompanied by a Transport Assessment, Drainage Strategy and Air Quality Assessment and other required documents and any recommended improvements/remedial works will be controlled through the legal obligation.

Development will need to be implemented in accordance with the Master Plan and design guidance approved by the Council and other Development Management policies. Implementation of the Master Plan proposals will be regulated by legal obligation in association with the grant of planning permissions.

### **New Policy and Supporting Paragraph for Land North of Ongar Road, Great Dunmow**

Outline Planning permission (UTT/1147/12) was granted on appeal in January 2013 for 73 dwellings on this site, including 40% affordable housing. A new policy will be included in the Plan to make sure that the development delivers all of the community facilities set out in the planning permission.

#### ***Land North of Ongar Road, Great Dunmow***

This 3.6 hectare site is allocated for residential use. Outline planning permission for residential use on this site was granted in January 2013. The Council's aim is to secure a comprehensive development over the whole site. The site is part of a key approach to Great Dunmow and improvements to this approach will be sought as part of the development.

#### **Great Dunmow Policy XX – Land North of Ongar Road**

Land to the north of Ongar Road is allocated for 73 residential dwellings.

The following criteria must be met:

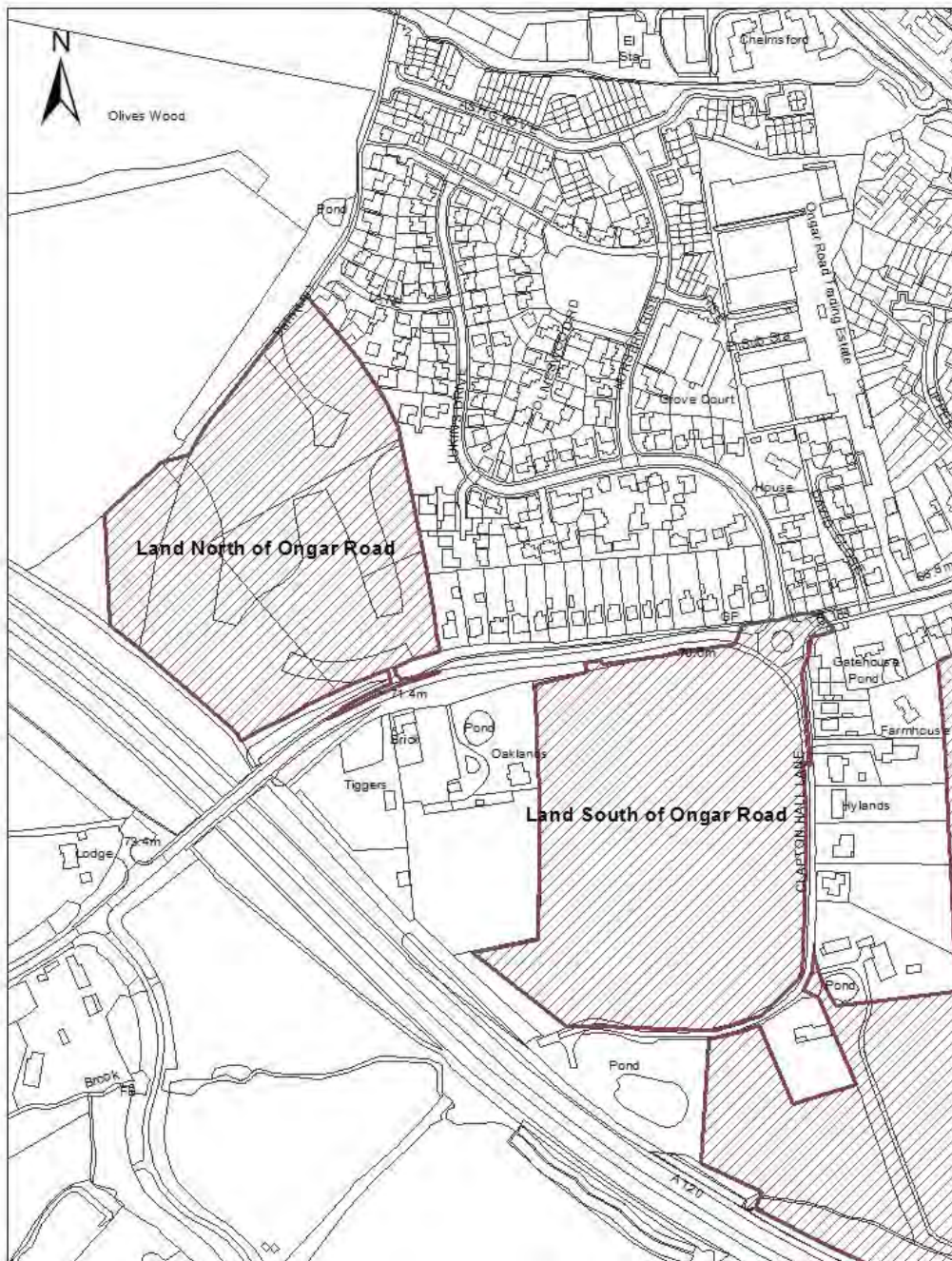
- The development provides for a mixed and balanced community to include
  - At least 5% older persons and 1 and 2 bed bungalows across tenure.
- It provides for open space within the development to include informal open space, children's play areas (LAP and LEAP) and landscaping to the southern and eastern boundaries.



- The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact.

The application should be accompanied by a Transport Assessment, Drainage Strategy and Air Quality Assessment and other required documents and any recommended improvements/remedial works will be controlled through the legal obligation.

Development will need to be implemented in accordance with the Master Plan and design guidance approved by the Council and other Development Management policies. Implementation of the Master Plan proposals will be regulated by legal obligation in association with the grant of planning permissions.



### **New policy and supporting paragraph for Land at Brick Kiln Farm**

Outline planning permission (UTT/13/0847/OP) was granted in July 2013 for Demolition of 3 dwellings, outbuildings and derelict farm buildings, and erection of up to 68 dwellings with public open space. A new policy will be included in the Plan to make sure that the development delivers all the community facilities set out in the planning permission.

#### ***Land at Brick Kiln Farm***

**This 12.8 hectare site is allocated for 3.4 hectares for residential use and 9.4 hectares as public open space. Outline planning permission for residential development and public open space was granted in July 2013. The Council's aim is to secure a comprehensive development over the whole site.**

#### **Great Dunmow Policy XX – Land at Brick Kiln Farm**

**Land at Brick Kiln Farm is allocated for 65 residential dwellings and 9.4 hectares of public open space.**

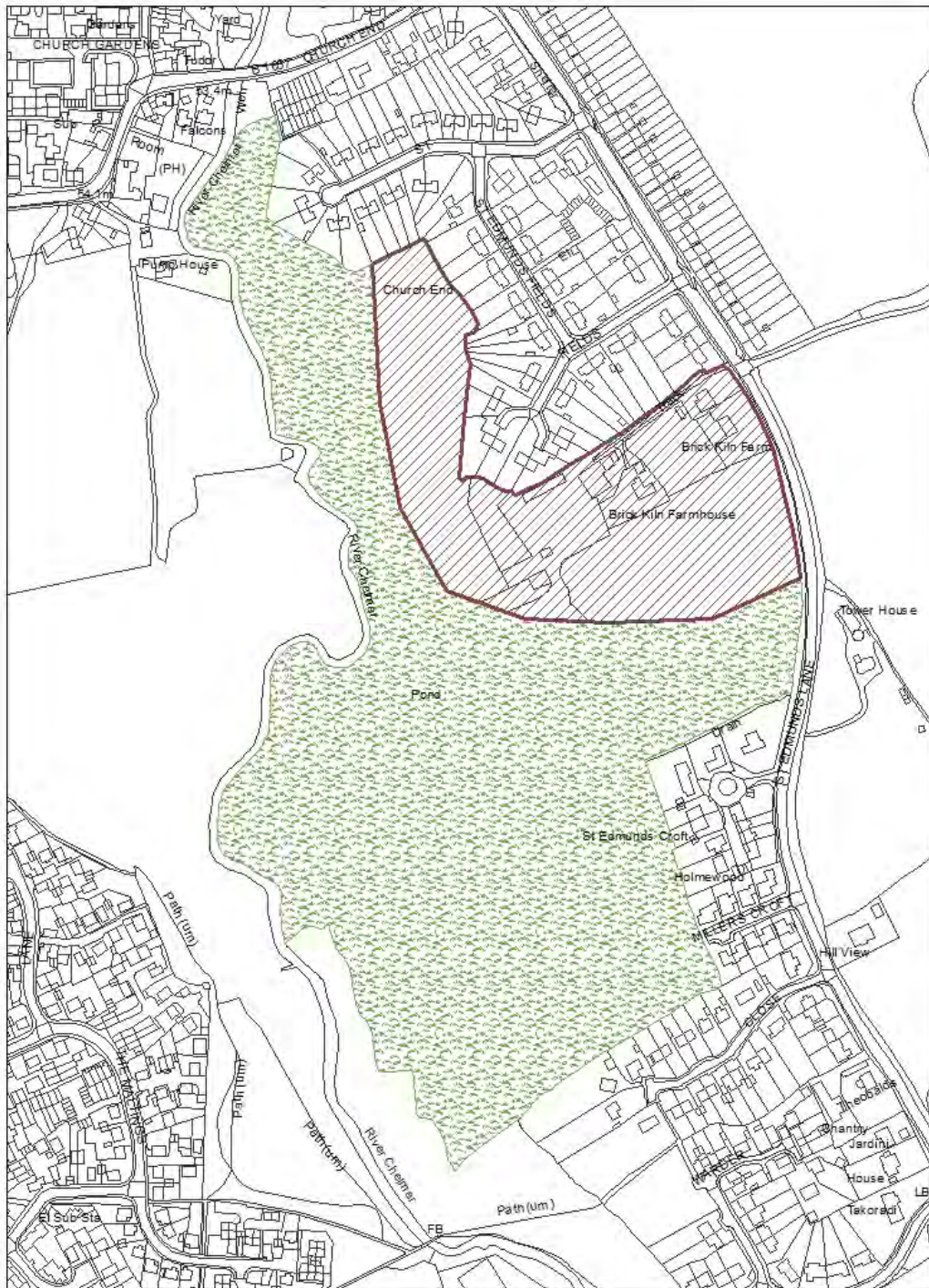
**The following criteria must be met:**

- **The development provides for a mixed and balanced community to include
  - **At least 5% older persons and 1 and 2 bed bungalows across tenure.****
- **It provides for 9.4 hectares of open space to the south and west of the proposed dwellings.**
- **Access into the existing public open space on the eastern and western sides of the River Chelmer.**

**The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact.**

**The application should be accompanied by a Transport Assessment, Drainage Strategy and other required documents and any recommended improvements/remedial works will be controlled through the legal obligation.**

**Development will need to be implemented in accordance with design guidance approved by the Council and other Development Management policies. Implementation of the proposals will be regulated by legal obligation in association with the grant of planning permissions.**



Great Dunmow Policy - Brick Kiln Farm



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### New policy and supporting paragraph for Other Residential Sites

A new policy should be included listing all the sites in Great Dunmow which will contribute to the overall housing supply. They do not have their own specific policy as they do not deliver any community benefits. Sites which have been completed by the time the plan is published will not be included in the the policy.

#### ***Other Residential Sites***

**In addition to the above sites there are a number of smaller sites in Great Dunmow which will contribute to the housing supply within the district. As at April 2013 some are under construction, and some have planning permission but development has not started. There are no specific policies for each of these sites. The sites are identified on the policies map.**

#### **Great Dunmow Policy XX – Other Residential Sites**

The following sites, identified on the policies map, are proposed for residential development.

<b>Site</b>	<b>Site Area (ha)</b>	<b>Capacity</b>
<b>Barnetson Court, Braintree Road</b>	<b>0.43</b>	<b>10</b>
<b>Former Council Offices, 46 High Street</b>	<b>0.16</b>	<b>2</b>
<b>Land adj, Harmans Yard, New Street</b>	<b>0.19</b>	<b>6</b>
<b>Perkins Garage, Stortford Road</b>	<b>0.12</b>	<b>12</b>
<b>Total</b>		<b>30</b>

## CHAPTER 19 – Elsenham

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

#### Summary of Representations

26 people made representations on this policy.

**Essex County Council** considers that the scale of growth proposed at Elsenham is likely to require the expansion of the existing Primary School from 210 to 330 and welcomes the allocation of additional land as part of Policy 2. Educational contributions will be sought. The County Council also recommends that the policies specifically refer to the need to establish Early Years and Childcare provision in Elsenham, land and/or contributions are therefore welcomed to facilitate the delivery of appropriate Early Years and Child Care facilities. It is considered that existing secondary school facilities at Stansted Mountfitchet may be able to accommodate the additional pupils and contributions will be sought from the developer and should be referred to within policy.

**The Highways Agency** is concerned that the development may have an operational impact on the strategic road network including its junctions with the local road network. The Agency is not aware of any evidence that identifies the likely level of impact; therefore there may be questions regarding the deliverability of the sites.

**NHS North Essex** requests that additional detail is provided within the Policy on what facilities or services are expected to be provided within the community centre. Should it be proposed that healthcare floorspace is to be included, NHSNE would wish to advise that direct provision of healthcare floorspace may not be the most appropriate means of mitigating the impact arising from development of this site and may not be consistent with current NHS procurement guidelines that favour larger surgery formats, which are more cost effective and efficient to run. In addition, any mitigation of a development's healthcare impacts would need to comply with legal obligation or CIL. In light of the above, the Policy to mitigate adverse effects of the development, together with inclusion of the suggested additional Healthcare Impact Assessment Policy is considered sufficient to ensure that the healthcare needs arising from the development of this site would be appropriately identified and mitigated.

**Sport England** welcome the provision of recreation open space within the development to include provision of addition to existing formal playing pitches as this recognises that such provision is required to avoid a development on this site from exacerbating the deficiencies in playing pitches in Elsenham identified in the evidence base. The principle of extending the adjoining sports ground is welcomed as this is more appropriate than providing a new facility in the village as this will consolidate this site as the focus for outdoor sports in Elsenham and

provide economies of scale as it will not be necessary to provide separate supporting infrastructure such as pavilions and parking although it may be necessary to enhance existing facilities.

**Elsenham Parish Council** appreciate that the site has been granted planning permission, however there is already much concern that traffic leaving this site will have a very significant impact upon the local road network. This site alone will add significantly to the existing size of the village (975 homes) and when built, will meet the local needs of, and be in scale with, the role of Elsenham as a settlement.

**Individuals who object** to the proposal make the following comments. The proposed increase in houses in the village is unjustified and unacceptable. Elsenham has many disadvantages as a settlement to take additional houses and should not be classed as a key village. There is already so little amenity land accessible. The development would have a detrimental impact on the ancient woodland of Alsa Wood. The capacity of the site should be a maximum of 155 dwellings. The highway network cannot cope with the additional traffic generated. One individual objects to access from Stansted Road because of the impact on adjoining properties; considers that there is no need for the policy to require a Management Plan for Alsa Wood as this is independent to the housing development; and that footpaths should be preserved.

**Individuals who support** the policy wish to see buffer zones with adjoining residential areas and highway improvements at Grove Hill, Stansted. One individual supports the policy (and other sites in villages along the railway line) as people predominantly move out of London to this area and need to be able to commute back in easily and without long road journeys to stations.

**Developers of an alternative site** at Takeley do not consider that Elsenham is suitable settlement for development. There are very significant, generally acknowledged constraints to the delivery of development, including limited waste water capacity, flood risk and surface water drainage issues, capacity of the sewerage treatment works, capacity issues at the station in regard to accommodating longer trains, issues with capacity at the school and the historic character of the settlement and surrounding villages. It is not clear how these issues will be addressed to accommodate 400 new homes and challenge the assumption that the three allocated sites (totalling 400 new homes) could deliver sufficient infrastructure improvements to make that level of development acceptable and deliverable.

**Developers of an alternative site** on land north of the Crown Inn object to this site because of its impact on Alsa Wood Important Woodland and it conflicts with the factors listed in policy SP5.

The **landowners of the proposed site** consider that the approved outline application scheme is consistent with all of the elements contained within the Policy. However, the proposal site should be extended to include land immediately to the north-west, Alsa Wood and an area adjacent to the M11, and land to the south west known as the Nursery (the owner of which is willing include his land within the promotion of the Crown Estate land). The Crown Estate is committed to safeguarding and maintaining Alsa Wood and will be entering into a Management Plan as part of the S106 Legal Obligation for the outline application. The extended site would provide an additional 130 homes as an alternative to Policy area 3. The advantages of an extended site are that infrastructure requirements can be accommodated within the new and improved capacity that is being provided for the Phase 1 element. The proposed junction is considered to have adequate capacity for another 130 dwellings thereby avoiding the need for another principal vehicular access point along Stansted Road (although there is an opportunity to provide a secondary access) - Provision of over 1ha of allotments; lower landscape impact as Alsa Wood already provides the landscape buffer between the M11 and the village; closer proximity to the village centre, its facilities and the train stations; technical work has already been carried out to satisfy deliverability requirements. Furthermore, if the community view was that including small scale neighbourhood employment provision was appropriate in view of the sustainability gains which would result the site, subject to further highways investigation, has the potential capacity to accommodate this.

### **Sustainability Appraisal June 2012**

There will be significant positive impacts on SA objective 9 (housing) where it provides a minimum of 155 new dwellings which will include affordable housing and provide at least 55-bed extra care unit on site. The site is well located to key services, bus services and the railway station which will have significant positive impacts on SA objective 6 (sustainable travel).

This site will also have a significant positive impact on SA objective 7 (accessibility) where the site offers mixed uses of residential, recreation and community facilities and adjoins the existing settlement boundary.

A significant positive impact is given to SA objective 11 (education & skills) where the site is located to primary and secondary schools and a policy criterion requires educational contributions for additional land next to the existing primary school to increase capacity and accommodate need.

There are no historic designations and no known deposits on site which affords SA objective 2 (cultural heritage) a positive impact. However trenching followed by excavation is recommended on site prior to development.

There will be positive impacts on SA objective 4 (pollution) where the site is outside the groundwater source protection zones, away from the AQMA and

unlikely to be affected by noise and contamination. A significant impact has not been given where there is uncertainty over the sites impact on traffic and emissions.

The site is outside flood risk zone 2 or 3 which positively impacts on SA objective 5 (flooding). The requirement of a Drainage Strategy within the policy should ensure that any impacts on surface water movement are mitigated. An FRA would also positively deal with this issue at planning application stage.

The site will have a positive impact on SA objective 8 (health and social inclusion) where it is located near healthcare facilities, however it should be noted that it only meets one of the ANGSt (access to natural greenspace) criteria.

Positive impacts are also given to SA objective 10 (infrastructure) where the policy criteria require the provision of open space including playing pitches and a community centre. A significant positive impact was not given to this SA objective due to uncertainties regarding the capacity at the Wastewater Treatment Works at Stansted Mountfitchet to accommodate any development within Elsenham.

There will be a negative impact on SA objective 1 (biodiversity and landscape) because the site is located on Greenfield land which will result in a loss of the countryside and it is grade 3 agricultural land. It is also adjacent to Alsa Wood which is Ancient Woodland and a designated Local Wildlife Site. Policy criterion does seek to minimise the impact of this site on Alsa Wood through the requirement of a management plan. The location of the site does not impact on any nationally or locally designated sites of biodiversity and nature conservation.

A secondary positive impact is given to SA objective 12 (economic growth and employment) where the site does not affect the amount of employment land within the district.

#### Mitigation/Recommendations

There are no mitigation measures or recommendations identified at this stage.

#### **Officer Comments**

Outline planning permission (UTT/0142/12/OP) for 155 homes was granted, in May 2013. The development will provide 35% affordable housing, 55 extra care units, land and financial contribution towards the provision of a multi use community building, childrens's play areas, and a financial contribution towards education provision.. It is important to have a policy to safeguard these requirements.



In response to the planning application issues relating to congestion and overloading of the road infrastructure serving Elsenham were considered by Essex County Highways and no objections were raised.

It is not proposed that health care will be included within the uses of the community centre.

The Water Cycle Study concludes that there are no capacity or treatment issues at the Waste Water Treatment Works, however all available capacity may be used by the three proposal sites in Elsenham leaving no capacity for other sites in Elsenham. The site is not well served by sewers in both capacity and ground level. However, capacity issues can be overcome by the developer constructing a new gravity outfall sewer from the site that will connect to the existing outfall sewer near Mill House.

In submitting the planning application the applicant acknowledged the importance of Alsa Wood and the fact that it will need careful management. The policy specifies the need for a management plan for the wood.

The larger site, as requested by the land owner, is not considered suitable because of the need to retain a buffer between the development and Alsa Wood.

### Officer Recommendation

Amend supporting text and policy

#### *Land west of Station Road*

This is a 7 hectare site to the west of Station Road Elsenham. The Council's aim is to secure a comprehensive development over the whole site. The site forms a key gateway approach to Elsenham and improvements to this gateway and approach are sought as part of the development.

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

The land to the west of Station Road is allocated for a ~~minimum of~~ 155 residential dwellings.

The following criteria must be met:

- The development provides for a mixed and balanced community.
- It provides for a ~~minimum of~~ 55-bed Extra Care Unit.
- It provides for recreation open space within the development to include provision of addition to existing formal playing pitches and informal recreation areas. The provision of children's play spaces (LAPS **and a LEAP**) and a Management plan for Alsa Wood.
- It provides land and **financial contribution towards** a community centre on site.
- The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal ~~agreement~~ **obligation**, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact.

The application should be accompanied by a Transport Assessment and Drainage

Strategy and other required documents and any recommended improvements/remedial works will be controlled through the legal obligation.

Development will need to be implemented in accordance with the Master Plan and design guidance approved by the Council and other Development Management policies. Implementation of the Master Plan proposals will be regulated by legal obligation in association with the grant of planning permissions.

## Elsenham Policy 2 – Land west of Hall Road

### Summary of Representations

918 people made representations on this policy.

**Essex County Council** supports the requirement for a Transport Assessment and contributions to facilitate development in a sustainable manner. The County Council welcomes that the policy requires the provision of 1ha additional land next to the school. Educational contributions will also be sought to ensure sufficient provision for the area. The County Council also recommends that the policies specifically refer to the need to establish Early Years and Childcare provision in Elsenham, land and/or contributions are therefore welcomed to facilitate the delivery of appropriate Early Years and Child Care facilities. It is considered that existing secondary school facilities at Stansted Mountfitchet may be able to accommodate the additional pupils and contributions will be sought from the developer and should be referred to within policy.

**The Highways Agency** is concerned that the development may have an operational impact on the strategic road network including its junctions with the local road network. The Agency is not aware of any evidence that identifies the likely level of impact; therefore there may be questions regarding the deliverability of the sites.

**The Environment Agency** note that the majority of this site is located within Flood Zone 1 (low probability risk) but that the south eastern part of the site contains an area of Flood Zone 3 (high risk). The NPPF Sequential Test needs to be passed if this site is to be included as an allocated site. If the area of Flood Zone 3 is to be used as amenity open space (classed as water compatible development) with the built footprint within Flood Zone 1 then this would be more acceptable. This would need to be confirmed upfront as part of the Sequential Test evidence. Reference to the application being supported by a drainage strategy is supported. However, it is recommended that reference is also made within the site criteria to applying the sequential approach on site, and locating residential development wholly within Flood Zone 1 and water compatible uses within Flood Zone 3.

**Elsenham Parish Council and individuals** objects in the strongest possible terms to the allocation of Policy Areas 2 and 3 as the inclusion of these sites will result in an excessive level of new housing. The proposed density of policy area 2 is considered unrealistically low and it is more realistic to assume that the site will be developed for up to 180 homes which far exceed the requirements of Policy SP6 even as drafted. Takeley Parish Council objects to the proposal because traffic will undoubtedly travel via the Four Ashes junction on B1256 in Takeley village centre, along Parsonage Road and Elsenham Hall Road via Molehill Green. These roads are not suitable for additional car traffic, and particularly lorry traffic. Traffic plans should include new access roads via M11/Stansted Airport not through Takeley via Elsenham Hall Road.

**Individuals, the Joint Parish Council Steering Group and Save our Village** object to the policy and make the following point. Application for planning permission has already been submitted for an additional 210 homes at Elsenham (Policy Area 1) which will meet local needs and be in scale with the role of the settlement. There is also a planning permission for 53 homes at The Orchard. Another 200 homes being allocated to the village is strongly objected to. If Site 1 (7 ha) can accommodate 210 homes then Site 2 (6 ha) and 3 (12ha) can clearly accommodate a further 540 homes approximately, a total of 750 homes not the 400 in Strategic Policy 6. This would overwhelm the village. It is considered that access to the site along Hall road which is narrow and busy is inadequate and will spoil the countryside. The access is also close to the junction with the High Street and close to the school. The site is traversed by footpaths and the site provides a pleasing rural aspect. The site is within the Countryside Protection Zone. The area for development needs to take account of the flood plain. One individual considers that improvements to the rail service are unlikely to keep pace with the proposed housing with the net affect of more people travelling by car. Improvements to the rail station should be undertaken by the train franchisee and not the developer and the money would be better spent on improving bus services.

Individuals who support the development do not wish to see the site overdeveloped and that the policy should specify that development is compatible with the character and residential density of the settlement and that there is satisfactory vehicular and pedestrian access to the site including the adequate capacity of the existing highway network.

**Developers of an alternative site** at Takeley do not consider that Elsenham is suitable settlement for development. There are very significant, generally acknowledged constraints to the delivery of development, including limited waste water capacity, flood risk and surface water drainage issues, capacity of the sewerage treatment works, capacity issues at the station in regard to accommodating longer trains, issues with capacity at the school and the historic character of the settlement and surrounding villages. It is not clear how these

issues will be addressed to accommodate 400 new homes and challenge the assumption that the three allocated sites (totalling 400 new homes) could deliver sufficient infrastructure improvements to make that level of development acceptable and deliverable.

**Developers of an alternative site** on land north of the Crown Inn, object to this site because it involves undeveloped land within the Countryside Protection Zone (CPZ), the SHLAA does not find the site suitable. It is considered the potential yield of site is optimistic and therefore unrealistic and unjustified raising concerns over Council's ability to maintain 5-year supply of housing.

**Developers of a strategic site** to the north east of Elsenham object to the proposal because it lies within the Countryside Protection Zone. Rather than extend the existing school a more sustainable solution would be the provision of a new school as part of the strategic development.

**Landowners promoting the proposal** site consider the allocation is of a scale and nature that fits with the Council's vision for the expansion of Elsenham and is therefore justified. The site is also well located in relation to the existing settlement form with built development adjacent to it on much of its north, east and west boundaries. It is also contained to the south by the Stansted Brook and is well framed by existing mature trees, which would help to give any development a mature and established setting. The site is also in a sustainable location in the context of Uttlesford, being in close proximity to existing facilities in Elsenham, such as the primary school, which immediately adjoins the site, along with the shops and services on High Street. Direct access can be taken from Hall Road, which is one of the principal routes into Elsenham. Preliminary work on a Transport Assessment and traffic counts indicate that it is unlikely that development would result in significant congestion problems in Elsenham. The site is dominated by species-poor grassland and hedgerows of limited botanical and habitat value, and their loss would not represent a significant constraint to future development. Careful design can ensure that the mature and veteran trees and Stansted Brook are maintained and protected. 1ha of the land will be provided for the expansion of the primary school. There may also be the potential to look at a reconfigured access to the school as part of the proposals.

### **Sustainability Appraisal June 2012**

There will be significant positive impacts on SA objective 9 (housing) where it provides a minimum of 115 new dwellings which will include affordable housing and bungalows for the elderly. The site is well located to key services and public transport and when coupled with a policy criterion for public transport contributions it will have significant positive impacts on SA objective 6 (sustainable travel).

This site will have a significant positive impact on SA objective 7 (accessibility) where the site offers mixed uses of residential and recreation and adjoins the existing settlement boundary. Highway improvements required by the policy should ensure safe access.

The site will have a significant positive impact on SA objective 11 (education & skills) where the site is located to primary and secondary schools and a policy criterion requires educational contributions for additional land next to the existing primary school to increase capacity and accommodate need.

There are no historic designations on site which affords SA objective 2 (cultural heritage) with a positive impact. However, the site is close to nine grade II listed buildings so it will be important that the development does not detrimentally impact these. There are no known historic site positions on valley slope but there is also potential of multi-period deposits which should be taken into consideration during development.

There will be positive impacts on SA objective 4 (pollution) where the site is outside the groundwater source protection zones, away from the AQMA and unlikely to be affected by noise and contamination. A significant impact has not been given where there is uncertainty over the sites impact on traffic and emissions.

The site is outside flood risk zone 2 or 3 which positively impacts on SA objective 5 (flooding). The requirement of a Drainage Strategy within the policy should ensure that any impacts on surface water movement are mitigated. An FRA would also positively deal with this issue at planning application stage.

The site will have a positive impact on SA objective 8 (health and social inclusion) where it is located near healthcare facilities however it should be noted that it only meets one of the ANGSt (access to natural greenspace) criteria.

Positive impacts are also given to SA objective 10 (infrastructure) where the policy criteria require the provision of open space, children's play areas and contributions to educational facilities, a community centre and public transport. A significant positive impact was not given to this SA objective due to uncertainties regarding the capacity at the Wastewater Treatment Works at Stansted Mountfitchet to accommodate any development within Elsenham.

There will be a negative impact on SA objective 1 (biodiversity and landscape) because the site is located on Greenfield land which will result in a loss of the countryside. The site is on grade 2 agricultural land as well as being within the Countryside Protection Zone. Policy criterion does seek to minimise the impact of this site on the countryside through the requirement of informal recreation areas to the southern and south-eastern part of the allocation to act as a buffer. The

location of the site does not impact on any nationally or locally designated sites of biodiversity and nature conservation.

A secondary positive impact is given to SA objective 12 (economic growth and employment) where the site does not affect the amount of employment land within the district.

#### Mitigation/Recommendations

There are no mitigation measures or recommendations identified at this stage.

#### Officer Comments

An outline planning application UTT/13/0177/OP was submitted for this site in January 2013 and in April the planning committee resolved to grant planning permission for up to 130 homes subject to the completion of a S106 obligation. The development will provide affordable housing, land for education use as part of a contribution towards education provision, green space and play areas.

Highways will be consulted as planning applications for the details of the scheme are submitted and, where necessary, mitigation measures will be put in place to overcome any identified problems..

A very small area of the site lies within Flood Zone 3 and the logical use of this land is as informal recreational areas/natural greenspace. Any issues regarding flooding will be dealt with at detailed planning application stage using the Development Management policies and requiring a Flood Risk Assessment to be undertaken.

The Water Cycle Study concludes that there are no capacity or treatment issues at the Waste Water Treatment Works, however all available capacity may be used by the three proposal sites in Elsenham leaving no capacity for other sites in Elsenham. The main outfall sewer from the eastern side of Elsenham runs through this site, which subject to capacity, could be directly connected to. Any upgrades needed to the sewerage network may be problematic due to it crossing under the railway and where the sewer closely passes between properties.

The potential Local Wildlife Site lies beyond the policy area and the control of site owner.

The site area and housing numbers will be increased, in accordance with the planning permission. The site is still at a density which is in keeping with the village. The density allows a design and layout reflecting the site's location on the edge of the village in the valley and allows for significant areas of recreational open space.

The detailed design of the development will need to accord with development management policies which cover siting, layout, landscaping and parking.

The site does lie within the Countryside Protection Zone (CPZ) as identified in the 2005 Adopted Local Plan. Preparing a new Local Plan enables the Council to review the boundary of the CPZ and the boundary is proposed to be redrawn along the railway line and then Stansted Brook which are more defensible boundaries.

The Strategic Housing Land Availability Assessment did not find the site the most suitable location for development. However, this has been reassessed in the light of the benefits of the site providing additional land to the school and the policy sets a low density of development to reflect its location on the side of the valley.

### Officer Recommendation

Amend Policy

Amend policy area so that the southern boundary follows Stansted Brook to reflect land ownership.

#### *Land west of Hall Road*

This is a ~~66.3~~ **66.3** hectare site to the west of Hall Road Elsenham. The Council's aim is to secure a comprehensive development over the whole site. The site forms a key ~~gateway~~ approach to Elsenham and improvements to this ~~gateway~~ approach are sought as part of the development.

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

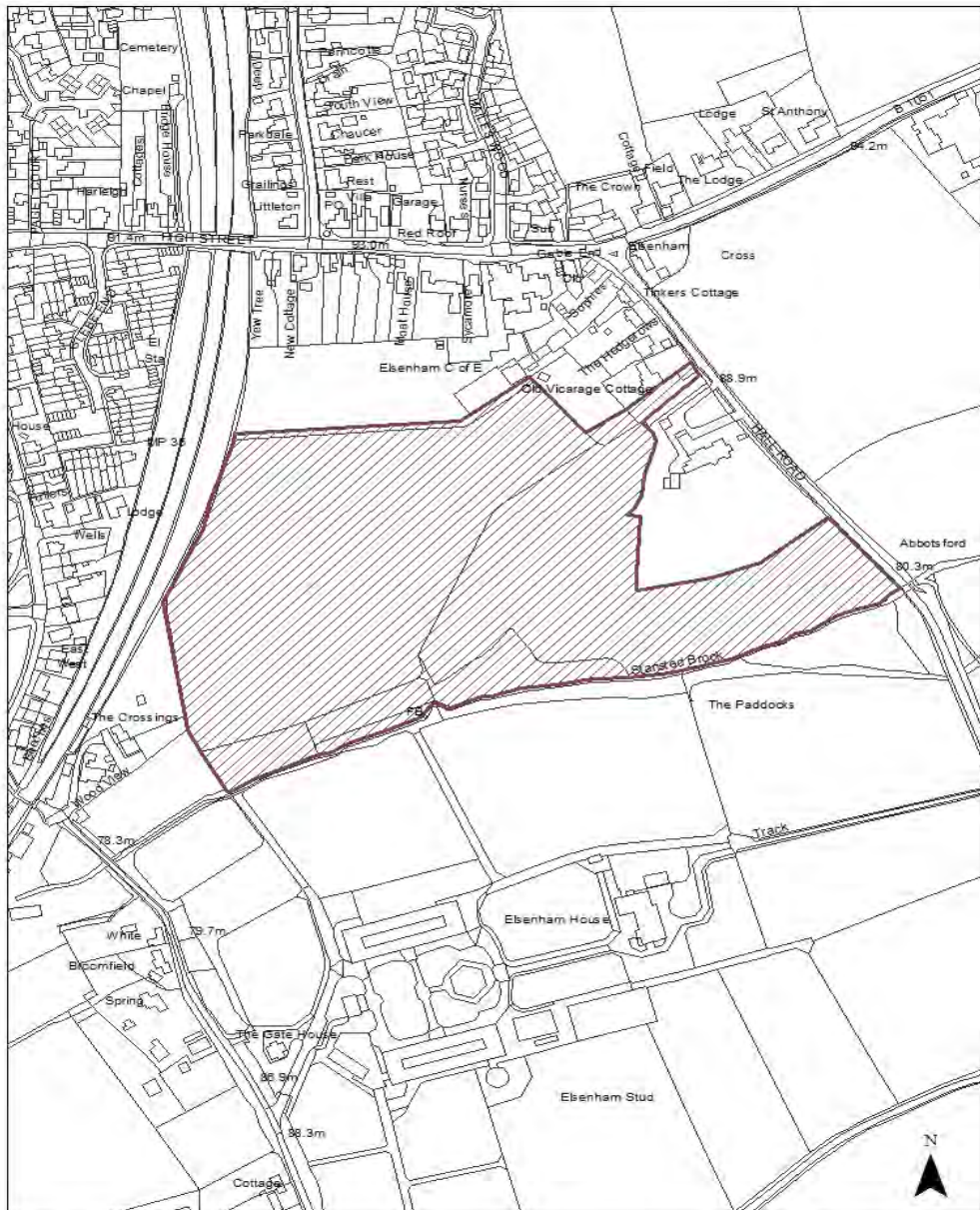
The land to the west of Hall Road is allocated for a ~~minimum of 115~~ **130** residential dwellings.

The following criteria must be met:

- The development provides for a mixed and balanced community to include:
  - **At least** 5% older persons 1 and 2 bed bungalows across tenure
- ~~It provides for public transport contributions (to include rail station improvements).~~
- It provides for recreation open space within the development to include provision of informal recreation areas to the southern and south-eastern part of the allocation. The provision of children's play spaces (LEAPS and NEAPS).
- It provides contributions towards the provision of a Community Centre as part of Elsenham Local Policy 1.
- It provides as part of the education contributions the provision of 1ha additional land next to the school for pre/primary education purposes.
- The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal ~~agreement~~ **obligation**, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact.

The application should be accompanied by a Transport Assessment, Drainage Strategy, **Flood Risk Assessment** and other required documents and any recommended improvements/remedial works will be controlled through the legal obligation.

Development will need to be implemented in accordance with the Master Plan and design guidance approved by the Council and other Development Management policies. Implementation of the Master Plan proposals will be regulated by legal obligation in association with the grant of planning permissions.



Uttlesford District Council

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

### **Summary of Representations**

873 people made representations on this policy.

**The Highways Agency** is concerned that the development may have an operational impact on the strategic road network including its junctions with the local road network. The Agency is not aware of any evidence that identifies the likely level of impact; therefore there may be questions regarding the deliverability of the sites.

**Elsenham Parish Council and individuals** objects in the strongest possible terms to the allocation of Policy Areas 2 and 3 as the inclusion of these sites will result in an excessive level of new housing. The proposed site will be via Stansted Road and will be close to the access of Site 1 (already approved for development). Vehicles from this proposed site will join with traffic already on Stansted Road, further exacerbating traffic flow and congestion problems in Stansted Mountfitchet. The proposed density of policy area 2 is considered unrealistically low and it is more realistic to assume that the site will be developed for up to 180 homes which far exceed the requirements of Policy SP6 even as drafted.

**Individuals and the Joint Parish Council Steering Group** object to the policy as an application for planning permission has already been submitted for an additional 210 homes at Elsenham (Policy Area 1, Crown Estate, Stansted Road UTT/0142/12/OP) which will meet local needs and be in scale with the role of the settlement. There is also a planning permission for 53 homes at The Orchard. Another 200 homes being allocated to the village is strongly objected to. If Site 1 (7 ha) can accommodate 210 homes then Site 2 (6 ha) and 3 (12ha) can clearly accommodate a further 540 homes approximately, a total of 750 homes not the 400 in Strategic Policy 6. This would overwhelm the village.

**Save our Village** object to the policy as the proposed site will be via Stansted Road and will be close to the access of Site 1 (already approved for development). Vehicles from this proposed site will join with traffic already on Stansted Road, further exacerbating traffic flow and congestion problems in Stansted Mountfitchet.

**Stansted Mountfitchet Parish Council** remains opposed to a single site settlement in Elsenham. In considering any developments in neighbouring settlements, the effects on Stansted's roads should be taken into account. Development at Elsenham will have a detrimental impact on Grove Hill, Lower Street, Chapel Hill and Church Road.

**Individuals objecting to the policy** are concerned that policy proposes a scale of development which will result in a low density which it is considered will lead to applications for more houses at a higher density. When this is repeated across all the proposed sites in Elsenham this will lead to an inappropriate scale of development in the village. An application for planning permission has already been submitted for an additional 210 homes at Elsenham (Policy Area 1, Crown Estate, Stansted Road UTT/0142/12/OP) which will meet local needs and be in scale with the role of the settlement. There is also a planning permission for 53 homes at The Orchard. Another 200 homes being allocated to the village is strongly objected to. If Site 1 (7 ha) can accommodate 210 homes then Site 2 (6 ha) and 3 (12ha) can clearly accommodate a further 540 homes approximately, a total of 750 homes not the 400 in Strategic Policy 6. This would overwhelm the village.

This site is not suitable for the proposed purpose. It is an essential open space affording much-needed amenity to the south of the busy Stansted Road and it is used informally by dog-walkers and others. It is one of the very few areas in Elsenham offering a pleasing vista, across the railway line (which is in a cutting) and over to the Elsenham Stud fields. Access could only be obtained on to Stansted Road, leading to safety concerns, particularly when considered with the proposed development opposite. Uniquely, this site is subject to noise from both the motorway and railway, and also from the Airport. The clutter of buildings around Old Mill Farm forms an unsightly salient within the site. The site is wholly within the Stansted Airport Countryside Protection Zone. The site includes well-established hedges and trees which would need to be removed.

Access in and out of the village can be bad and the roads do not support the traffic at the moment and have no chance of supporting traffic in the future, even with the proposed improvements. Grove Hill in Stansted Mountfitchet is a particular problem. The Doctors Surgery and the Village School cannot cope with this size of expansion.

An **individual supports** the policy so long as the development includes a large buffer of 20 ha of landscaping to protect the houses from other buildings.

**Developers of an alternative site** at Takeley do not consider that Elsenham is suitable settlement for development. There are very significant, generally acknowledged constraints to the delivery of development, including limited waste water capacity, flood risk and surface water drainage issues, capacity of the sewerage treatment works, capacity issues at the station in regard to accommodating longer trains, issues with capacity at the school and the historic character of the settlement and surrounding villages. It is not clear how these issues will be addressed to accommodate 400 new homes and challenge the assumption that the three allocated sites (totalling 400 new homes) could deliver sufficient infrastructure improvements to make that level of development acceptable and deliverable.

**Developers of an alternative site** on land north of the Crown Inn, object to this site because it involves undeveloped land within the Countryside Protection Zone (CPZ), There is no reference to a testing of the potential of the site to deliver the number of houses and still design a scheme that mitigates the impact on adjoining properties. The identified supply from this site is optimistic.

**Developers of a strategic site** to the north east of Elsenham object to the proposal because it lies within the Countryside Protection Zone; it is significantly affected by road noise and air quality issues from the adjacent M11.

**Developers promoting the proposal site** support the identification of Elsenham as a key village and as a settlement suitable for taking development and as one of the major focuses for growth within the rural area. The site has access to a good range of facilities and can therefore be considered as a sustainable option for housing development within the village. The development of the site for housing has the potential to provide substantial benefits to the existing settlement of Elsenham. Development would provide a far more satisfactory urban edge to this area of the village, filling in the gap between its western edge and the detached group of dwellings that currently provide a fragmented approach along Stansted Road.

### **Sustainability Appraisal June 2012**

There will be significant positive impacts on SA objective 9 (housing) where it provides a minimum of 130 new dwellings which will include affordable housing and bungalows for the elderly. The site is well located to key services, bus services and the railway station and when coupled with a policy criterion for public transport contributions it will have significant positive impacts on SA objective 6 (sustainable travel).

This site will have a significant positive impact on SA objective 7 (accessibility) where the site offers mixed uses of residential and recreation and adjoins the existing settlement boundary.

There are no historic designations on the site or nearby, affording SA objective 2 (cultural heritage) with a positive impact. However, a quantity of Roman pottery has been recorded in the area and therefore potential of a Roman settlement to be located nearby. This should be taken into consideration during development.

There will be positive impacts on SA objective 4 (pollution) where the site is outside the groundwater source protection zones, away from the AQMA and unlikely to be affected by noise and contamination. A significant impact has not been given where there is uncertainty over the sites impact on traffic and emissions.

The site is outside flood risk zone 2 or 3 which positively impacts on SA objective 5 (flooding). The requirement of a Drainage Strategy within the policy should ensure that any impacts on surface water movement are mitigated. An FRA would also positively deal with this issue at planning application stage.

The site will have a positive impact on SA objective 8 (health and social inclusion) where it is located near healthcare facilities however it should be noted that it only meets one of the ANGSt (access to natural greenspace) criteria.

The site will also have a positive impact on SA objective 11 (education and skills) where the site is located to primary and secondary schools. However there is some degree of uncertainty over the capacity of the primary school as this site does not require contributions to be made for additional land for the existing primary school like the previous site allocation.

There will be positive impacts on SA objective 10 (infrastructure) where the policy criteria require the provision of open space and contributions to a community centre and public transport. A significant positive impact was not given to this SA objective due to uncertainties regarding the capacity at the Wastewater Treatment Works at Stansted Mountfitchet to accommodate any development within Elsenham.

There will be a negative impact on SA objective 1 (biodiversity and landscape) because the site is located on Greenfield land which will result in a loss of the countryside. The site is on grade 2 agricultural land as well as being within the Countryside Protection Zone. Policy criterion does seek to minimise the impact of this site on the countryside through the requirement of informal recreation areas to the western and southern part of the allocation. The location of the site does not impact on any nationally or locally designated sites of biodiversity and nature conservation.

A secondary positive impact is given to SA objective 12 (economic growth and employment) where the site does not affect the amount of employment land within the district.

#### Mitigation/Recommendations

The policy criteria could strengthen the impact on SA objective 11 (education) by requiring educational contributions to be made for the provision of additional land next to the existing primary school to increase capacity and accommodate need, in line with the previous site allocation above.

#### Officer Comments

An outline planning application was received for this site in July 2013 (UTT/13/1790/OP). The planning committee resolved to grant planning permission for up to 165 homes in September 2013 subject to the completion of

a S106 legal obligation. The development will provide 40% affordable housing, a financial contribution towards education and health care, open space and children's play areas, a financial contribution towards a community centre and allotments. Off site highways works are also required as part of the development.

The Water Cycle Study concludes that there are no capacity or treatment issues at the Waste Water Treatment Works, however all available capacity may be used by the three proposal sites in Elsenham leaving no capacity for other sites in Elsenham. Any outfall sewer constructed to serve this site would need to be designed to a line and level to also serve Policy Area 1.

The detailed design of the development will need to accord with development management policies which cover siting, layout, landscaping, public footpaths and parking.

The site does lie within the Countryside Protection Zone (CPZ) as identified in the 2005 Adopted Local Plan. Preparing a new Local Plan enables the Council to review the boundary of the CPZ and the boundary is proposed to be redrawn along the railway line and then Stansted Brook which are more defensible boundaries.

In relation to strengthening the impact on SA objective 11 (education), it is considered that policies should be consistent on this issue. Contributions to education facilities will be determined at the time of the planning application in accordance with Essex County Council adopted standards. This requirement is regulated by the legal obligation associated with the grant of planning permission. There is no need for every policy to specify educational contributions.

### Officer Recommendation

Amend policy. Amend the policies map to specifically identify 6.2 hectares for openspace and allotments. This reduces the area of site for development to 6.57 hectares.

### *Land south of Stansted Road*

This is a ~~42~~**12.8** hectare site to the south of Stansted Road Elsenham. The Council's aim is to secure a comprehensive development over the whole site. The site forms a key ~~gateway~~ approach to Elsenham and improvements to this ~~gateway and~~ approach are sought as part of the development.

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

The land to the south of Stansted Road is allocated for ~~a minimum of 130-165~~ residential dwellings.

The following criteria must be met:

- The development provides for a mixed and balanced community to include:
  - **At least** 5% older persons 1 and 2 bed bungalows across tenure.
- It provides for **5.6ha** recreation open space within the development to include

provision of informal recreation areas to the western and southern part of the allocation. The provision of children's play spaces (LEAPS and NEAPS). The provision of 1 hectare of allotments and substantial strategic landscape buffer to western and southern edge of allocation.

- It provides contributions towards the provision of a Community Centre as part of Elsenham Local Policy 1.
- The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal agreement, **obligation** to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact.

The application should be accompanied by a Transport Assessment and Drainage Strategy and other required documents and any recommended improvements/remedial works will be controlled through the legal obligation.

Development will need to be implemented in accordance with the Master Plan and design guidance approved by the Council and other Development Management policies. Implementation of the Master Plan proposals will be regulated by legal obligation in association with the grant of planning permissions.



Elsenham Policy - Land South of Stansted Road

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### **New Policy and Supporting Paragraph for Other Residential Sites**

A new policy should be included listing all the sites in Elsenham which will contribute to the overall housing supply. They do not have their own specific policy as they do not deliver any community benefits. Sites which have been completed by the time the plan is published will not be included in the policy.

### **Other Residential Sites**

**In addition to the above sites there are a number of smaller sites in Elsenham which will contribute to the housing supply within the district. As at April 2013 some are under construction, and some have planning permission but development has not started. There are no specific policies for each of these sites. The sites are identified on the policies map.**

#### **Elsenham Policy X – Other Residential sites**

**The following sites, identified on the policies map, are proposed for residential development**

<b>Site</b>	<b>Site Area (ha)</b>	<b>Capacity</b>
<b>The Orchard, Station Road</b>	<b>2</b>	<b>51</b>
<b>Land at Alsa Leys</b>	<b>0.19</b>	<b>6</b>
<b>Total</b>		<b>57</b>



## CHAPTER 20 – Great Chesterford

### Great Chesterford Policy 1 – New World Timber and Great Chesterford Nursery, London Road

#### Summary of Representations

18 people made representations on this policy.

**Essex County Council** welcomes the approach of requiring a Transport Assessment and subsequent improvements/remedial works however the policy should seek to promote contributions towards forms of sustainable transportation. The policy should refer to the need to provide a financial contribution to ensure the delivery of adequate Early Years, Child Care and primary educational facilities. Contributions would be sought to facilitate transportation to secondary educational facilities and to expand Saffron Walden County High School.

**The Highways Agency** welcomes reference to the need for a Transport Assessment, and acknowledges reference to the need of adequate travel planning elsewhere in the document, reference should be made specifically to the need to encourage a modal shift and reduce the need to travel through the provision of a travel plan.

**Anglian Water** considers that Infrastructure and/or treatment upgrades are required to the Waste Water Treatments Works and the foul sewerage network. The extent and cost of the upgrades would be investigated when the developer approaches Anglian Water. The upgrades to the foul sewerage network would be developer funded and driven by requisition under the relevant section of the Water industry Act. There are major constraints as regards the Surface Water Network capacity.

**Great Chesterford Parish Council** support development on this site in principle. However we note that Site 1 will provide affordable housing which we are given to understand will be for the benefit of local people, i.e. it will have an 'exception site' policy, this should be in the requirements/criteria.

**Individuals** who objected to the policy make the following points. One individual considers that the school places should be made available in advance of the housing becoming available and that enabling the new residents to send their children to the local school will have wider community benefits. The use of the existing school site, should it relocate, should be specified. Concern is expressed that the play space at the London Road site will not benefit the children of residents at the Stanley Road. Concern is expressed over the viability of building a new school. It is considered that the policy should stipulate exactly what sort of housing is required and it seems to be a good location for starter homes and flats.

**Individuals supporting the policy** support development in Great Chesterford due to its connections to the strategic road network and rail network and location within the Cambridge travel to work area. The development of a Brownfield site is supported. The site is supported subject to the inclusion of affordable housing, the provision of a crossing on the B1383; and reserving land for a new school of sufficient size. Development of the site should take full account of considerations such as quality of design, density etc. in view of the historic nature of the village settlement as well as access to water requirements, and other necessary facilities.

Individuals supports the school being given opportunity to provide a great environment for the children it its care. Change of use from employment land to residential should be resisted unless there is a community benefit and the agreed benefit for this site was local only affordable housing and this should be specified in the policy.

**Developers** promoting land at Takeley question whether the proposed development is deliverable due to the cost of providing infrastructure that would be required to support the developments. It would also result in the loss of employment land.

### **Sustainability Appraisal June 2012**

There will be significant positive impacts on SA objective 9 (housing) where it provides a minimum of 40 new dwellings which will include affordable housing.

There are no historic designations on site which affords SA objective 2 (cultural heritage) with a positive impact. However, there is one grade II listed building in close proximity so it will be important that the development does not detrimentally impact it and the site is also in the area of a Roman cemetery. Although the site has been previously developed it is recommended that archaeological evaluation should be taken into consideration during development.

There will be positive impacts on SA objective 4 (pollution) where the site is outside the groundwater source protection zones, away from the AQMA and unlikely to be affected by noise and contamination. A significant impact has not been given where there is uncertainty over the sites impact on traffic and emissions.

The site is outside flood risk zone 2 or 3 which positively impacts on SA objective 5 (flooding). The requirement of a Drainage Strategy within the policy should ensure that any impacts on surface water movement are mitigated. An FRA would also positively deal with this issue at planning application stage. The site is close to key services, bus services and the railway station leading it to have positive impacts on SA objective 6 (sustainable travel) and SA objective 7 (accessibility).

The site will have a positive impact on SA objective 8 (health and social inclusion) where it is located near healthcare facilities however it should be noted that it doesn't meet the ANGSt (access to natural greenspace) criteria. This will be mitigated through its contributions to recreation open space.

There will be an overall uncertain impact on SA objective 10 (infrastructure). A policy criterion requires the site to provide contributions towards recreation open space and children's play space which supports sustainable infrastructure. However there are a number of uncertainties and potential negative impacts regarding the sewage network capacity and the capacity of healthcare and educational facilities.

The site will have an uncertain impact on SA objective 11 (education) because it is close to a primary school but not near a secondary school. Capacity for primary school places should be sufficient as the other site allocation in Great Chesterford is required to provide land for a new pre/primary school which will support the size of growth within the key village.

There will be a negative impact on SA objective 1 (biodiversity and landscape) because the site is located on Greenfield land which will result in a loss of the countryside. The location of the site does not impact on any nationally or locally designated sites of biodiversity and nature conservation.

A negative impact has also been given to SA objective 12 (economic growth & employment) as the site will lead to a change in use from employment to residential.

#### Mitigation/Recommendations

There are no mitigation measures or recommendations identified at this stage.

#### **Officer Comments**

Encouraging sustainable travel and the need to provide travel plans where appropriate is covered by Strategic Policy SP16 – Accessible Development. The site allocation policy does indicate that other documents may be required to accompany the application and it is not considered necessary for the policy to include a comprehensive list.

Contributions to education facilities will be determined at the time of the planning application in accordance with Essex County Council adopted standards. The requirement would be regulated by legal obligation as indicated in the policy.

The Water Cycle Study reiterates that there is no spare capacity in the Surface Water Network. It is therefore recommended that developers must ensure that a suitable drainage design is devised in conformity with the Building Regulations,

Flood and Water Management Act, NPPF, and District and County policies. Development Management policy EN4 – Surface Water Flooding will apply.

The provision of affordable housing will be dealt with at the time of the planning application. It is not appropriate for the planning policy to specify the allocation policy.

It is proposed to amend the policy to require a financial contribution towards off-site recreation open space provision and children's play space to allow improvements to existing provision as considered appropriate by the Parish Council.

The policy requires the development provides for a mixed and balanced community which will mean that a variety of house types are provided appropriate to the site and surrounding in accordance with policy HO6 – Housing Mix.

This development will result in the loss of a factory and land previously used as a garden nursery. However Great Chesterford has the benefit of employment land at Station Road. If only the nursery site was developed, the adjacent factory with its access through the site could detrimentally affect the amenity of future residents. Therefore it is considered more appropriate to have a comprehensive development of both sites.

It is proposed to amend the site area to reflect the land ownership. It is also proposed to reduce the site capacity to 35 dwellings, to prevent a cramped development.

### **Officer Recommendation**

Amend policy and site area.

#### *New World Timber and Great Chesterford Nursery, London Road*

This is a ~~40.9~~ hectare site at New World Timber and Great Chesterford Nursery London Road. The land is in different ownerships but the Council's aim is to secure a comprehensive development over the whole site. The site forms a key ~~gateway~~ approach to Great Chesterford and improvements to this ~~gateway and~~ approach are sought as part of the development.

#### Great Chesterford Policy 1 - New World Timber and Great Chesterford Nursery, London Road

The land to the south-west of London Road, formerly New World Timber and Great Chesterford Nursery, is allocated for ~~a minimum of 40~~ 35 residential dwellings.

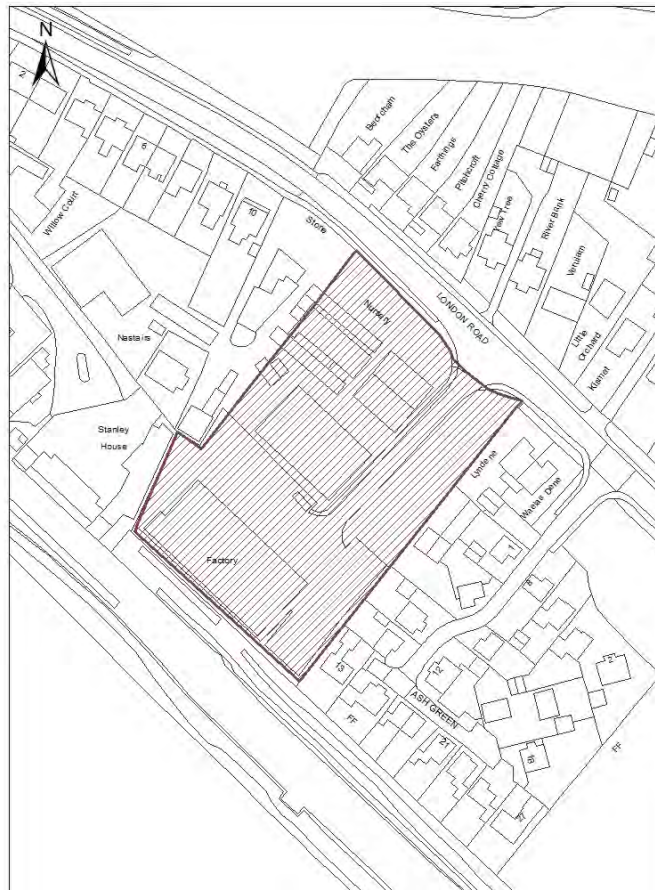
The following criteria must be met:

- The development provides for a mixed and balanced community.
- It provides contributions towards **off-site** recreation open space provision and children's play space.

- The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact.

The application should be accompanied by a Transport Assessment and Drainage Strategy and other required documents and any recommended improvements/remedial works will be controlled through the legal obligation.

Development will need to be implemented in accordance with design guidance approved by the Council and other Development Management policies. Implementation of the proposals will be regulated by legal obligation in association with the grant of planning permissions.



Great Chesterford Policy -  
New World Timber and Nursery Site

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

### Summary of Representations

40 people made representation in respect of this policy.

**Essex County Council** welcomes the approach of requiring a Transport Assessment and subsequent improvements/remedial works however the policy should seek to promote contributions towards forms of sustainable transportation. The policy should refer to the need to provide a financial contribution to ensure the delivery of adequate Early Years, Child Care and primary educational facilities. Contributions would be sought to facilitate transportation to secondary educational facilities and to expand Saffron Walden Council High.

**The Highways Agency** welcomes reference to the need for a Transport Assessment, and acknowledges reference to the need of adequate travel planning elsewhere in the document, reference should be made specifically to the need to encourage a modal shift and reduce the need to travel through the provision of a travel plan.

**The Environment Agency** states that land next to the Community Centre is located within Flood Zone 2 and 3, classed as medium and high probability risk respectively. Non-residential educational uses are classed as More Vulnerable development. Any application for educational establishment in Flood Zone 3a will need to pass both the Sequential Test and Exception Test. If the site is within Flood Zone 3b (functional floodplain) then More Vulnerable development should not be permitted.

A permitted landfill site lies approximately 300m to the south east of Policy Area 2. The site is permitted to accept non-biodegradable waste, however the site has now ceased accepting waste.

**Anglian Water** considers that Infrastructure and/or treatment upgrades are required to the Waste Water Treatments Works and the foul sewerage network. The extent and cost of the upgrades would be investigated when the developer approaches Anglian Water. The upgrades to the foul sewerage network would be developer funded and driven by requisition under the relevant section of the Water industry Act. There are major constraints as regards the Surface Water Network capacity.

**Great Chesterford Parish Council** supports the site in principle but is concerned about access to the site. Direct access from the B184 is preferred, ideally via a roundabout. The off-site provision of land for a school should not involve any access that creates the potential for another development site.

**Individuals** commenting on the site make the following points. The site should be developed for more bungalows for older residents who wish to downsize but do not wish to leave the village and thus free up family houses. The building of just 3 or 4 bungalows will not meet this need. Concern is expressed as to the impact of the new properties on the existing properties from overlooking; traffic using Stanley Road, The Elms and Four Acres; sewerage capacity, water pressure and surface water; the development providing sufficient off street parking, secondary school capacity and where people are going to work. Jacksons Lane is an already busy junction with the B184 and therefore the new development should have its own access to the B184. The B184 could benefit from reduced speed limits and traffic calming measures such as mini roundabouts at the junctions into the village. The existing planting along the northern boundary of the site should be enhanced. The hedge running north-south through the site should be retained. Provision of a school must be ensured. One individual considers that the school places should be made available in advance of the housing becoming available and that by enabling the new residents to send their children to the local school will have wider community benefits. The need for allotments is questioned considering the existing allotments are derelict and unused. The relocation of the school from the village centre to the edge of the village will change the dynamic of the village. Rather than building a new school, catchment areas should be changed.

**Individuals supporting the policy** support development in Great Chesterford due to its connections to the strategic road network and rail network and location within the Cambridge travel to work area; consider this a good infill site

**Developers** promoting land at Takeley question whether the proposed development is deliverable due to the cost of providing infrastructure that would be required to support the developments.

Landowners promoting the development of the site support the allocation. It is surrounded on all sides by urban form, has good vehicular access, no risk of flood and outside the Conservation Area. However, some amendments to the policy are suggested. Concern is expressed that the provision of bungalows and land for allotment is not similarly required by Policy Area 1 and therefore it is suggested that the requirement is removed from Policy Area 2. It is also proposed that the recreation open space provided within the development is counted as part of the contribution towards children's play spaces off site. The policy should refer to the provision of "up to" 2.1 hectares land for pre/primary school provision as this would ensure that if the school land cannot be delivered the planning permission will not be refused. It is not considered that the policy needs to specify that development is designed to mitigate the adverse effects as this is covered by Development Management Policies. As to the final part of the policy relating to potential legal obligations, we suggest this would be better expressed as 'may' be regulated rather than 'will' be regulated.

## **Sustainability Appraisal June 2012**

There will be significant positive impacts on SA objective 9 (housing) where it provides a minimum of 60 new dwellings which will include affordable housing and bungalows for the elderly.

The site is well located to key services, bus services and the railway station and when coupled with a policy criterion for the site to provide pedestrian and cycleway links it will have significant positive impacts on SA objective 6 (sustainable travel).

A significant positive impact has also been given to SA objective 7 (accessibility) where the site offers mixed uses of residential and recreation and adjoins the existing settlement boundary.

There are no historic designations on site which affords SA objective 2 (cultural heritage) with a positive impact. However, there are five grade II listed buildings nearby and the site is adjacent to Great Chesterford conservation area so it will be important that the development does not detrimentally impact these. There is also potential that the site is within Roman suburbs which should be taken into consideration during development.

There will be positive impacts on SA objective 4 (pollution) where the site is outside the groundwater source protection zones, away from the AQMA and unlikely to be affected by noise and contamination. A significant impact has not been given where there is uncertainty over the sites impact on traffic and emissions.

The site is outside flood risk zone 2 or 3 which positively impacts on SA objective 5 (flooding). The requirement of a Drainage Strategy within the policy should ensure that any impacts on surface water movement are mitigated. An FRA would also positively deal with this issue at planning application stage.

The site will have a positive impact on SA objective 8 (health and social inclusion) where it is located near healthcare facilities however it should be noted that it doesn't meet the ANGSt (access to natural greenspace) criteria although this is mitigated by the site providing recreation open space on site.

There will be a positive impact on SA objective 11 where the site is located near a primary school and the policy criterion requires the off site provision of land for a new pre/primary school to meet expected demand. A significant positive impact could not be given owing to the site not being near a secondary school.



There will be positive impacts on SA objective 10 (infrastructure) where the policy criteria require the provision of recreation open space, off site provision of children's play space, off site provision of allotments and land for a pre/primary school. The site will also improve pedestrian and cycleway links through the site. A significant positive impact was not given to this SA objective due to uncertainties regarding the capacity of the sewage network to accommodate any development within Great Chesterford.

There will be a negative impact on SA objective 1 (biodiversity and landscape) because the site is located on Greenfield land which will result in a loss of the countryside and it is located on grade 2 agricultural land. The location of the site does not impact on any nationally or locally designated sites of biodiversity and nature conservation.

A secondary positive impact is given to SA objective 12 (economic growth and employment) where the site does not affect the amount of employment land within the district.

#### Mitigation/Recommendations

There are no mitigation measures or recommendations identified at this stage.

#### Officer Comments

Outline planning permission (UTT/12/5513/OP) was granted in July 2013 for part of this site with access from Stanley Road and Four Acres. The grant of planning permission is subject to a legal obligation which requires affordable housing, land off site for a school site in addition to education contributions, public open space and a children's play area. The obligation also requires a cycle way to be provided through the site. It is still considered important to have a policy for the whole of the site to ensure a comprehensive development and to safeguard the requirements.

Encouraging sustainable travel and the need to provide travel plans where appropriate is covered by Strategic Policy SP16 – Accessible Development. The site allocation policy does indicate that other documents may be required to accompany the application and it is not considered necessary for the policy to include a comprehensive list.

The Water Cycle Study reiterates that there is no spare capacity in the Surface Water Network. It is therefore recommended that developers must ensure that a suitable drainage design is devised in conformity with the Building Regulations, Flood and Water Management Act, NPPF, and UDC/ECC policies. Development Management policy EN4 – Surface Water Flooding will apply. The Water Cycle Study concludes that there is capacity at the Treatment Works but that the sewerage network will require upgrading or the site connect directly to the

treatment works. The Study also concludes that an adequate supply of potable water can be provided to the site through existing networks.

The Special Roadside Verge lies outside the policy site area. It is not proposed to access the site directly from the B184 which may have affected the verge. If necessary, conditions can be applied to the planning permission.

Due to land ownerships it is likely that the site will be developed in two parcels. In the order of 50 units will have access from Stanley Road and Four Acres and the remainder of the site (10 units) from Rookery Close. The policy allows for a cycle and pedestrian link through the whole site. In order to maintain a safe free flow of traffic on a B road it is not considered appropriate to create an additional junction on the B184; especially, when there are acceptable alternative routes in highway terms.

The housing figures have increased on the site to make better use of the area. The site density is 26 dwellings per hectare which is in keeping with the surrounding development.

The policy requires the development to provide for a mixed and balanced community which will mean that a variety of house types are provided appropriate to the site and surrounding in accordance with policy HO6 – Housing Mix.

The design of the development will need to accord with development management policies which cover siting, layout, landscaping and parking.

The site is well connected to the road network as well as the rail network enabling residents to access employment. The Council's employment strategy includes allocating land for employment purposes in the District's towns as well as at Wendens Ambo, Elsenham and Stansted Airport.

It is considered important for the site to include bungalows as this reflects the character of the dwellings in The Elms and helps provide a good housing mix.

The policy requires provision of on site recreational open space as well as a contribution towards children's play space off site. It is considered that provision of on site open space is sufficient considering that Policy Area 1 is making off site contributions.

It is considered necessary to allocate 2.1ha of land safeguarded for potential future education use or other community uses as the Council wishes to make sure there is enough land available to meet the requirements of the community in the future.

The Uttlesford Open Space, Sport facility and Playing Pitch Strategy identifies a short fall in allotments to the north of the District. The nearest allotments to Great

Chesterford are in Saffron Walden. The provision of allotments will be a benefit to all residents in the community but reference to the provision off site of 1 hectare of allotments has been removed from this policy as they could be provided elsewhere in the village.

### Officer Recommendation

Amend supporting text and policy and introduce new policy on safeguarded land for education.

#### *Land south of Stanley Road*

This is a 2.3 hectare site south of Stanley Road Great Chesterford. The land is in different ownerships but the Council's aim is to secure a comprehensive development over the whole site. The eastern boundary of the site forms a key landscaped gateway approach to Great Chesterford and retention and improvements to this landscaped gateway approach are sought as part of the development.

Great Chesterford Policy 2 - Land south of Stanley Road  
 The land to the south of Stanley Road is allocated for ~~a minimum of~~ 60 residential dwellings.

The following criteria must be met

- The development provides for a mixed and balanced community to include:
  - **At least** 5% older persons 1 and 2 bed bungalows across tenure
- It provides for recreation open space within the development **through the provision of a children's play space (LAP)**. ~~The provision of contributions towards children's play spaces off-site.~~
- ~~The provision off-site of 1 hectare of allotments.~~
- It provides for the off-site provision of 2.1 hectares of land for ~~pre/primary school as part of education contributions.~~ **future education use or other community uses.**
- It provides for pedestrian and cycleway links from Stanley Road through the development to ~~Bartholomew Close~~ **Rookery Close** to the south.
- The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal ~~agreement~~ **obligation**, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact.

The application should be accompanied by a Transport Assessment and Drainage Strategy and other required documents and any recommended improvements/remedial works will be controlled through the legal obligation.

Development will need to be implemented in accordance with design guidance approved by the Council and other Development Management policies. Implementation of the proposals will be regulated by legal obligation in association with the grant of planning permissions.

**New Policy and Supporting Paragraph - Land Safeguarded for Education or other community uses.**

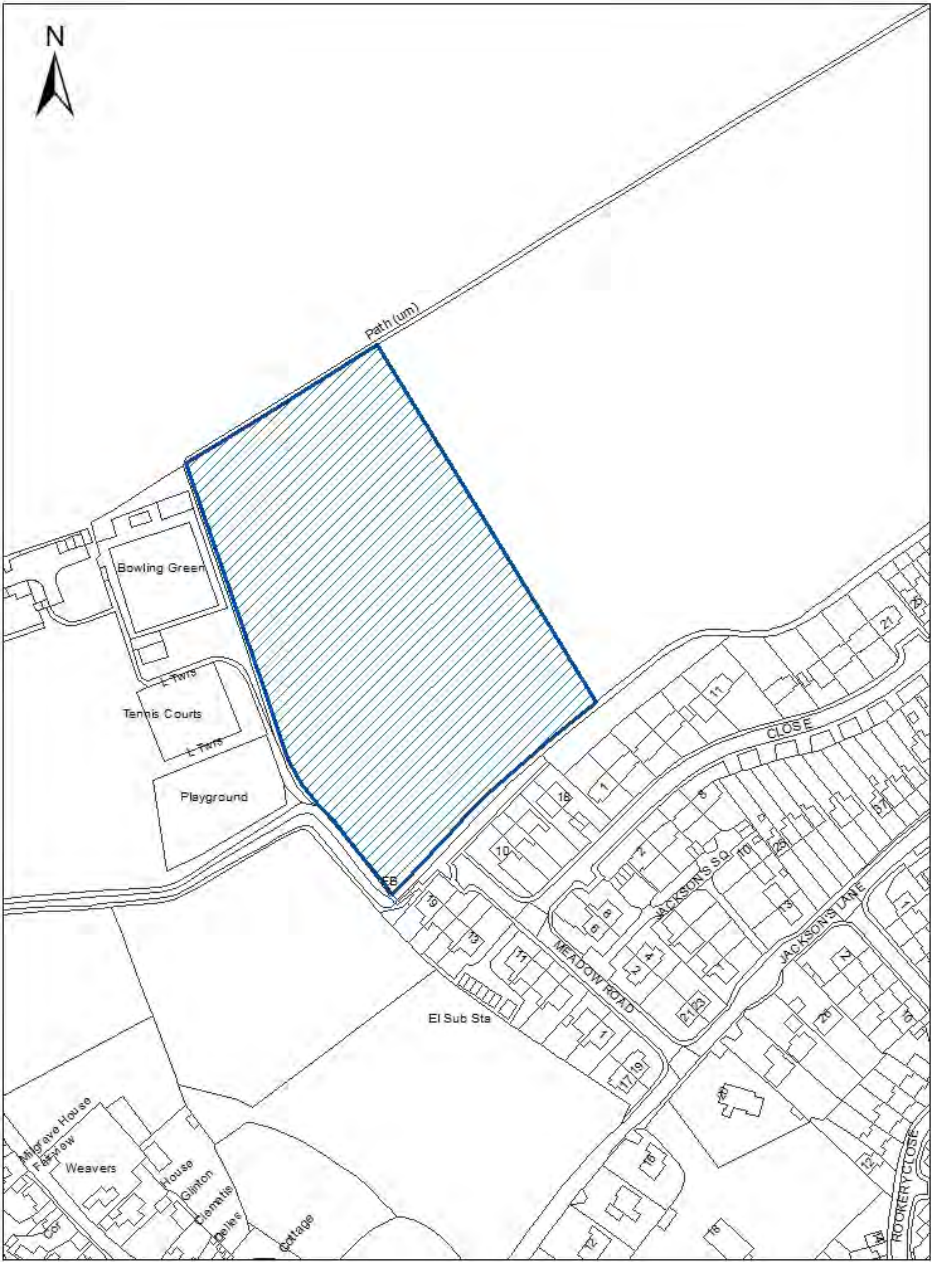
The southern part of the site reserved for education use or other community uses falls within flood zones 2 and 3. It is accepted that the necessary test will need to be undertaken at the time of the planning application.

The District Council will work with Essex County Council and the school in monitoring school places and the need and viability of new education facilities. The land could also be used for other community uses.

***Land next to the Community Centre***

**Land (2.1 ha) next to the Community Centre is protected for future educational or other community uses.**

**Great Chesterford Policy XX - Land next to the Community Centre**  
**The land to the east of the community centre is safeguarded for potential future education use or other community uses.**



Great Chesterford Policy -  
Land Next to the Community Centre

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## CHAPTER 21 – Newport

### Newport Policy 1 – Bury Water Lane/Whiteditch Lane

#### Summary of Responses

154 representations were received in respect of this policy.

**Individuals** objecting to the site make the following comments:

- Development of this scale would have a detrimental effect on wildlife, there are a number of protected species on the site.
- Sewage, water and electricity are struggling to meet current demands
- The increase in traffic will cause health and safety implications for pedestrians
- It is questioned how it is possible to widen the junction at Bury Water Lane and School Lane
- Newport train station is a periphery station which will not be able to handle the increase in passenger numbers. Where will all the parking spaces for the station be?
- Employment is lacking in the village, all new residents will have to commute
- Question why the Newport Village Plan is being ignored
- Housing calculations are flawed and employment projections are outdated and job growth over estimated.
- Increase in pollution due to traffic increase
- Questions how this sites forms a key gateway into the village
- The Water Cycle Study states that development should be restricted to 50 homes due to poor dry weather flow
- This site is contrary to draft policy C2
- Concerns regarding the increase in traffic and question how Bury Water Lane will be widened
- Whitditch Lane is used by residents only, this development will cause disturbance to residents
- The conservation area will be effected
- Questions where new doctors surgery, open spaces and employment/retail provision will be located.
- Flooding issues at Bury Water Lane and Wicken Water Stream has flooded in the past
- The site is not in walking distance to the train station, commuters will use their cars.

**Developers and landowners** are promoting other sites in Newport, Chalk Farm Lane, Bury Grove, Red Bank Bury Water Lane and land to the north of policy area 1. Individuals and CPREssex would like the quarry site to be revisited. The

landowner and a number of individuals support the development of land east of Chalk Farm Lane.

**Save Newport Village** are concerned that the cost of providing water and sewage infrastructure will mean a larger development and little or no affordable housing. 40% housing increase in Newport is too high, a higher percentage than elsewhere. They question why it is 19 dwellings per hectare, does this mean more dwellings will be added to the allocation? This site is exposed, situated on a convex hillside and would be visible for miles around. A row of protected trees and an embankment of wild flowers would have to be removed for road widening.

**Newport Primary School** question where the extra primary provision will come from.

**Sport England** are in support of the playing fields allocation as part of this site, the policy needs to be clear if the playing fields are for education use or community use, if they are for community use the policy will need to make provision for securing community use of the them if they are to meet the needs of the community in practice.

**CPREssex** has concerns as much of the site is agricultural land on a hill and is a very visible site. They have concerns regarding access to the site and traffic.

**Newport Parish Council** objects strongly to the site on a number of grounds. The site is outside development limits and is too far away from village services and amenities. They wish for a definitive number of houses to be specified. Concerns regarding the negative impact on the conservation area, increase in traffic and the inadequate infrastructure.

**Essex County Council Highways** acknowledges the concerns of residents regarding junction capacity but states that a transport assessment would identify any issues and the mitigation measures needed. They point out that contributions may be sought to promote sustainable transportation and provide mitigation measures to ensure accessibility and safety. They recognise the site is located away from the train station and it is not as favourable as the London Road site from a sustainable transportation perspective. Early Years, Childcare and Educational Facilities and Service recommends the policy refer to the need to provide financial contributions to facilitate Early Years and Childcare, Primary and Secondary education facilities to meet existing and future requirements. There may be need for some additional land from the development adjacent to the school to facilitate a possible expansion and ease access issues.

**NHS North Essex** welcomes the policy but recognises the healthcare needs arising from the development would require mitigation. The criterion that improved doctors provision must be made does not provide sufficient clarity as to

what the developers would be required to include within a scheme. Direct provision of healthcare floorspace may not be the most appropriate means of mitigating the impact arising from the development and may not be consistent with current NHS procurement guidelines, which favour larger surgery formats, which are more cost effective to run. In addition, any mitigation of a developments healthcare impacts would need to comply with the test for planning obligations set out in regulation 122 of CIL and paragraph 204 of the NPPF. They state that they will issue advice shortly on specific requirements for additional healthcare provision across the district. The policy requirement that development is designed to mitigate adverse effects upon existing residential and community interests may be required, by legal obligation, to provide or contribute towards wider and longer term planning benefits associated with the alleviation of any impacts with inclusion of a Healthcare Impact Assessment policy. They request the criterion to provide improved doctors surgery provision is removed from the policy.

**Anglian Water** considers that there are major constraints with regard to the capacity of the Waste Water Treatment works and surface water network. Further information regarding phasing, timescales and confirmation of commitment from developers is required before further comment can be made. The foul sewerage works has capacity to serve the development.

### **Sustainability Appraisal June 2012**

There will be significant positive impacts on SA objective 9 (housing) where this site provides a minimum of 300 new dwellings including bungalows for the elderly and affordable housing. This range of housing provision along with criterion requiring the inclusion of a Doctor's surgery and improvements to accessibility has a significant positive impact on SA objective 8 (health and social inclusion).

The site is located outside of the existing settlement but the potential detrimental impacts of this on accessibility are minimised through the inclusion of facilities on site such as a Doctor's surgery, and the site's location to public transport. Along with the provision of recreation open space, children's play spaces and allotments, and significant improvements to pedestrian, cycle and vehicular movement this site will have significant positive impacts on SA objective 7 (accessibility) and SA objective 6 (sustainable travel).

There will be a positive impact on SA objective 2 (cultural and heritage assets) as the site is not located on or near any areas, buildings or monuments of historical importance. However it is important to note that the site is adjacent to a historic town and some features in the vicinity have potential for archaeology.

The site has a positive impact on SA objective 4 (pollution) where it is away from the AQMA and unlikely to be affected by noise and contamination. The site is within source protection zone 3 which, according to the Environment Agency,



requires careful consideration of SuDS to ensure that the site does not negatively impact the groundwater. This should be sufficiently dealt with through a Drainage Strategy which is required by the policy.

The site is outside flood risk zone 2 or 3 which positively impacts on SA objective 5 (flooding). The requirement of a Drainage Strategy within the policy should ensure that any impacts on surface water movement are mitigated. An FRA would also positively deal with this issue at planning application stage.

The site is well located to the existing secondary school and is required through policy to provide additional playing fields and highways improvements for the school which supports SA objective 11. The additional land could be used to increase capacity at the secondary school so that it supports the size of proposed housing allocation. However the site is away from the local primary school which creates uncertainty. A contribution to provide additional land for the local primary school is required through the policy criteria of the other housing allocation site within Newport which would increase its capacity to support additional development. Overall the impact of this site on SA objective 11 is uncertain.

Positive impacts are also given to SA objective 10 (infrastructure) where the policy criteria require the provision of recreation open space, children's play spaces, a school playing field, a doctor's surgery and transport improvements including a new roundabout, area for buses, new pedestrian crossing, footpath and cycleway. A significant positive impact was not given to this SA objective due to the upgrades to existing sewerage network required to accommodate any development and uncertainties regarding primary school education.

There will be a negative impact on SA objective 1 (biodiversity and landscape) because the site is located on Greenfield land which will result in a loss of the countryside and it is grade 2 agricultural land. It is acknowledged that the impact on the character of the surrounding countryside by the site would be mitigated through the requirement of a substantial strategic landscape buffer to the northern and western edges of the allocation. The site is also close to a Local Wildlife Site, Wicken Water Marsh.

A secondary positive impact is given to SA objective 12 (economic growth and employment) where the site does not affect the amount of employment land within the district.

#### Mitigation/Recommendations

Information on the size, type and tenure of housing should be specified within the policy criterion, particularly for strategic allocations and as stated in paragraph 50 of the National Planning Policy Framework, to strengthen the impact of this site on SA objective 9

### Officer Comments

An outline application (UTT/13/1769/OP) for 84 homes was approved on 2 October 2013, subject to the completion of a S106 obligation. The development will provide 40% affordable housing, open space, play area and allotments and a financial contribution towards education and health care services. The application also includes alterations to the width and alignment of Bury Water Lane, the provision of a new footway and passing bays on School Lane, alterations to the junction of the Lane with Whiteditch Lane. The applicants have also offered a financial contribution for the Grammar School to provide schemes which will address the road safety of pupils and staff at the Grammar School.

The Water Cycle Study concludes that there are some issues regarding capacity at the Waste Water Treatment Centre and the Sewerage Network. There are also concerns regarding storm water drainage on the site. It states that developers must ensure that a suitable drainage design is devised in conformity with the Building Regulations, Flood Water Management Act, NPPF and UDC/ECC policies.

The Drainage Strategy required by the policy will identify issues and propose mitigation measures.

The NHS North Essex has identified the shortfall in healthcare facilities associated with the planned growth in the district. They state that their preferred method of securing facilities is through developer contributions to expand existing facilities, not create new ones. The funding for additional health care facilities is will be secured through the legal obligation associated with the grant of planning permission.

Impact on the countryside and the conservation area will all be addressed at detailed planning application stage. The design of the development will have to take into account the surrounding area and development management policies will ensure this.

With regard to strengthening Sustainability Appraisal Objective 9 (housing) the development will need to accord with Development Management Policy HO6 – Housing Mix which will need to accord with the most recent Strategic Housing Market Assessment (SHMA) and local character considerations and viability.

In response to local concerns about the impact of the development it is suggested that the site should be reduced in size to 4.5 hectares. The number of units on the site is reduced from 300 to 84 which reflects the permission and is more in keeping with the scale of the settlement. The site will still include the provision of allotments and substantial landscaping. The adjacent cucumber nursery site of 2.1 hectares, is proposed to be allocated separately for a care home.

## Officer Recommendation

Amend policy and supporting text

### *Bury Water Lane/Whiteditch Lane*

This is a ~~15.24~~**24.5** hectare site at Bury Water Lane/Whiteditch Lane Newport which is allocated for residential development. **Development on this site should include provision for highway improvements in association with the Newport Free Grammar School.** ~~and is a strategic allocation. The site forms a key gateway to Newport and improvements to this gateway and approach are sought as part of the development.~~

#### Newport Policy 1 - Bury Water Lane/Whiteditch Lane

The land at Bury Water Lane/Whiteditch Lane is allocated for ~~a minimum of 300~~**84** residential dwellings.

The following criteria must be met:

- The development provides for a mixed and balanced community to include:
  - **At least 5%** older persons 1 and 2 bed bungalows across tenure.
- ~~It provides for the provision of a roundabout on Cambridge Road and widening of Bury Water Lane to provide improved access to secondary school and provision of new car/bus park and turning facilities with access off Bury Water Lane. It provides for a new pedestrian crossing on Cambridge Road, improvements to footpath on Cambridge Road fronting Newport Free Grammar School, provision of footpath/cycleway and widening of School Lane and underpass/footbridge or alternative proposal to improve movement and safety of school children using the two Newport Free Grammar School sites as considered by the Transport Assessment.~~  
**It provides highway improvements to improve movement and safety of school children and other pedestrians including the provision of a new footway and passing bays on School Lane**
- ~~It provides additional playing field land to north of the existing playing fields for Newport Free Grammar School as part of education contributions.~~
- ~~It provides improved Doctors surgery provision to meet the needs of the enlarged population.~~
- It provides for recreation open space within the development to include provision of informal recreation areas and the provision of children's play spaces (LAPS, LEAPS and NEAPS). The provision of 1 hectare of allotments and substantial strategic landscape buffer to northern and western edge of allocation.
- The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal ~~agreement~~  
**obligation**, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact.

The application should be accompanied by a Transport Assessment and Drainage Strategy and other required documents and any recommended improvements/remedial works will be controlled through the legal obligation.

Development will need to be implemented in accordance with the Master Plan and design guidance approved by the Council and other Development Management policies. Implementation of the Master Plan proposals will be regulated by legal obligation in association with the grant of planning permissions.

### **New Policy and Supporting Paragraph for the Old Nursery, Bury Water Lane**

A new policy has been included for the old nursery, Bury Water Lane. This site was originally included in Newport Policy 1. The supporting text to the policies will ensure that development is not compromised on either site by the other.

#### ***Land at the Old Nursery, Bury Water Lane.***

**This is a 2.1 hectare site off Bury Water Lane Newport. The site is a former nursery and it is allocated for a care village consisting of a residential care home and associated facilities.**

**The Council wants to secure a comprehensive development over these two sites and one site will not be allowed to prejudice development on the other site.**

#### **Newport Policy XX – Land at the Old Nursery, North of Bury Water Lane**

**The nursery land to the north of Bury Water Lane is allocated for a care village. Within this area only proposals for specialist housing and associated facilities will be acceptable, unless**

- 1. viability appraisals demonstrate that the need of the market housing component is essential for the successful delivery of the development**
- 2. the proportion of market housing is the minimum needed to make the scheme viable**



## Newport Policy 2 – Land west of London Road by primary school

### Summary of representations

71 representations were received in respect of this policy.

**Individuals** objecting to the site make the following comments:

- Concerns regarding infrastructure capacity including sewage, water, road and rail network and schools.
- Pedestrian safety
- Concerned about the environment, wildlife and detrimental impact on the character of the village and landscape.
- Brownfield land should be developed and greenfield land protected
- Overestimated job growth and therefore housing figures are too high
- Lack of local services and amenities
- Contrary to Newport village plan
- School capacity
- Question why employment provision has not been allocated in the village

**Individuals** prefer a site east of Chalk Farm Quarry

A **Developer** questions whether the site is viable taking into account all the infrastructure associated with the proposal.

**Individuals** supported the proposed site but wished to see increased parking at the station and high quality design, eco-friendly development.

**Newport Parish Council** point out that the site is outside development limits. They request a definitive number of dwellings is specified. They suggest the access road runs close to the existing properties in Frambury Lane and provides rear parking for these properties. They are concerned about flooding, and infrastructure capacity, mainly, traffic and sewage. They note that the site density is under 40 dwellings per ha which is inconsistent to the rest of the consultation and shows the assessment is flawed. They feel that the proposal is contrary to policy SP1 and stress the importance of the rural nature of the village.

**Essex County Council Highways** acknowledges the concerns of residents regarding junction capacity but states that a transport assessment would identify any issues and the mitigation measures needed. They point out that contributions may be sought to promote sustainable transportation and provide mitigation measures to ensure accessibility and safety. They recognise the site is located away from the train station and it is not as favourable as the London Road site from a sustainable transportation perspective.

**Early Years, Childcare and Educational Facilities and Service** recommends the policy refer to the need to provide financial contributions to facilitate Early

Years and Childcare, Primary and Secondary education facilities to meet existing and future requirements. There may be need for some additional land from the development adjacent to the school to facilitate a possible expansion and ease access issues.

**Minerals and Waste** point out that the site is approx 340 metres from the active Newport chalk quarry.

**Anglian Water** considers that there are major constraints with regard to the capacity of the Waste Water Treatment works and surface water network. Further information regarding phasings, timescales and confirmation of commitment from developers is required before further comment can be made. The foul sewerage works has capacity to serve the development.

### **Sustainability Appraisal June 2012**

There will be significant positive impacts on SA objective 9 (housing) where this site provides a minimum of 70 new dwellings including bungalows for the elderly and affordable housing.

The site is well located to the existing primary and secondary schools and is required through policy to provide additional land for a pre/primary school adjacent to the existing primary school. This will result in a significant positive impact for SA objective 11 (to improve education and skills). The capacity at the nearest secondary school would be able to support the size of this housing allocation and the strategic site allocation further supports this by providing additional play fields at the secondary school allowing for school expansion. The site is located outside of the existing settlement but the potential detrimental impacts of this on accessibility are minimised because the site is well located to key services, bus services and the railway station. The policy criterion also requires highways improvements for pedestrian as well as vehicular access. Along with the provision of recreation open space and children's play spaces this site will have significant positive impacts on SA objective 7 (accessibility) and SA objective 6 (sustainable travel).

There will be a positive impact on SA objective 2 (cultural and heritage) assets as the site is not located on or near any areas, buildings or monuments of historical importance. However, there are three grade II listed buildings and the Newport conservation area nearby so it will be important that the development does not detrimentally impact these. There have also been prehistoric flints found in area so the site will require evaluation.

The site is outside flood risk zone 2 or 3 which positively impacts on SA objective 5 (flooding). The requirement of a Drainage Strategy within the policy should ensure that any impacts on surface water movement are mitigated. An FRA would also positively deal with this issue at planning application stage.

The site has a positive impact on SA objective 4 (pollution) where it is away from the AQMA and unlikely to be affected by noise and contamination. The site is within source protection zone 3 which, according to the Environment Agency, requires careful consideration of SuDS to ensure that the site does not negatively impact the groundwater. This will be sufficiently dealt with in a Drainage Strategy.

The site will have a positive impact on SA objective 8 (health and social inclusion) where it is located near healthcare facilities however it should be noted that it doesn't meet the ANGSt (access to natural greenspace) criteria although this is mitigated by the site providing recreation open space on site.

There will be a positive impact on SA objective 10 (infrastructure) where the policy criteria require the provision of recreation open space, children's play spaces, and transport improvements for vehicular and pedestrian access. A significant positive impact was not given to this SA objective due to the upgrades to existing sewerage network required to accommodate any development.

There will be a negative impact on SA objective 1 (biodiversity and landscape) because the site is located on Greenfield land which will result in a loss of the countryside and it is grade 2 agricultural land. It is acknowledged that the impact on the character of the surrounding countryside by the site would be mitigated through the requirement of a substantial strategic landscape buffer to the northern and western edges of the allocation. The site is also close to a Local Wildlife Site, Wicken Water Marsh.

A secondary positive impact is given to SA objective 12 (economic growth and employment) where the site does not affect the amount of employment land within the district.

#### Mitigation/Recommendations

There are no mitigation measures or recommendations identified at this stage.

#### **Officer Comments**

The Water Cycle Study concludes that there are some issues regarding capacity at the Waste Water Treatment Centre and the Sewerage Network. There are also concerns regarding storm water drainage on the site. It states that developers must ensure that a suitable drainage design is devised in conformity with the Building Regulations, Flood Water Management Act, NPPF and UDC/ECC policies.

Contributions to education facilities will be determined at the time of the planning application in accordance with Essex County Council adopted standards. The requirement would be regulated by legal obligation as indicated in the policy.

Impact on the countryside and the conservation area will all be addressed at planning application stage. The design of the development will have to take into

account the surrounding area and development management policies will ensure this.

Energy efficiency standards and the design of the development will need to accord with development management policies which cover siting, layout, and landscaping.

Employment land has not been allocated in the village as no suitable site was proposed.

Encouraging sustainable travel and the need to provide travel plans where appropriate is covered by SP16 – Accessible Development. Contributions towards sustainable transportation will be determined at the time of the planning application.

The Village Plan is used as a material consideration in the planning application stage; it must not be contradictory to the National Planning Policy Framework and the Local Plan.

### Officer Recommendation

Amend text and policy

#### *Land west of London Road, Newport*

This is a 4.6 hectare site west of London Road Newport. The Council's aim is to secure a comprehensive development over the whole site. ~~The site forms a key gateway approach to Newport and improvements to this gateway and approach are sought as part of the development.~~

#### Newport Policy 2 - Land west of London Road by primary school

The land to west of London Road is allocated for ~~a minimum of~~ 70 residential dwellings.

The following criteria must be met:

- The development provides for a mixed and balanced community to include:
  - **At least** 5% older persons 1 and 2 bed bungalows across tenure.
- It includes access to be taken from London Road and provision of vehicular and pedestrian access to primary school and Frambury Lane
- It provides for recreation open space within the development and informal recreation areas. The provision of children's play spaces (LAPS and NEAPS).
- It includes the provision of 0.8 ha additional land for pre/primary school adjacent to existing school site as part of the education contribution.
- The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal agreement, to provide or contribute towards wider and longer term



planning benefits reasonably associated with the alleviation of any such impact.

The application should be accompanied by a Transport Assessment and Drainage Strategy and other required documents and any recommended improvements/remedial works will be controlled through the legal obligation.

Development will need to be implemented in accordance with design guidance approved by the Council and other Development Management policies. Implementation of the proposals will be regulated by legal obligation in association with the grant of planning permissions.

### **New Policy and Supporting Paragraph – Other Residential Sites**

#### **Officer comments**

A new policy has been included to list the sites in Newport which have been granted planning permission and which will contribute to the overall housing supply. They do not have their own specific policy as they do not deliver any additional community benefits other than affordable housing.

#### ***Other Residential Sites***

**One other site in Newport have been granted planning permission for residential development at Carnation Nurseries, east of Cambridge Road. The site is identified on the policies map.**

#### **Newport Policy XX – Other Residential Sites**

**The following site identified on the policies map, is proposed for residential development.**

<b>Site</b>	<b>Site Area (HA)</b>	<b>Capacity</b>
<b>Land at Carnation Nurseries, East of Cambridge Road</b>	<b>0.7</b>	<b>22</b>
<b>Total</b>		<b>22</b>

## CHAPTER 22 – Stansted Mountfitchet

### Stansted Mountfitchet Policy 1- Land at 10 Cambridge Road

#### Summary of Representations

16 representations were received in respect of this policy.

An **individual** feels that development of this site will threaten the vitality and viability of Cambridge Road local centre and has concerns that the traffic will increase on Cambridge Road. Another suggests that affordable housing may be appropriate. A number of individuals feel that Elms Farm (STA6) and Pines Hill (STA8) are more suitable housing sites.

**Essex County Council Highways** are in support of the site, they recommend that accessibility onto the Cambridge Road is assessed. They state that the proposed development in Stansted Mountfitchet may have an operational impact on the strategic road network including its junctions with the local road network. They are not aware of any evidence that identifies the likely level of impact, therefore there may be questions regarding the deliverability of the sites and consequently the documents soundness.

**Early Years, Child Care and Educational Facilities and Service** consider that the proposed residential development could not be accommodated within the existing primary school but may be accommodated within the secondary school provision. They point out that a contribution towards additional early years and childcare facilities may be required.

**Stansted Mountfitchet Parish Council** and **individuals** are objecting to the allocation as they want to retain much needed employment land.

**The Environment Agency** point out that the site is located within Source Protection Zone 1 of their Groundwater Protection Policy. They stress the need for appropriate drainage which minimises the risk to groundwater sources.

#### Sustainability Appraisal June 2012

There will be significant positive impacts on SA objective 9 (housing) where this site provides a minimum of 11 new dwellings including some affordable housing.

The site is well related to existing key services and facilities as well as public transport which has significant positive impacts on both SA objective 6 (sustainable travel) and SA objective 7 (accessibility).

The policy criterion also requires a new footpath link between Cambridge Road and the car park adjacent to the site further supporting these SA objectives. A

significant positive impact is also given to SA objective 11 (education) where the site is located near to primary and secondary schools which have adequate capacity to accommodate the additional dwellings. The site is located within the existing settlement boundary on Brownfield land and is not near any areas designated for biodiversity or nature conservation. It therefore positively impacts on SA objective 1 (biodiversity and landscape character).

There are no historic designations on site which means there is a positive impact in relation to SA objective 2 (historic and cultural assets). However, there are fourteen grade II listed buildings and the Stansted Mountfitchet conservation area in close proximity to the site so it will be important that the development does not detrimentally impact these. There is also a range of buildings shown on 1st edition OS which will require investigation.

The site is outside flood risk zone 2 or 3 which positively impacts on SA objective 5 (flooding). The requirement of a Drainage Strategy within the policy should ensure that any impacts on surface water movement are mitigated. An FRA would also positively deal with this issue at planning application stage.

The site also has a positive impact on SA objective 4 (pollution) where it is away from the AQMA and unlikely to be affected by noise and contamination. The site is within source protection zone 1 which, according to the Environment Agency, requires careful consideration of SuDS to ensure that the site does not negatively impact the groundwater. The Drainage Strategy will also deal with this.

The site will have a positive impact on SA objective 8 (health and social inclusion) where it is located near healthcare facilities however it should be noted that it only meets one of the ANGSt (access to green spaces) criteria. There will be a positive impact on SA objective 10 (infrastructure) where policy criterion requires a new footpath link, and the existing educational facilities are able to support the size of the development. A significant positive impact was not given to this SA objective due to uncertainties regarding the existing sewerage network and waste water treatment works and the capacity of local healthcare facilities.

There will be negative impacts on SA objective 12 (employment provision and economic growth) where the site allocation will result in a change of use from employment to residential.

#### Mitigation/Recommendations

There are no mitigation measures or recommendations identified at this stage.

#### Officer Comments

This site sits within the Local Centre boundary, as defined by development management policy RET1. The value of this site to the viability and vitality of the

local centre is appreciated. It is therefore considered more appropriate to allocate the site for a mixed use local centre opportunity area. See report of representations reported to the Local Development Framework Working Group (now the Local Plan Working Group) on the 5<sup>th</sup> of October 2012.

### Officer Recommendation

Delete policy

### Stansted Mountfitchet Policy 2 – 14-28 Cambridge Road

#### Summary of Representations

20 representations were received in respect of this policy.

An individual feels that development of this site will threaten the vitality and viability of Cambridge Road local centre and has concerns that the traffic will increase on Cambridge Road. Another suggests that affordable housing may be appropriate. A number of individuals feel that Elms Farm (STA6) and Pines Hill (STA8) are more suitable housing sites.

**Essex County Council Highways** are in support of the site, they recommend that accessibility onto the Cambridge Road is assessed. They state that the proposed development in Stansted Mountfitchet may have an operational impact on the strategic road network including its junctions with the local road network. They are not aware of any evidence that identifies the likely level of impact, therefore there may be questions regarding the deliverability of the sites and consequently the documents soundness

**Early Years, Child Care and Educational Facilities and Service** consider that the proposed residential development could not be accommodated within the existing primary school but may be accommodated within the secondary school provision. They point out that a contribution towards additional early years and childcare facilities may be required.

**Stansted Mountfitchet Parish Council** and **individuals** are objecting to the allocation as they want to retain much needed employment land.

**The Environment Agency** point out that the site is located within Source Protection Zone 1 of their Groundwater Protection Policy. They stress the need for appropriate drainage which minimises the risk to groundwater sources.

An **individual** suggests that this is an ideal site for retail development.

### Sustainability Appraisal June 2012

There will be significant positive impacts on SA objective 9 (housing) where this site provides a minimum of 14 new dwellings including some affordable housing.

The site is well related to existing key services and facilities as well as public transport which has significant positive impacts on both SA objective 6 (sustainable travel) and SA objective 7 (accessibility). The policy criterion also requires a new footpath link between Cambridge Road and the car park adjacent to the site further supporting these SA objectives.

A significant positive impact is also given to SA objective 11 (education) where the site is located near to primary and secondary schools which have adequate capacity to accommodate the additional dwellings.

The site is located within the existing settlement boundary on Brownfield land and is not near any areas designated for biodiversity or nature conservation. It therefore positively impacts on SA objective 1 (biodiversity and landscape character).

There are no historic designations on site which affords SA objective 2 (historic and cultural assets) with a positive impact. However, there are fourteen grade II listed buildings in close proximity so it will be important that the development does not detrimentally impact these. There is also a range of buildings shown on 1st edition OS which will require investigation.

The site is outside flood risk zone 2 or 3 which positively impacts on SA objective 5 (flooding). The requirement of a Drainage Strategy within the policy should ensure that any impacts on surface water movement are mitigated. An FRA would also positively deal with this issue at planning application stage.

The site also has a positive impact on SA objective 4 (pollution) where it is away from the AQMA and unlikely to be affected by noise and contamination. The site is within source protection zone 1 which, according to the Environment Agency, requires careful consideration of SuDS to ensure that the site does not negatively impact the groundwater. The Drainage Strategy will also deal with this.

The site will have a positive impact on SA objective 8 (health and social inclusion) where it is located near healthcare facilities however it should be noted that it only meets one of the ANGSt (access to natural greenspace) criteria.

There will be a positive impact on SA objective 10 (infrastructure) where policy criterion requires a new footpath link, and the existing educational facilities are able to support the size of the development. A significant positive impact was not given to this SA objective due to uncertainties regarding the existing sewerage network and waste water treatment works and the capacity of local healthcare facilities.

There will be negative impacts on SA objective 12 (employment provision and economic growth) where the site allocation will result in a change of use from employment to residential.

#### Mitigation/Recommendations

There are no mitigation measures or recommendations identified at this stage.

#### Officer Comments

This site sits within the Local Centre boundary, as defined by development management policy RET1. The value of this site to the viability and vitality of the local centre is appreciated, it is therefore considered more appropriate to allocate the site for a mixed use local centre opportunity area. See report of representations reported to the Local Development Framework Working Group (now the Local Plan Working Group) on the 5<sup>th</sup> of October 2012.

#### Officer Recommendation

Delete policy

### Stansted Mountfitchet Policy 3 – St Mary’s Primary School, St Johns Road

#### Summary of Representations

13 representations were received in respect of this policy.

**Essex County Council Early Years, Child Care and Educational Facilities and Service** consider that the proposed residential development could not be accommodated within the existing primary provision but may be accommodated within secondary school provision. A contribution towards additional early years and child care facilities may be required.

A number of **individuals** and **Stansted Mountfitchet Parish Council** strongly feel that the playing fields should be retained. Individuals are concerned that the traffic will increase on St Johns Road, which is a privately maintained road. There are concerns that exit onto Burnells Way would cause problems as it is a narrow road. Issues around design were raised and it was suggested that dwellings should be no more than 2 stories high.

**Stansted Mountfitchet Parish Council** request a long term planning gain contribution towards the upkeep of St Johns which is unadopted and maintained by the frontagers. They point out that the Secretary of State is considering an application from Essex County Council for permission to sell the playing field, to which the Parish Council have objected.

**The Environment Agency** states that the site is located within source protection zone 1 of their Ground Water Protection Policy. They stress the importance for to ensure all applications have appropriate drainage which minimises the risk to groundwater sources.

**The Highways Agency** welcomes reference to the need for a Transport Assessment, and acknowledges reference to the need of adequate travel planning elsewhere in the document, reference should be made specifically to the need to encourage a modal shift and reduce the need to travel through the provision of a travel plan. They state that the proposed development in Stansted Mountfitchet may have an operational impact on the strategic road network including its junctions with the local road network. They are not aware of any evidence that identifies the likely level of impact, therefore there may be questions regarding the deliverability of the sites and consequently the documents soundness

### **Sustainability Appraisal June 2012**

There will be significant positive impacts on SA objective 9 (housing) where this site provides a minimum of 35 new residential retirement dwellings which should include some affordable housing provision. Although it does not offer mixed use the site is within the existing settlement boundary and well related to existing key services and facilities as well as public transport which has significant positive impacts on both SA objective 6 (sustainable travel) and SA objective 7 (accessibility).

A significant positive impact is also given to SA objective 11 (education) where the site is located near to primary and secondary schools. It is acknowledged that the provision is for a minimum of 35 retirement dwellings but there is the possibility that additional dwellings may be proposed which could be available to the general population.

There will be positive impacts on SA objective 1 (biodiversity and landscape character) where the site is located on Brownfield land within the existing settlement and is not near any areas designated for biodiversity or nature conservation.

There are no historic designations on site which affords SA objective 2 (heritage and cultural assets) with a positive impact. However, there are fourteen grade II listed buildings in close proximity so it will be important that the development does not detrimentally impact these. There are no known deposits on site.

The site is outside flood risk zone 2 or 3 which positively impacts on SA objective 5 (flooding). The requirement of a Drainage Strategy within the policy should ensure that any impacts on surface water movement are mitigated. An FRA would also positively deal with this issue at planning application stage.

The site also has a positive impact on SA objective 4 (pollution) where it is away from the AQMA and unlikely to be affected by noise and contamination. The site is within source protection zone 1 which, according to the Environment Agency,

requires careful consideration of SuDS to ensure that the site does not negatively impact the groundwater. The Drainage Strategy will also deal with this.

There will be a positive impact on SA objective 8 (health and social inclusion) because the site is located near healthcare facilities however it should be noted that it only meets one of the ANGSt (access to natural greenspace) criteria. The site will have an uncertain impact on SA objective 10 (infrastructure) due to uncertainties regarding the existing sewerage network and waste water treatment works and the capacity of local healthcare facilities.

A secondary positive impact is given to SA objective 12 (economic growth and employment) where the site does not affect the amount of employment land within the district.

#### Mitigation/Recommendations

There are no mitigation measures or recommendations identified at this stage.

#### **Officer Comments**

Any issues regarding highways will be dealt with at planning application stage. Highways will be consulted with and, where necessary, mitigation measures will be put in place to overcome any identified problems.

Contributions to education facilities will be determined at the time of the planning application in accordance with Essex County Council adopted standards. The requirement would be regulated by legal obligation as indicated in the policy.

Encouraging sustainable travel and the need to provide travel plans where appropriate is covered by Strategic Policy SP16 – Accessible Development. The site allocation policy does indicate that other documents may be required to accompany the application and it is not considered necessary for the policy to include a comprehensive list.

Drainage issues will be identified in the Drainage Strategy required by this policy. Mitigation measures will be detailed and provided, if necessary.

The Transport Assessment, which is required by this policy, will highlight and address any access and road issues.

Planning obligations will be decided at planning application stage.

#### **Officer Recommendation**

Amend policy



*St Mary's Primary School, St Johns Road*

This is a 1.1 hectare site at St Mary's Primary School, St Johns Road Stansted Mountfitchet. The Council's aim is to secure a comprehensive development over the whole site delivering independent living units for the over 55s.

Stansted Mountfitchet Policy XX - St Mary's Primary School, St Johns Road

The land at St Marys Primary School, St Johns Road is allocated for a ~~minimum of 35~~ residential retirement dwellings.

The following criteria must be met:

- The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal ~~agreement~~ **obligation**, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact.

The application should be accompanied by a Transport Assessment and Drainage Strategy and other required documents and any recommended improvements/remedial works will be controlled through the legal obligation.

Development will need to be implemented in accordance with design guidance approved by the Council and other Development Management policies. Implementation of the proposals will be regulated by legal obligation in association with the grant of planning permissions.

**New Policy and Supporting Paragraph for Land at Lower Street**

An additional site in Stansted should be allocated on Lower Street for a mixed use development incorporating a medical centre, retail space, and 14 dwellings.

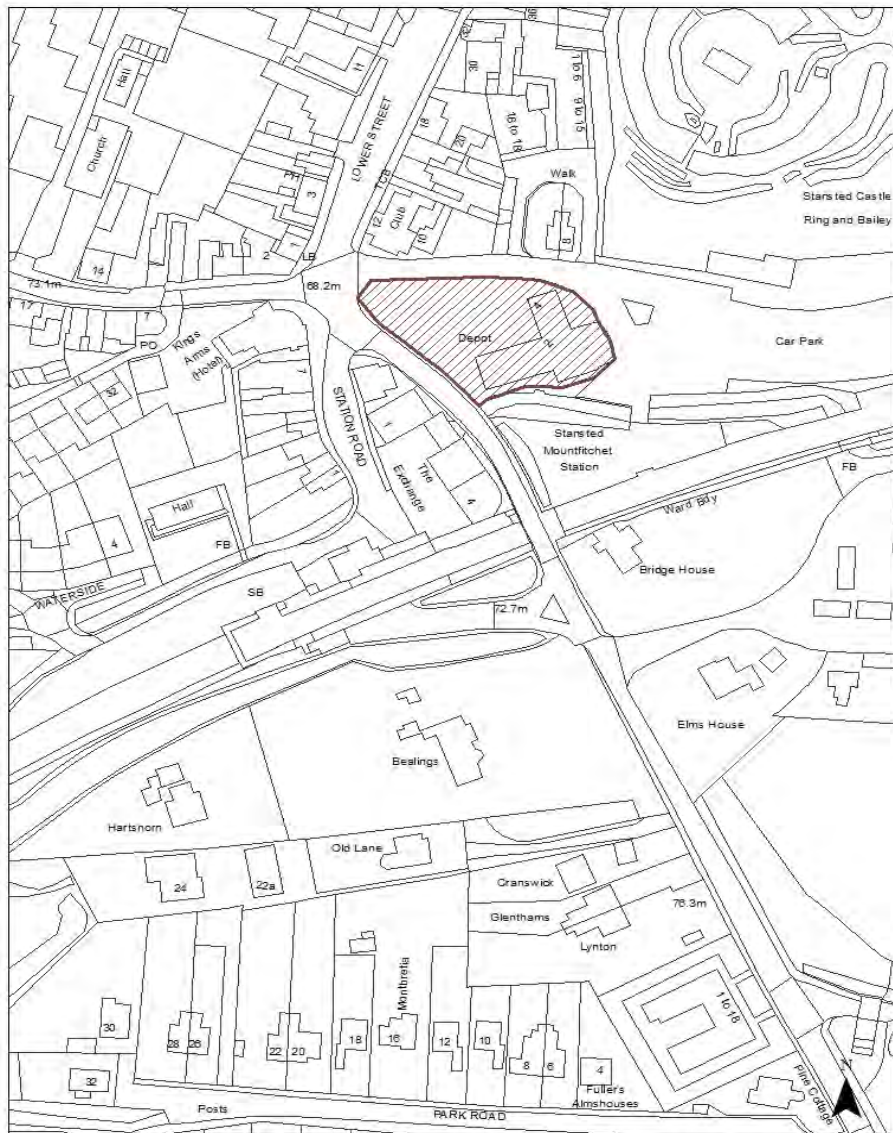
A planning application for mixed use, including 14 dwellings, was submitted in July 2012 and has been approved subject to a S106 legal obligation.

It is felt important to include this as an allocated site to make sure a comprehensive development is achieved.

***Land at Lower Street***

This is a 0.2 hectare site which is allocated for a mixed development of retail, medical services and residential use. The Council's aim is to secure a comprehensive development over the whole site.

**Stansted Mountfitchet Policy XX – Land at Lower Street**  
Land at Lower Street is allocated for a development comprising medical services, retail floorspace, and 14 residential units. Development will need to be implemented in accordance with design guidance approved by the Council and other Development Management Policies. Implementation of the proposals will be regulated by legal obligation in association with the grant of planning permissions.



### New Policy and supporting paragraph for Foresthall Park

The following policy is proposed reflecting planning permission at Foresthall Park.

#### **Foresthall Park**

The development of Foresthall Park was granted permission in 2004 for 651 dwellings. Development started in 2007 and 566 dwellings and a primary school have since been built.

#### **Stansted Mountfitchet Policy XX – Foresthall Park**

Foresthall Park is proposed for a comprehensive development of residential and associated uses. This plan allocates the 85 outstanding dwellings on land shown on the policies map.



### **New policy and supporting paragraph for Walpole Farm**

An additional site in Stansted should be allocated at Walpole Farm. A scheme of 160 dwellings was granted planning permission in September 2013 (UTT/13/1618/OP). It is felt important to include this as an allocated site to make sure a comprehensive development is achieved.

### **Land north of Stansted Mountfitchet – Walpole Farm**

**This 10 hectare site to the north of Stansted Mountfitchet is allocated for a mixed development. The site forms a key approach to Stansted Mountfitchet and improvements to this approach are sought as part of the development. Planning permission was granted in September 2013.**

#### **Stansted Mountfitchet Policy XX – Land north of Stansted Mountfitchet – Walpole Farm**

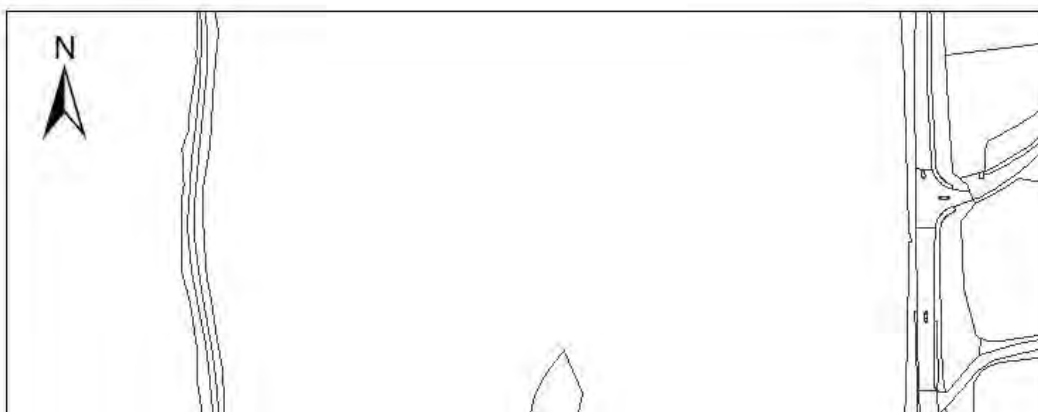
The land north of Stansted Mountfitchet at Walpole Farm is allocated for 160 homes.

The following criteria must be met:

- The development provides for a mixed and balanced community to include:
  - At least 5% older persons and 1 and 2 bed bungalows across tenure
- It provides as part of the education contribution 0.45 hectares of land for pre/primary education purposes.
- It provides up to 600m<sup>2</sup> of commercial B1 floorspace.
- It provides for recreation open space within the development to include open space, community woodland, children's play areas (LAPS, LEAPS and NEAPS) and 7 allotments.
- The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact.

The application should be accompanied by a Transport Assessment and Drainage Strategy and other required documents and any recommended improvements/remedial works will be controlled through the legal obligation.

Development will need to be implemented in accordance with the Master Plan and design guidance approved by the Council and other Development Management Policies. Implementation of the Master Plan proposals will be regulated by legal obligation in association with the grant of planning permissions.



### **New Policy and supporting paragraph for Elms Farm**

An additional site in Stansted Mountfitchet should be allocated. A scheme of 53 dwellings is proposed at Land at Elms Farm. An outline planning application for 53 homes was approved in October 2013 (UTT/13/1959/OP).

#### ***Elms Farm***

**The total area of the site 13.92ha, the development area for housing is 2.64ha. the site is currently in use as a livery yard. There are two houses on the site which are proposed to be demolished and 3 houses which will be retained in the development scheme. The site allocation includes 3ha for public open space and 1.5ha hectares of allotments. The site is currently in the Metropolitan Green Belt and the development proposed is an enabling development to deliver community benefits in the form of increased public access to the adjoining Stansted Park, 3ha of open space, community allotments and new public footpath routes, cycleways and bridleways,**

#### **Stansted Mountfitchet Policy XX - Elms Farm**

**Land at Elms Farm is allocated for 53 homes.**

**The following criteria must be met:**

- **The development provides for a mixed and balanced community to include
  - **At least 5% older persons and 1 and 2 bed bungalows across tenure.****
- **It provides for 3 hectares of open space on land to the south and east of the proposed dwellings**
- **It provides for increased access to the adjoining Stansted Park with new public footpath routes, cycleways and bridleways**
- **It provides community allotments**

**The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact.**

**The application should be accompanied by a Transport Assessment, Drainage Strategy and other required documents and any recommended improvements/remedial works will be controlled through the legal obligation.**

**Development will need to be implemented in accordance with design guidance approved by the Council and other Development Management policies. Implementation of the proposals will be regulated by legal obligation in association with the grant of planning permissions.**

### New policy and supporting text for Other Residential Sites

A new policy has been included to list the sites in Stansted Mountfitchet which have been granted planning permission and which will contribute to the overall housing supply. They do not have their own specific policy as they do not deliver any additional community benefits other than affordable housing.

<b>Other Residential Sites</b>		
<p>In addition to the above sites there are a number of smaller sites in Stansted Mountfitchet which will contribute to the housing supply within the district. As at April 2013 some are under construction, and some have planning permission but development has not started. There are no specific policies for each of these sites. The sites are identified on the policies map.</p> <p>Site Allocation Policy Stansted Mountfitchet XX - The following sites, identified on the policies map, are proposed for residential development.</p>		
<b>Sites</b>	<b>Site Area (ha)</b>	<b>Net Capacity</b>
<b>68-70 Bentfield Road</b>	<b>0.41</b>	<b>6</b>
<b>Mead Court, Cannons Mead.</b>	<b>0.7</b>	<b>2<sup>(1)</sup></b>
<b>Total</b>		<b>8</b>
<p>(1) Demolition of Nos 30-56 Mead Court, Cannons Mead, and the construction of 29 affordable dwellings</p>		

## CHAPTER 23 – Takeley/Little Canfield

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

#### Summary of Representations

9 representations were received in respect of this policy.

**Essex County Council Environment, Sustainability and Highways** are concerned with the access to the site and access to local services. Highways expect mention of an indicative level of improvement (if identified through the evidence base) that would be expected at the truck road and its junctions. This is particularly relevant to the M11 J8 which has capacity issues, particularly at peak times with evidence of congestion and queuing on the approaches to the junction.

**Essex County Council Early Years, Child Care and Educations Facilities and Services** consider that there will be an issue accommodating primary school pupils from this scale of development. They point out that further expansion of the school may not be feasible. They note that the catchment for secondary school is Great Dunmow and the scale of growth proposed may be accommodated through the expansion of Helena Romanes Secondary School. The expansion of the secondary school would require a financial contribution and is likely to involve a land purchase. It is recommended that further discussions be undertaken with the County Council to ensure appropriate educational facilities for existing and future communities within Great Dunmow and the school

**Essex County Council Minerals and Waste** point out that the site is opposite the active Crumps Farm quarry.

**The Highways Agency** welcomes reference to the need for a Transport Assessment, and acknowledges reference to the need of adequate travel planning elsewhere in the document, reference should be made specifically to the need to encourage a modal shift and reduce the need to travel through the provision of a travel plan. They would expect mention of an indicative level of improvement (if identified through the evidence base) that would be expected at the trunk road and its junctions. This is particularly relevant to the M11 J8 which has capacity issues, particularly at peak times with evidence of congestion and queuing on the approaches to the junction.

**Developers** object to the site and suggest their sites as more suitable alternatives; sites include Frogs Hall Farm, S&L Storage site off Takeley Road and Pirors Green West.

**Takeley Parish Council** would like the allocations to be titled either Takeley or Little Canfield. They feel 20% older person accommodation better reflects local need. It is felt the site is in a good location to provide healthcare facilities and this should be written in the policy. They stress the need to protect the ancient woodland and hedgerow to the north of the site. Concerns are raised regarding access during construction and a balancing pond is requesting to mitigate flood risk.

An **individual** objects to the change in the CPZ boundary and they wish development be restricted to just the old school site.

### **Sustainability Appraisal June 2012**

There will be a significant positive impact on SA objective 9 (housing) where the site provides a minimum of 80 dwellings which will include bungalows for the elderly and affordable housing.

There are no historic designations on or near the site which affords SA objective 2 (cultural and heritage assets) with a positive impact. However, there is a high potential for surviving archaeological deposits where it abuts Green Lane.

The site is outside flood risk zone 2 or 3 which positively impacts on SA objective 5 (flooding). The requirement of a Drainage Strategy within the policy should ensure that any impacts on surface water movement are mitigated. An FRA would also positively deal with this issue at planning application stage.

The site also has a positive impact on SA objective 4 (pollution) where it is away from the AQMA, outside groundwater source protection zones and unlikely to be affected by noise and contamination. A significant impact has not been given where there is uncertainty over the sites impact on traffic and emissions.

There will be a positive impact on SA objective 11 (education) where the site is located close to a primary school which should be able to accommodate the size of housing allocation within the Key Village. It will not have a significant positive impact on this SA objective because the nearest secondary school is more than 3 miles away which is beyond the statutory walking distance.

Positive impacts are also given to SA objective 10 (infrastructure) where the policy criteria require the provision of supporting infrastructure in the form of recreation open space, children's play spaces and allotments. A significant positive impact was not given to this SA objective due to uncertainty regarding access to secondary school education.

There will be positive impacts on SA objective 6 (sustainable travel) and SA objective 7 (accessibility) where the site is partly within the existing settlement



boundary and well related to public transport and some key services. The policy requires the site to provide recreation open space and children's play spaces which further supports these SA objectives. The site also has access to areas of natural greenspace, of which the strategic landscape buffer should contribute to but there are no healthcare facilities within Takeley or Little Canfield which results in SA objective 8 (health and social inclusion) receiving a negative impact.

The site will have a negative impact on SA objective 1 (biodiversity and landscape) because the northern part of the site is located on Greenfield land which is within the Countryside Protection Zone and will subsequently result in the loss of the countryside. The northern part of the site is also grade 2 agricultural land. It is acknowledged that the impact on the character of the surrounding countryside but the site would be mitigated through the requirement of a substantial strategic landscape buffer to the northern edge of the site.

An indirect impact of this allocation alongside the other four allocations proposed in Takeley and Little Canfield is on healthcare provision (SA objective 8). This Key Village does not provide any healthcare facilities at present and the growth in population from the additional 203 dwellings proposed is likely exacerbate this issue.

A secondary positive impact is given to SA objective 12 (economic growth and employment) where the site does not affect the amount of employment land within the district.

#### Mitigation/Recommendations

There are no mitigation measures or recommendations identified at this stage.

#### Officer Comments

Any issues regarding highways will be dealt with at planning application stage. Highways will be consulted with and, where necessary, mitigation measures will be put in place to overcome any identified problems.

Contributions to education facilities will be determined at the time of the planning application in accordance with Essex County Council adopted standards. The requirement would be regulated by legal obligation as indicated in the policy.

Uttlesford District Council will liaise with Essex County Council Education department to agree ways to resolve any issues regarding primary school capacity and will review the situation on a regular basis.

The Water Cycle Study concludes that generally there are no concerns over the capacity at the Waste Water Treatment Works, however, the capacity of the sewerage network may need further investigation.

The policy areas will continue to be titled Takeley/Little Canfield as the site that is proposed in the parish of Little Canfield abuts those that are proposed in Takeley and it is considered appropriate to leave as it is.

Encouraging sustainable travel and the need to provide travel plans where appropriate is covered by Strategic Policy SP16 – Accessible Development. The site allocation policy does indicate that other documents may be required to accompany the application and it is not considered necessary for the policy to include a comprehensive list.

The figure of 5% older persons dwellings has been derived from the district's housing strategy. The policy has been amended to request at least 5%.

Any flooding issues on the site will be addressed by policy EN4 and SP9.

The landscape buffer to the northern and eastern edge of the site will help mitigate any negative impact on the landscape.

Essex County Council's Minerals and Waste response is noted.

The CPZ boundary is being amended so that suitable sites can come forward in Takeley to accommodate the housing growth. Even with this boundary change the aim of the CPZ is still being met, which is to maintain Stansted Airport as an airport in the countryside. Development Management policy C1 ensures that the CPZ is protected.

The site was allocated for 80 dwellings which is high density and does not fit with the character of the surrounding area. It is therefore proposed the site area will be increased and the housing allocation decreased to 75 dwellings

### **Officer Recommendation**

Amend policy. Amend site area, design and layout to reflect ownership boundary/enable appropriate design and layout.

#### *Takeley Primary School Site and part of site to rear*

This is a **23.2** hectare site which includes Takeley Primary School and part of the site to the rear. The site falls within a number of different ownerships but the Council's aim is to secure a comprehensive development over the whole site.

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

The land at and to the rear of Takeley Primary School, is allocated for a minimum of **8075** residential dwellings.

The following criteria must be met:

- The development provides for a mixed and balanced community to include:
  - **At least** 5% older persons 1 and 2 bed bungalows across tenure.
- It provides for recreation open space within the development to include provision of informal recreation areas and the provision of children's play spaces (LEAPS and NEAPS). The provision of 0.5 hectare of allotments to north edge of allocation and substantial strategic landscape buffer to northern and eastern edge of allocation.
- The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal ~~agreement~~ **obligation**, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact.

The application should be accompanied by a Transport Assessment and Drainage Strategy and other required documents and any recommended improvements/remedial works will be controlled through the legal obligation.

Development will need to be implemented in accordance with the Master Plan and design guidance approved by the Council and other Development Management policies. Implementation of the Master Plan proposals will be regulated by legal obligation in association with the grant of planning permissions.



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

### Summary of Representations

12 representations were received in respect of this policy.

**Essex County Council Environment, Sustainability and Highways** are concerned with the access to the site and access to local services. Highways expect mention of an indicative level of improvement (if identified through the evidence base) that would be expected at the truck road and its junctions. This is particularly relevant to the M11 J8 which has capacity issues, particularly at peak times with evidence of congestion and queuing on the approaches to the junction.

**Essex County Council Early Years, Child Care and Educations Facilities and Services** consider that there will be an issue accommodating primary school pupils from this scale of development. They point out that further expansion of the school may not be feasible. They note that the catchment for secondary school is Great Dunmow and the scale of growth proposed may be accommodated through the expansion of Helena Romanes Secondary School. The expansion of the secondary school would require a financial contribution and is likely to involve a land purchase. It is recommended that further discussions be undertaken with the County Council to ensure appropriate educational facilities for existing and future communities within Great Dunmow and the school

**Essex County Council Minerals and Waste** point out that the site is opposite the active Crumps Farm quarry.

**The Highways Agency** welcomes reference to the need for a Transport Assessment, and acknowledges reference to the need of adequate travel planning elsewhere in the document, reference should be made specifically to the need to encourage a modal shift and reduce the need to travel through the provision of a travel plan. They would expect mention of an indicative level of improvement (if identified through the evidence base) that would be expected at the trunk road and its junctions. This is particularly relevant to the M11 J8 which has capacity issues, particularly at peak times with evidence of congestion and queuing on the approaches to the junction.

Two **developers** object to the site and promote their own land off Takeley Road and Frogs Hall Farm.

**Individuals** object as it is agricultural land and would lead to the devastation of wildlife habitat. They point out that there is a lack of services in the village. There are infrastructure concerns regarding roads, traffic increase and electricity supply. One individual questions why no green space is provided on the site.

**Takeley Parish Council** generally support the allocation as long as it is no more than 30 dwellings per hectare, the design is in keeping with its surroundings, there are no further junction points on the B1256, the footpath to the east is extended to the school and village centre and that there are a mix of housing sizes and types. They disagree that there should be access to Morrells Green and are concerned that there are no proposed older/disabled peoples dwellings.

### **Sustainability Appraisal June 2012**

There will be significant positive impacts on SA objective 9 (housing) where this site provides a minimum of 38 new residential dwellings which includes some affordable housing provision.

There are no historic designations on the site which affords SA objective 2 (cultural and historic assets) with a positive impact. However, there is one grade II\* listed building and four grade II listed buildings in close proximity so it will be important that the development does not detrimentally impact these. There is also known archaeology of medieval and prehistoric date in the area.

The site also has a positive impact on SA objective 4 (pollution) where it is away from the AQMA, outside of groundwater source protection zones and unlikely to be affected by noise and contamination. A significant impact has not been given where there is uncertainty over the sites impact on traffic and emissions. The site is outside flood risk zone 2 or 3 which positively impacts on SA objective 5 (flooding). The requirement of a Drainage Strategy within the policy should ensure that any impacts on surface water movement are mitigated. An FRA would also positively deal with this issue at planning application stage.

The site will have positive impacts on SA objective 6 (sustainable travel) and SA objective 7 (accessibility) where the site is adjacent to the existing settlement and close to public transport.

There will be a positive impact on SA objective 11 (education and skills) where the site is within a reasonable distance from a secondary school that will be able to accommodate the increase in demand created by this development. A significant impact cannot be given where the relocation of the primary school in September 2012 results in it being further away. It is acknowledged however that the capacity of the primary school should be able to accommodate the size of all the housing allocation within the Key Village.

Despite the site having access to areas of natural greenspace which contributes to well-being, there are no healthcare facilities within Takeley or Little Canfield. There will therefore be a negative impact on SA objective 8 (health and social inclusion).

Uncertainties surrounding access to healthcare facilities and primary school education leads to this site having an uncertain impact on SA objective 10 (infrastructure).

The site will have a negative impact on SA objective 1 (biodiversity and landscape) because the site is located on agricultural Greenfield land which is within the Countryside Protection Zone. This will result in a loss of the countryside however the site is unlikely to significantly contribute to the coalescence of settlements. The site is not located on any nationally or locally designated sites of biodiversity and nature conservation however it is adjacent to Fritch Way which is a designated Local Wildlife Site. It is likely that a form of landscape buffering will be required on site to minimise the development's impact on this designation.

An indirect impact of this allocation alongside the other four allocations proposed in Takeley and Little Canfield is on healthcare provision (SA objective 8). This Key Village does not provide any healthcare facilities at present and the growth in population from the additional 203 dwellings proposed is likely exacerbate this issue.

#### Mitigation/Recommendations

It is recommended that a criterion is added to the policy which requires a substantial strategic landscape buffer to the southern boundary with the Fritch Way.

#### **Officer Comments**

Planning permission was granted for this site, subject to an S106 agreement, in September 2013 for 41 dwellings, UTT/1335/12/FUL. The application includes a mix of house sizes and types including affordable housing. Contributions to education facilities will be required in accordance with Essex County Council adopted standards. A transport statement was included as part of the information submitted with the planning application.

Essex County Council Minerals and Waste comment is noted.

Encouraging sustainable travel and the need to provide travel plans where appropriate is covered by Strategic Policy SP16 – Accessible Development. The site allocation policy does indicate that other documents may be required to accompany the application and it is not considered necessary for the policy to include a comprehensive list.

The comments regarding a landscape buffer along the Fritch Way are noted and the policy will be amended to reflect this.

The Water Cycle Study concludes that generally there are no concerns over the capacity at the Waste Water Treatment Works or sewerage network.

**Officer Recommendation**

Amend policy to reflect planning permission.

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

This is a 1.4 hectare site at Land south of Dunmow Road and west of The Pastures/Orchard Fields Takeley. The Council's aim is to secure a comprehensive development over the whole site. **The Council resolved to grant planning permission subject to a S106 agreement in December 2012. The site forms a key approach to Takeley and improvements to this approach are sought as part of the development.**

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

The land south of Dunmow Road and west of The Pastures/Orchard Fields is allocated for a minimum of ~~384~~ **3841** residential dwellings.

The following criteria must be met:

- The development provides for a mixed and balanced community.
- **It provides for recreation open space within the development through the provision of a childrens play space (LAP). The provision of a substantial strategic landscape buffer to the southern boundary with the Flitch Way.**
- The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal agreement, **obligation** to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact.

The application should be accompanied by a Transport Assessment and Drainage Strategy and other required documents and any recommended improvements/remedial works will be controlled through the legal obligation.

Development will need to be implemented in accordance with design guidance approved by the Council and other Development Management policies. Implementation of the proposals will be regulated by legal obligation in association with the grant of planning permissions.





Takeley/Little Canfield Policy - Land south of Dunmow Road



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

#### Summary of Representations

9 representations were received in respect of this policy.

**Essex County Council Environment, Sustainability and Highways** are concerned with the access to the site and access to local services. Highways expect mention of an indicative level of improvement (if identified through the evidence base) that would be expected at the truck road and its junctions. This is particularly relevant to the M11 J8 which has capacity issues, particularly at peak times with evidence of congestion and queuing on the approaches to the junction.

**Essex County Council Early Years, Child Care and Educations Facilities and Services** consider that there will be an issue accommodating primary school pupils from this scale of development. They point out that further expansion of the school may not be feasible. They note that the catchment for secondary school is Great Dunmow and the scale of growth proposed may be accommodated through the expansion of Helena Romanes Secondary School. The expansion of the secondary school would require a financial contribution and is likely to involve a land purchase. It is recommended that further discussions be undertaken with the County Council to ensure appropriate educational facilities for existing and future communities within Great Dunmow and the school catchment area.

**Essex County Council Minerals and Waste** point out that the site is opposite the active Crumps Farm quarry.

**The Highways Agency** welcomes reference to the need for a Transport Assessment, and acknowledges reference to the need of adequate travel planning elsewhere in the document, reference should be made specifically to the need to encourage a modal shift and reduce the need to travel through the provision of a travel plan. They would expect mention of an indicative level of improvement (if identified through the evidence base) that would be expected at the trunk road and its junctions. This is particularly relevant to the M11 J8 which has capacity issues, particularly at peak times with evidence of congestion and queuing on the approaches to the junction.

A number of **developers/land owners** objecting stating their sites are more suitable.

**Takeley Parish Council** raise no objections providing Little Canfield Parish Council supports the proposal. They feel the 2% provision for older or disabled persons is inadequate and doesn't represent local need. They stress the

importance to ensure there is mitigation for the additional pressure on the Fritch Way. They request a footpath along the B1256 south side.

### **Sustainability Appraisal June 2012**

There will be significant positive impacts on SA objective 9 (housing) where this site provides a minimum of 40 new residential dwellings including affordable housing provision and bungalows for the elderly.

There will be a significant positive impact on SA objective 11 (education) where the site is located close to primary and secondary schools which should both be able to accommodate the size of housing allocation within this site.

There will be an uncertain impact on SA objective 2 (cultural heritage assets) as the site includes two grade II listed buildings and there is another one nearby. There are no other historic designations near the site but there is potential for surviving archaeological deposits within the vicinity.

The site has a positive impact on SA objective 4 (pollution) where it is away from any AQMA, outside of groundwater source protection zones and unlikely to be affected by noise and contamination. A significant impact has not been given where there is uncertainty over the sites impact on traffic and emissions.

The site is outside flood risk zone 2 or 3 which positively impacts on SA objective 5 (flooding). The requirement of a Drainage Strategy within the policy should ensure that any impacts on surface water movement are mitigated. An FRA would also positively deal with this issue at planning application stage.

The site will also have positive impacts on SA objective 6 (sustainable travel) and SA objective 7 (accessibility) where the site is adjacent to the existing settlement and close to public transport. The policy criteria requires the provision of a new bridleway link and the provision of a children's play space which further supports these SA objectives, as well as positively impacting on SA objective 10 (infrastructure). Other supporting infrastructure includes the educational facilities and the strategic landscape buffer which will provide additional greenspace. A significant positive impact cannot be given to this SA objective due to uncertainty regarding access to healthcare facilities.

There are no healthcare facilities within Takeley or Little Canfield which results in SA objective 8 (health and social inclusion) ultimately receiving a negative impact.

There will also be a negative impact on SA objective 1 (biodiversity and landscape) because the site is located on Greenfield land which will result in a loss of the countryside. The site is not located on any nationally or locally designated sites of biodiversity and nature conservation however the site is

adjacent to Flich Way and near Runnel's Hey which are both Local Wildlife Sites. It is acknowledged that the impact of the site on the character of the surrounding countryside and these designations would be mitigated through the requirement of a substantial strategic landscape buffer to the southern boundary of the allocation.

An indirect impact of this allocation alongside the other four allocations proposed in Takeley and Little Canfield is no healthcare provision (SA objective 8). This Key Village does not provide any healthcare facilities at present and the growth in population from the additional 203 dwellings proposed is likely exacerbate this issue.

A secondary positive impact is given to SA objective 12 (economic growth and employment) where the site does not affect the amount of employment land within the district.

#### Mitigation/Recommendations

There are no mitigation measures or recommendations identified at this stage.

#### **Officer Comments**

A planning application was received for this site in July 2013, UTT/13/1779/FUL, decision pending.

Contributions to education facilities will be determined at the time of the planning application in accordance with Essex County Council adopted standards. The requirement would be regulated by legal obligation as indicated in the policy.

Uttlesford District Council will liaise with Essex County Council Education department to agree ways to resolve any issues regarding primary school capacity and will review the situation on a regular basis.

Encouraging sustainable travel and the need to provide travel plans where appropriate is covered by Strategic Policy SP16 – Accessible Development. The site allocation policy does indicate that other documents may be required to accompany the application and it is not considered necessary for the policy to include a comprehensive list.

A Transport Assessment is required for the site, this will detail any issues there may be over access, increased traffic etc, and detail mitigation measures.

Essex County Council Minerals and Waste point is noted.

The Water Cycle Study concludes that generally there are no concerns over the capacity at the Waste Water Treatment Works or the sewerage network.

The issue raised by the sustainability appraisal regarding the lack of healthcare facilities in Takeley is recognised. The NHS North Essex has identified the shortfall in healthcare facilities associated with the planned growth in the district. They state that their preferred method of securing facilities is through developer contributions to expand existing facilities, not create new ones. The funding will be secured through legal obligations. This will be addressed at planning application stage.

Amend the site boundary to reflect ownership.

Details regarding locations and inclusions of footpaths will be addressed at planning application stage.

The 5% figure for provision for older persons comes from the Housing Strategy, which is used as part of the evidence base. The policy has been amended to require at least 5%.

The housing numbers have increased along with the site area to make best use of the site. The density is still in keeping with the village.

### Officer Recommendation

Amend site area

Amend policy

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

This is a 4.82.0 hectare site at North View and 3 The Warren, Takeley. The Council's aim is to secure a comprehensive development over the whole site.

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

The land at North view and 3 The Warren is allocated for a minimum of 4046 residential dwellings.

The following criteria must be met:

- The development provides for a mixed and balanced community to include:
  - **At least** 5% older persons 1 and 2 bed bungalows across tenure.
- It provides a substantial strategic landscape buffer to the southern boundary with the Flich Way.
- It provides a Bridleway link from Dunmow Road to the Flich Way
- It provides a Children's play space (LEAP).
- The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal ~~agreement~~ **obligation**, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact.

The application should be accompanied by a Transport Assessment and Drainage Strategy and other required documents and any recommended improvements/remedial works will be controlled through the legal obligation.

Development will need to be implemented in accordance with design guidance approved by the Council and other Development Management policies. Implementation of the proposals will be regulated by legal obligation in association with the grant of planning permissions.



Takeley/Little Canfield - North View and 3 The Warren

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

### **Summary of Representations**

9 representations were received in respect of this policy.

**Essex County Council Environment, Sustainability and Highways** are concerned with the access to the site and access to local services. Highways expect mention of an indicative level of improvement (if identified through the evidence base) that would be expected at the truck road and its junctions. This is particularly relevant to the M11 J8 which has capacity issues, particularly at peak times with evidence of congestion and queuing on the approaches to the junction.

**Essex County Council Early Years, Child Care and Educations Facilities and Services** consider that there will be an issue accommodating primary school pupils from this scale of development. They point out that further expansion of the school may not be feasible. They note that the catchment for secondary school is Great Dunmow and the scale of growth proposed may be accommodated through the expansion of Helena Romanes Secondary School. The expansion of the secondary school would require a financial contribution and is likely to involve a land purchase. It is recommended that further discussions be undertaken with the County Council to ensure appropriate educational facilities for existing and future communities within Great Dunmow and the school catchment area.

**Essex County Council Minerals and Waste** point out that the site is opposite the active Crumps Farm quarry.

**The Highways Agency** welcomes reference to the need for a Transport Assessment, and acknowledges reference to the need of adequate travel planning elsewhere in the document, reference should be made specifically to the need to encourage a modal shift and reduce the need to travel through the provision of a travel plan. They would expect mention of an indicative level of improvement (if identified through the evidence base) that would be expected at the trunk road and its junctions. This is particularly relevant to the M11 J8 which has capacity issues, particularly at peak times with evidence of congestion and queuing on the approaches to the junction.

A number of **developers/landowners** object, stating their sites are more suitable.

**Takeley Parish Council** supports the proposal providing there is mitigation for the additional pressure on the Flich Way and a footpath is provided along the B1256.

### **Sustainability Appraisal June 2012**

There will be significant positive impacts on SA objective 9 (housing) where this site provides a minimum of 15 new residential dwellings including affordable housing provision.

There will be positive impacts on SA objectives 1 (biodiversity and landscape character) and 2 (cultural heritage assets) as the site is not located on any areas designated for their historic and biodiversity/ nature conservation value. However the site is adjacent to the Local Wildlife Site Fritch Way and in close proximity to one grade II listed building so it will be important that the development does not detrimentally impact these. The policy does seek to mitigate the sites impact on Fritch Way through the requirement of a substantial strategic landscape buffer to the southern boundary of the allocation.

The site has a positive impact on SA objective 4 (pollution) where it is away from any AQMA, outside of groundwater source protection zones and unlikely to be affected by noise. A significant impact has not been given where there is uncertainty over the sites impact on traffic and emissions and the potential for contamination.

The site is outside flood risk zone 2 or 3 which positively impacts on SA objective 5 (flooding). The requirement of a Drainage Strategy within the policy should ensure that any impacts on surface water movement are mitigated. An FRA would also positively deal with this issue at planning application stage.

There will be positive impacts on SA objective 6 (sustainable travel) and SA objective 7 (accessibility) where the site is well related to public transport and the policy requires a new footpath link. The site also has access to areas of natural greenspace, which the strategic landscape buffer may contribute to.

There will be a positive impact on SA objective 11 (education) where the site is located close to a primary school which should be able to accommodate the size of housing allocation within this site. It will not have a significant positive impact on this SA objective because the nearest secondary school is more than 3miles away which is beyond the statutory walking distance.

Positive impacts are also given to SA objective 10 (infrastructure) where the policy criteria require the provision of supporting infrastructure in the form of a strategic landscape buffer which will provide additional greenspace and the provision of a footpath link. A significant positive impact was not given to this SA objective due to uncertainty regarding access to healthcare facilities and a secondary school.

There are no healthcare facilities within Takeley or Little Canfield which results in SA objective 8 (health and social inclusion) ultimately receiving a negative



impact, particularly when the cumulative impacts are considered from the other allocations proposed in Takeley and Little Canfield. This Key Village does not provide any healthcare facilities at present and the growth in population from the additional 203 dwellings proposed is likely exacerbate this issue.

A secondary positive impact is given to SA objective 12 (economic growth and employment) where the site does not affect the amount of employment land within the district.

#### Mitigation/Recommendations

There are no mitigation measures or recommendations identified at this stage.

#### Officer Comments

Contributions to education facilities will be determined at the time of the planning application in accordance with Essex County Council adopted standards. The requirement would be regulated by legal obligation as indicated in the policy.

Uttlesford District Council will liaise with Essex County Council Education department to agree ways to resolve any issues regarding primary school capacity and will review the situation on a regular basis.

Encouraging sustainable travel and the need to provide travel plans where appropriate is covered by Strategic Policy SP16 – Accessible Development. The site allocation policy does indicate that other documents may be required to accompany the application and it is not considered necessary for the policy to include a comprehensive list.

A Transport Assessment is required for the site, this will detail any issues there may be over access, increased traffic etc, and detail mitigation measures.

Essex County Council Minerals and Waste point is noted.

The Water Cycle Study concludes that generally there are no concerns over the capacity at the Waste Water Treatment Works or the sewerage network.

The issue raised by the sustainability appraisal regarding the lack of healthcare facilities in Takeley is recognised. The NHS North Essex has identified the shortfall in healthcare facilities associated with the planned growth in the district. They state that their preferred method of securing facilities is through developer contributions to expand existing facilities, not create new ones. The funding will be secured through CIL or legal obligations. This will be addressed at planning application stage.

The landscape buffer to the south of the site will mitigate any adverse effects the development will have on the Flich Way.

Details regarding provision and location of footpaths will be addressed at planning application stage.

### Officer Recommendation

Amend policy

*Land at Former Takeley Service Station and between Ridge House and Remarc*  
This is a 0.4 hectare site at Land at Former Takeley Service Station and between Ridge House and Remarc, Takeley. The Council's aim is to secure a comprehensive development over the whole site. **The site forms a key approach to Takeley and improvements to this approach are sought as part of the development.**

Takeley Policy 4 - Land at Former Takeley Service Station and between Ridge House and Remarc

The land at Former Takeley Service Station and between Ridge House and Remarc is allocated for ~~a minimum of~~ 15 residential dwellings.

The following criteria must be met:

- The development provides for a mixed and balanced community.
- It provides a substantial strategic landscape buffer to the southern boundary with the Flitch Way.
  - It provides a footpath link from Dunmow Road to the Flitch Way.
  - The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal ~~agreement~~ **obligation**, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact.

The application should be accompanied by a Transport Assessment and Drainage Strategy and other required documents and any recommended improvements/remedial works will be controlled through the legal obligation.

Development will need to be implemented in accordance with design guidance approved by the Council and other Development Management policies. Implementation of the proposals will be regulated by legal obligation in association with the grant of planning permissions.

**Takeley/Little Canfield Policy 5 – Land at the south of the B1256 between Olivias and New Cambridge House.**

## Summary of Representations

11 representations were received in respect of this policy.

**Essex County Council Environment, Sustainability and Highways** are concerned with the access to the site and access to local services. Highways expect mention of an indicative level of improvement (if identified through the evidence base) that would be expected at the truck road and its junctions. This is particularly relevant to the M11 J8 which has capacity issues, particularly at peak times with evidence of congestion and queuing on the approaches to the junction.

**Essex County Council Early Years, Child Care and Educations Facilities and Services** consider that there will be an issue accommodating primary school pupils from this scale of development. They point out that further expansion of the school may not be feasible. They note that the catchment for secondary school is Great Dunmow and the scale of growth proposed may be accommodated through the expansion of Helena Romanes Secondary School. The expansion of the secondary school would require a financial contribution and is likely to involve a land purchase. It is recommended that further discussions be undertaken with the County Council to ensure appropriate educational facilities for existing and future communities within Great Dunmow and the school catchment area.

**Essex County Council Minerals and Waste** point out that the site is opposite the active Crumps Farm quarry.

**The Highways Agency** welcomes reference to the need for a Transport Assessment, and acknowledges reference to the need of adequate travel planning elsewhere in the document, reference should be made specifically to the need to encourage a modal shift and reduce the need to travel through the provision of a travel plan. They would expect mention of an indicative level of improvement (if identified through the evidence base) that would be expected at the trunk road and its junctions. This is particularly relevant to the M11 J8 which has capacity issues, particularly at peak times with evidence of congestion and queuing on the approaches to the junction.

**Takeley Parish Council** has no objection providing Little Canfield PC supports the proposal. They want the site to include an element of affordable homes and to ensure there is mitigation for the additional pressure on the Flich Way. They request a footpath to be placed along the B1256.

A number of **developers/landowners** objecting, stating their sites are more suitable.

An **Individual** feels it fails policy SP18 in that no green space is provided.

### **Sustainability Appraisal June 2012**

There will be significant positive impacts on SA objective 9 (housing) where this site provides a minimum of 30 new residential dwellings including affordable housing provision.

There are no historic designations on or near the site which affords SA objective 2 (cultural heritage assets) with a positive impact. However, there is potential for surviving archaeological deposits in the area which will need to be considered before development.

The site has a positive impact on SA objective 4 (pollution) where it is away from any AQMA, outside of groundwater source protection zones and unlikely to be affected by noise and contamination. A significant impact has not been given where there is uncertainty over the sites impact on traffic and emissions.

The site is outside flood risk zone 2 or 3 which positively impacts on SA objective 5 (flooding). The requirement of a Drainage Strategy within the policy should ensure that any impacts on surface water movement are mitigated. An FRA would also positively deal with this issue at planning application stage.

There will be positive impacts on SA objective 6 (sustainable travel) and SA objective 7 (accessibility) where the site is well related to public transport, has safe access and the policy requires a new footpath link.

There will be a positive impact on SA objective 11 (education) where the site is located close to a primary school which should be able to accommodate the size of housing allocation within this site. There cannot be a significant positive impact on this SA objective because the nearest secondary school is more than 3miles away which is beyond the statutory walking distance.

Positive impacts are also given to SA objective 10 (infrastructure) where the policy criteria require the provision of supporting infrastructure in the form of a strategic landscape buffer which will provide additional greenspace and the provision of a footpath link. A significant positive impact was not given to this SA objective due to uncertainty regarding access to healthcare facilities and a secondary school.

There are no healthcare facilities within Takeley or Little Canfield which results in SA objective 8 (health and social inclusion) ultimately receiving a negative impact, particularly when the cumulative impacts are considered from the other allocations proposed in Takeley and Little Canfield. This Key Village does not provide any healthcare facilities at present and the growth in population from the additional 203 dwellings proposed is likely exacerbate this issue

The site will have a negative impact on SA objective 1 (biodiversity and landscape) because part of the site is located on Greenfield land which will result in a loss of the countryside. The site is not located on any nationally or locally designated sites of biodiversity and nature conservation however the site is adjacent to Flitch Way and near Runnel's Hey which are both Local Wildlife Sites. The impact of the site on the character of the surrounding countryside and these designations would be mitigated through the requirement of a substantial strategic landscape buffer to the southern boundary of the allocation.

A secondary positive impact is given to SA objective 12 (economic growth and employment) where the site does not affect the amount of employment land within the district.

#### Mitigation/Recommendations

There are no mitigation measures or recommendations identified at this stage

#### Officer Comments

Contributions to education facilities will be determined at the time of the planning application in accordance with Essex County Council adopted standards. The requirement would be regulated by legal obligation as indicated in the policy.

Uttlesford District Council will lease with Essex County Council Education department to agree ways to resolve any issues regarding primary school capacity and will review the situation on a regular basis.

Essex County Council Minerals and Waste point is noted.

Encouraging sustainable travel and the need to provide travel plans where appropriate is covered by Strategic Policy SP16 – Accessible Development. The site allocation policy does indicate that other documents may be required to accompany the application and it is not considered necessary for the policy to include a comprehensive list.

The Water Cycle Study concludes that generally there are no concerns over the capacity at the Waste Water Treatment Works or the sewerage network.

Affordable housing will be provided in line with development management policy H05, it is not necessary to include the detail of affordable housing provision in the policy.

The strategic landscape buffer to the south of the site will mitigate any adverse impact the development would have on the Flitch Way.

The issue raised by the sustainability appraisal regarding the lack of healthcare facilities in Takeley is recognised. The NHS North Essex has identified the

shortfall in healthcare facilities associated with the planned growth in the district. They state that their preferred method of securing facilities is through developer contributions to expand existing facilities, not create new ones. The funding will be secured through CIL or legal obligations. This will be addressed at planning application stage.

Open space provision is not provided because the site is too small.

The housing allocation has decreased to 20 on this site to reflect the planning permission for 6 dwellings on the western side of the site.

Details regarding provision and location of footpaths will be addressed at planning application stage.

### **Officer Recommendation**

Amend policy.

#### *Takeley/Little Canfield Policy 5 - Land to the south of the B1256 between Olivias and New Cambridge House*

This is a 1.1 hectare site at land to the south of the B1256 between The Olivias and New Cambridge House. The Council's aim is to secure a comprehensive development over the whole site. **The site forms a key approach to Takeley and improvements to this approach are sought as part of the development.**

Takeley/Little Canfield Policy 5 - Land to the south of the B1256 between Olivias and New Cambridge House

The land to the south of the B1256 between The Olivias and New Cambridge House is allocated for a ~~minimum of 30~~ **20** residential dwellings.

The following criteria must be met:

- The development provides for a mixed and balanced community.
- It provides a substantial strategic landscape buffer to the southern boundary with the Flitch Way.
- It provides a footpath link from Dunmow Road to the Flitch Way.
- The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal ~~agreement~~ **obligation**, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact.

The application should be accompanied by a Transport Assessment and Drainage Strategy and other required documents and any recommended improvements/remedial works will be controlled through the legal obligation.

Development will need to be implemented in accordance with design guidance approved by the Council and other Development Management policies. Implementation of the proposals will be regulated by legal obligation in association with the grant of planning

permissions.

Takeley/Little Canfield



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### **New Policy and Supporting Paragraph for Priors Green**

The following policy is proposed reflecting the existing planning permission.

#### ***Priors Green***

**The Priors Green site lies to the east of Takeley and is partly within Little Canfield parish. The development of Priors Green was granted permission in 2005 and development started in 2006. 743 dwellings have since been built in accordance with an approved master plan. The site includes pockets of existing housing where there is potential for infill development (island sites) in accordance with the approved master plan and Supplementary Planning Guidance. This plan allocates the outstanding development of land north of Jacks Lane and the 'island sites' within the development.**

#### **Takeley/Little Canfield Policy XX – Priors Green**

**Land defined on the policies map is allocated as a comprehensive development of residential and associated uses for 142 dwellings as the outstanding part of the existing development at Priors Green.**

**The following criteria must be met:**

- **it provides for a mixed and balanced community**
- **it provides for a local centre incorporating community facilities and suitable shopping , satisfactory open space and arrangements for sport and recreation**
- **it provides for substantial landscaping within the development boundaries to complement the layout and arrangement of buildings and may be required, by legal obligation to provide off site landscaping.**
- **It is designed to mitigate adverse effects upon existing residential and community interests and may be required by legal obligation to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact. Development will need to provide for appropriate sport and recreation facilities and long term traffic calming measures for Dunmow Road.**
- **It provides for the management of the nature conservation interests of woodland in Broadfield Road.**

**Development will need to be implemented in accordance with the master plan approved by the Council. This will indicate how specific proposals which may be implemented on a phased basis will relate to an overall design concept for the site.**



Takeley Priors Green

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### **New Policy and Supporting Paragraph for The Takeley Mobile Home Park**

The current Local Plan includes a policy which protects the mobile home park in Takeley from alternative uses. A similar policy will be included in the new plan.

#### ***Takeley Mobile Home Park***

**The site, which was granted permission to enable the removal of mobile homes from the airport site before that development could proceed, makes a contribution to the supply of affordable housing within the District and its redevelopment for more conventional forms of housing will not be permitted. Any additional homes must respect the existing layout, open space provision and quality of landscaping. Areas of open space to be protected are identified on the policies map.**

#### **Takeley/Little Canfield Policy X – The Mobile Home Park**

**Redevelopment of the Takeley Mobile Home Park as defined on the policies map for conventional residential or other development proposals will not be permitted. Any additional mobile homes must respect the existing layout, open space provision and quality of landscaping.**



Takeley Mobile Home Park

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### **New Policy and Supporting Paragraph for Land South of Dunmow Road, Brewers End**

Outline planning permission (UTT/13/1393/OP) was granted in August 2013 for 100 dwellings and public open space. A new policy will be included in the Plan to make sure that the development delivers all the community facilities set out in the planning permission.

#### ***Land south of Dunmow Road, Brewers End***

This 9.7 hectare site is allocated for 3.4 hectares for residential use and 6.3 hectares as public open space. Outline planning permission for residential development and public open space was granted in August 2013. The Council's aim is to secure a comprehensive development over the whole site.

#### **Takeley/Little Canfield Policy X – Land South of Dunmow Road, Brewers End**

Land at Brewers End is allocated for 100 dwellings.

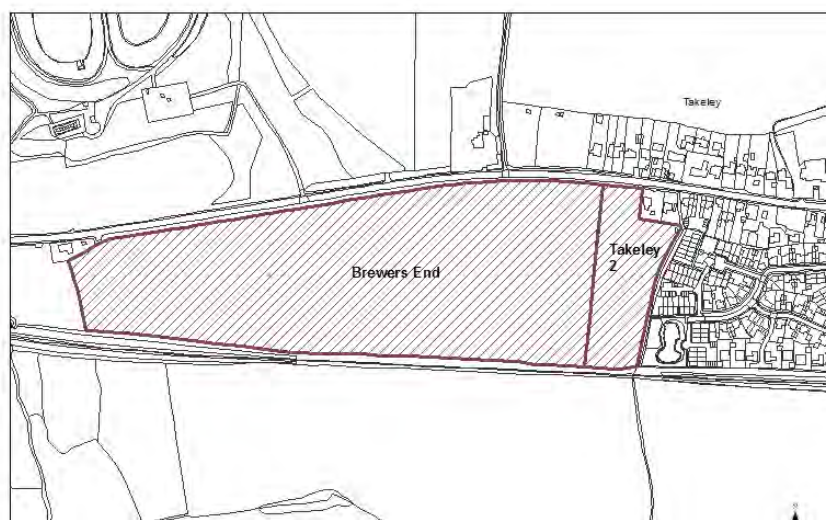
The following criteria must be met

- The development provides for a mixed and balanced community to include
  - At least 5% older persons and 1 and 2 bed bungalows across tenure.
- It provides for 6.3 hectares of public open space to the west of the site to include provision of children's play spaces (LEAPS and NEAPS).
- It provides pedestrian and cycle access directly onto the Flich Way

The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact.

The application should be accompanied by a Transport Assessment, Drainage Strategy and other required documents and any recommended improvements/remedial works will be controlled through the legal obligation.

Development will need to be implemented in accordance with design guidance approved by the Council and other Development Management policies. Implementation of the proposals will be regulated by legal obligation in association with the grant of planning permissions.



### **New Policy and Supporting Paragraph for Other Residential Sites**

A new policy has been included to list the sites in Takeley/Little Canfield which have been granted planning permission and which will contribute to the overall housing supply. They do not have their own specific policy as they do not deliver any additional community benefits other than affordable housing.

#### **Other Residential Sites**

**In addition to the above sites there are a number of smaller sites in Takeley which will contribute to the housing supply within the district. As at April 2013 some are under construction, and some have planning permission but development has not started. There are no specific policies for each of these sites. The sites are identified on the policies map.**

#### **Takeley/Little Canfield Policy XX – Other Residential Sites**

The following sites, identified on the policies map, are proposed for residential development.

<b>Sites</b>	<b>Site Area (ha)</b>	<b>Capacity</b>
<b>Land at Chadhurst</b>	<b>0.6</b>	<b>12</b>
<b>Stansted Motel and 2 Hamilton Road</b>	<b>0.46</b>	<b>13</b>
<b>Total</b>		<b>25</b>

## CHAPTER 24 - Thaxted

### Thaxted Policy 1 – Sampford Road

#### Summary of Representations

142 representations were received in respect of this policy.

**Individuals** objecting to the site make the following comments:

- Concerns regarding the lack of employment opportunities in the village
- Increased traffic
- Oversubscribed primary school and doctors surgery
- Concerns regarding the term minimum
- Contradicts the Village Design Statement
- Detrimental effect on the historic village
- Negative effect on the landscape
- Contrary to policy SP17
- Sewerage capacity is questioned, water supply and drainage is a concern
- Aircraft noise is too high, therefore no new development should take place
- Smaller 2-3 bed housing is needed
- Policy is weak, developer could get away with paying nothing towards infrastructure
- Limited public transport
- Concerns over the proposed footpath causing disturbance to elderly residents.
- Extends Thaxted's boundary
- Small infill sites were preferred by the residents
- One questions why all the dwellings are not affordable to meet local need
- Concerns with flooding as the site is on a hill

**Thaxted Parish Council** largely support the proposals, however, they object to the inclusion of the entire 11 ha site. They request the policy be changed to see either: the area of the site reduced to limit development to a maximum of 60 dwellings, or, maximum of 60 dwellings and the remainder of the 11 ha site allocated as public open space (ideally maintained by the parish council).

A **developer** objects and promotes their site in Great Dunmow as a more suitable alternative.

**Essex County Council** wants further information regarding the precise nature of the mitigation measures that would be required to facilitate the development. The Transport Assessment needs to ensure safe access to the site and to determine how sustainable transportation modes will be delivered as they recognise the site is situated away from local services. They point out that financial contributions

are likely to be required to ensure appropriate highway and transportation mitigation measures are delivered.

**Early Years, Child Care and Educational Facilities Service** feels that the scale of growth may be accommodated within the existing primary school, however, if this were not to be the case contributions will be sought. They recommend that the policy explicitly seeks to gain financial contributions. They note that the catchment for secondary school is Great Dunmow and the scale of growth proposed may be accommodated through the expansion of Helena Romanes Secondary School. The expansion of the secondary school would require a financial contribution and is likely to involve a land purchase. It is recommended that further discussions be undertaken with the County Council to ensure appropriate educational facilities for existing and future communities within Great Dunmow and the school catchment area. They point out that the land allocated for education is not required by Thaxted Primary and does not lie within the education portfolio. They feel it will raise false expectations and should be deleted.

**The Highways Agency** welcomes reference to the need for a Transport Assessment, and acknowledges reference to the need of adequate travel planning elsewhere in the document, reference should be made specifically to the need to encourage a modal shift and reduce the need to travel through the provision of a travel plan.

**The Thaxted Society** suggests an alternative piece of land on Walden Road at Newbiggen St.

**Landowner** suggests their site as a suitable alternative at land to the north of Bolford Street, Molecular products promote their site as it will be vacant in 2013

**Anglian Water** considers that there are major constraints with regard to the capacity of the Waste Water Treatment works and surface water network. Further information regarding phasing's, timescales and confirmation of commitment from developers is required before further comment can be made. The foul sewerage works has capacity to serve the development.

### **Sustainability Appraisal June 2012**

There will be significant positive impacts on SA objective 9 (housing) where this site provides a minimum of 60 new residential dwellings including affordable housing provision and bungalows for the elderly.

A significant positive impact is also given to SA objective 11 (education) where the site provides additional land for future educational use. The dwellings within the allocation will be located near to the local primary school which should have



adequate capacity to accommodate the additional dwellings but they will be more than 3 miles (statutory walking distance) from a secondary school.

The site is adjacent to the existing settlement and well related to existing key services as well as public transport which has significant positive impacts on both SA objective 6 (sustainable travel) and SA objective 7 (accessibility).

The policy criteria also requires the provision of recreation open space, sports pitches and associated development, children's play space, allotments, land protected for educational use and new pedestrian, cycle and vehicular access on site further supporting these SA objectives and positively impacting on SA objective 10 (infrastructure). The strategic landscape buffer will also contribute to greenspace infrastructure. A significant impact has not been given to SA objective 10 due to uncertainties regarding the existing sewage network capacity. There are no historic designations on or near the site which results in SA objective 2 (cultural heritage assets) receiving a positive impact. However, there is a known presence of Roman occupation within the area which will need to be taken into consideration during development.

The site is outside flood risk zone 2 and 3 which positively impacts on SA objective 5 (flooding). The requirement of a Drainage Strategy within the policy should ensure that any impacts on surface water movement are mitigated. An FRA would also positively deal with this issue at planning application stage. There will be positive impacts on SA objective 8 (health and social inclusion) where it is located near to healthcare facilities and also by the provision of facilities and open space on site. A significant impact has not been given due to the issue of aircraft noise.

This site will have a negative impact on SA objective 4 (pollution). Although the site is outside the groundwater source protection zones, away from the AQMA and unlikely to be affected by contamination, it will experience aircraft noise which could negatively impact on those living there. Noise will need to be addressed through design and other mitigation measures. There is also uncertainty regarding the sites impact on traffic and emissions.

There will be negative impacts on SA objective 1 (biodiversity and landscape) because the site is located on agricultural Greenfield land which will result in a loss of the countryside. A substantial strategic landscape buffer to the eastern edge of the allocation will minimise the impact on the character of the landscape. The site will not impact on any locally or nationally designated sites for nature conservation.

A secondary positive impact is given to SA objective 12 (economic growth and employment) where the site does not affect the amount of employment land within the district.

### Mitigation/Recommendations

There are no mitigation measures or recommendations identified at this stage. Policy EN8 should ensure that development of this site proceeds only where occupants would not experience significant noise disturbance.

### Officer Comments

Planning permission for this site was granted in February 2013. However, it is still important to have a policy to safeguard the requirements.

The Molecular Products site in Thaxted is to be retained as employment land in the Local Plan. The Employment Land Review recognised the importance of retaining this site.

The Transport Assessment which is required by this policy will identify and address any issues, detailing any mitigation measures that are necessary in relation to this allocation.

The Village Design Statement is used as a material consideration in the planning application stage on issues such as design. It cannot be contradictory to the National Planning Policy Framework or the Local Plan.

The mix of housing on the site will be assessed against development management policy HO6 – Housing mix, ensuring that a range of house sizes are built.

Contributions to education facilities will be determined at the time of the planning application in accordance with Essex County Council adopted standards. The requirement would be regulated by legal obligation as indicated in the policy.

The provision of infrastructure is a key issue. All major stakeholders are consulted with throughout the consultation process, including Essex County Council, water and electric providers and NHS North Essex. Documents, such as the Water Cycle Study and Transport Study form part of the evidence base which, alongside the representations from key infrastructure providers, help inform the decisions regarding allocations and phasing of infrastructure.

Encouraging sustainable travel and the need to provide travel plans where appropriate is covered by Strategic Policy SP16 – Accessible Development. The site allocation policy does indicate that other documents may be required to accompany the application and it is not considered necessary for the policy to include a comprehensive list.

Developer contributions are not detailed in the allocation policies. The detail regarding contributions will be decided at planning application stage and detailed in an S106 legal obligation document.

The provision of affordable housing on this site will be addressed through development management policy HO5. Sites which provide 100% affordable housing are exception sites and these are not allocated in the local plan.

The site has been reduced to 5.2ha, due to the reduction in the site area the provision for allotments has now been removed from the policy, however, there is a requirement in the policy for the provision of open space.

Contributions to education facilities will be determined at the time of the planning application in accordance with Essex County Council adopted standards. The requirement would be regulated by legal obligation as indicated in the policy.

The Water Cycle Study concludes that there are major capacity issues at the Waste Water Treatment Works and Sewerage Network. It suggests that there further discussion is needed with Anglian Water. There are also flood risk issues linked to surface/foul network capacity.

This site was granted planning permission in February 2013.

### Officer Recommendation

Amend policy and introduce new policy on safeguarded land for education.  
Amend policy area.

#### *Sampford Road, Thaxted*

This is a 445.2 hectare site at Sampford Road, Thaxted. The Council's aim is to secure a comprehensive development over the whole site. **Land to the south of the site (1.7ha) is protected for future educational use.**

#### Thaxted Policy 1 - Sampford Road

The land south of Sampford Road is allocated for ~~a minimum of~~ 60 residential dwellings.

The following criteria must be met:

- The development provides for a mixed and balanced community to include:
  - **At least** 5% older persons 1 and 2 bed bungalows across tenure.
- It provides for recreation open space within the development to include provision of informal recreation areas with linked pedestrian and cycle access to existing residential development to the south and vehicular and pedestrian access to the site to the south protected for future education use. The provision of children's play spaces (NEAPS). The provision of ~~1 hectare of allotments and~~ a substantial strategic landscape buffer to eastern edge of allocation.

- The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal agreement **obligation**, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact.

The application should be accompanied by a Transport Assessment and Drainage Strategy and other required documents and any recommended improvements/remedial works will be controlled through the legal obligation.

Development will need to be implemented in accordance with design guidance approved by the Council and other Development Management policies. The Master Plan and design guidance will be informed by a Heritage Impact Assessment taking into account the wider significance of Thaxted.

Implementation of the proposals will be regulated by legal obligation in association with the grant of planning permissions.

The council wish to safeguard the parcel of land to the south of the site at Sampford Road for educational use. It is recognised that the land may not be brought into use immediately but it is important to protect this parcel of land for long-term future use.

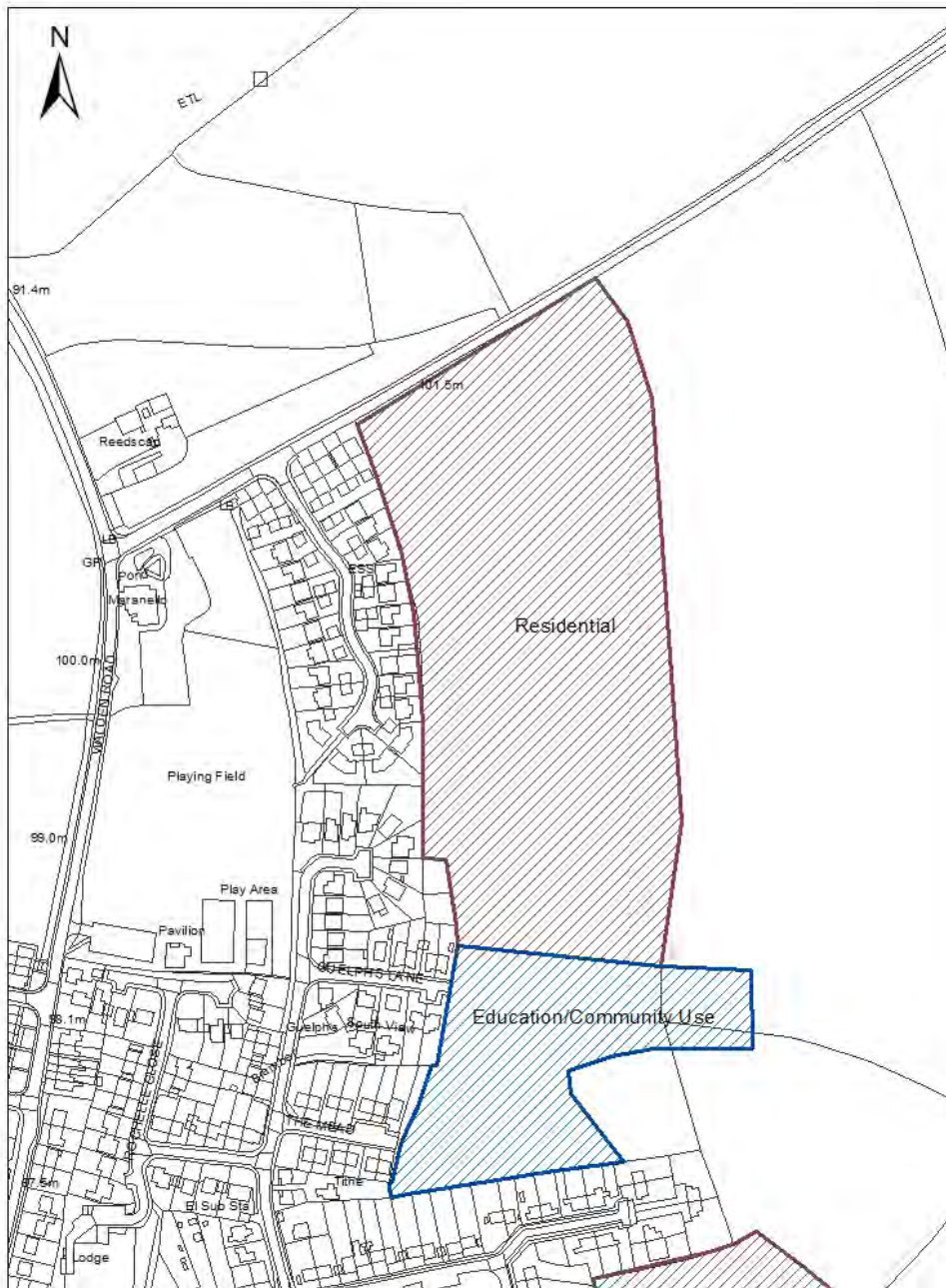
### **New Policy and Supporting Paragraph for Land south of the Site at Sampford Road**

#### ***Land to the south of the site at Sampford Road***

**1.7ha is safeguarded on a long-term precautionary basis for future Educational use.**

#### **Thaxted Policy X – land to the south of the site at Sampford Road**

**Land to the south of the site at Sampford Road is safeguarded for potential future education use or other community uses.**



Thaxted Policy - Sampford Road and Thaxted Policy - Land to the south of Sampford Road safeguarded for education or community use

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## New Policy and Supporting Paragraph – Other Residential Sites

A new policy has been included to list the sites in Thaxted which have been granted planning permission and which will contribute to the overall housing supply. They do not have their own specific policy as they do not deliver any additional community benefits other than affordable housing

### **Other Residential Sites**

**In addition to the above sites there are a number of smaller sites in Thaxted which will contribute to the housing supply within the district. As at April 2013 some are under construction, and some have planning permission but development has not started. There are no specific policies for each of these sites. The sites are identified on the policies map.**

#### **Thaxted Policy X – Other Residential Sites**

**The following site, shown on the policies map, is allocated for residential development.**

<b>Site</b>	<b>Site Area</b>	<b>Capacity</b>
<b>Land off Wedow Road, Thaxted</b>	<b>1.93</b>	<b>55</b>
<b>Land east of Barnards Fields</b>	<b>0.3</b>	<b>8</b>
<b>Total</b>		<b>63</b>

## Chapter 25 – Clavering

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

#### Summary of Representations

17 representations were received in respect of this policy.

**Early Years, Child Care and Educational Facilities and Services** state that normal developer contributions will be sought including school transport where appropriate.

A **landowner** promoting a site elsewhere in the district feels that this site is poorly located in the open countryside.

An **Individual** feels that only affordable homes are needed in the village, not market housing. Other individuals are concerned about infrastructure and road safety.

**Clavering Parish Council** is concerned that the site is at risk of flooding and they point out that the housing need survey does not support such large development in the village.

**The Highways Agency** welcomes reference to the need for a Transport Assessment, and acknowledges reference to the need of adequate travel planning elsewhere in the document, reference should be made specifically to the need to encourage a modal shift and reduce the need to travel through the provision of a travel plan.

#### Sustainability Appraisal June 2012

This site will have a significant positive impact on SA objective 9 (housing) by providing a minimum of 20 new dwellings which will include some affordable housing provision.

There will be positive impacts on SA objective 2 (heritage) from this site as it is not on or near any historic designations. There are cropmarks in the vicinity which development should have regard to.

The site has a positive impact on SA objective 4 (pollution) where it is away from any AQMA and unlikely to be affected by noise and contamination. It is located with the source protection zone 3 which, according to the Environment Agency, requires careful consideration of SuDS to ensure that the site does not negatively impact the groundwater. However this should be adequately dealt with by a Drainage Strategy which is required by the local policy. A significant impact has not been given where there is uncertainty over the sites impact on traffic and emissions.

The site is outside flood risk zone 2 and 3 which positively impacts on SA objective 5 (flooding). The requirement of a Drainage Strategy within the policy should ensure that any impacts on surface water movement are mitigated. An FRA would also positively deal with this issue at planning application stage. There will be positive impacts on SA objective 6 (sustainable travel) and SA objective 7 (accessibility) where the site is near public transport and some key services. The policy requirement for the provision of a children's play space on site will also support SA objective 7 as well as SA objective 10 (infrastructure). However, due to uncertainties over sewerage network capacity, capacity of the local primary school, and access to secondary school education and healthcare facilities this site will have an overall uncertain impact on SA objective 10.

There will be a positive impact on SA objective 11 (education) where the site is located close to a primary school. Uncertainties over the school's capacity and with the nearest secondary school being more than 3miles away, which is beyond the statutory walking distance, this site cannot have a significant positive impact on this SA objective.

There are no healthcare facilities within Clavering which results in SA objective 8 (health and social inclusion) ultimately receiving a negative impact. The site does not meet any of the ANGSt criteria for access to natural green space although it is acknowledged that the site will provide a play area for children; contributing to social inclusion.

There will be negative impacts on SA objective 1 (biodiversity and landscape) where the site is located on agricultural Greenfield land as this will result in some loss of the countryside. The impact on the countryside will be minimised due to the size of the site and with it being directly adjacent to the existing settlement. The site will not impact on any locally or nationally designated sites for nature conservation.

### **Officer Comments**

Full planning permission was granted in August 2012 on appeal for 14 dwellings. A subsequent application for 14 dwellings was recommended for approval but refused at committee. The outcome of an appeal is awaited. It is proposed to amend the policy to reflect the planning permission. Should planning permission be granted for a further 13 dwellings than the policy can be amended.

The planning permission for 14 dwellings does not include a LEAP as it is not possible to deliver this within the site area. Should the larger site be developed this does include a LEAP.



Contributions to education facilities will be determined at the time of the planning application in accordance with Essex County Council adopted standards. The requirement would be regulated by legal obligation as indicated in the policy.

The Water Cycle Study concludes that there are no capacity or treatment issues at the Waste Water Treatment Works, however, a new pumping station is likely to be required to serve the site.

Encouraging sustainable travel and the need to provide travel plans where appropriate is covered by Strategic Policy SP16 – Accessible Development. The site allocation policy does indicate that other documents may be required to accompany the application and it is not considered necessary for the policy to include a comprehensive list.

With regards to flooding concerns the site does not sit within the flood zone, the Water Cycle Study and the Sustainability Appraisal does not identify flooding as a problem on this site.

Affordable housing is not provided on this site as it falls below the 15 dwellings and, although the site area is above the 0.5 hectare catchment for the affordable housing policy a large area of the site was undevelopable due to underground pipes and overhead cables. Affordable housing for people with a local connection has to be provided through exception sites in the village.

### Officer Recommendations

Amend site area so that it is the same as the planning application.  
Amend supporting text and policy

#### *Land to the rear of the shop and Oxleys Close*

This is a 0.84 hectare site at land to the rear of the shop and Oxleys Close, Clavering. The Council's aim is to secure a comprehensive development of the whole site. **The site has planning permission for 14 dwellings (UTT/2251/11/FUL).**

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

The land to the rear of the shop and Oxleys Close is allocated for ~~a minimum of 2014~~ residential dwellings.

The following criteria must be met:

- The development provides for a mixed and balanced community.
- ~~It provides for a children's play space (LEAP)~~
- The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal

**agreementobligation**, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact.

The application should be accompanied by a Transport Assessment and Drainage Strategy and other required documents and any recommended improvements/remedial works will be controlled through the legal obligation.

Development will need to be implemented in accordance with design guidance approved by the Council and other Development Management policies. Implementation of the proposals will be regulated by legal obligation in association with the grant of planning permissions.



New  
and

Policy

### Supporting Paragraph for Land at Jubilee Works

An additional site in Clavering is being allocated on the Jubilee Works, Stickling Green Road. Outline planning permission for 24 dwellings was approved on appeal in November 2012.

It is felt important to include this as an allocated site to make sure a comprehensive development is achieved.

#### ***Land at Jubilee Works, Stickling Green Road***

**This is a 0.62 hectare site. There are a number of redundant farm buildings on the site which for some years have been used for low key employment uses.. The Council's aim is to secure a comprehensive development over the whole site. Outline planning permission was granted for residential use on the site in November 2012 (UTT/2149/11/OP).**

#### **Clavering Policy X – Land at Jubilee Works, Stickling Green Road**

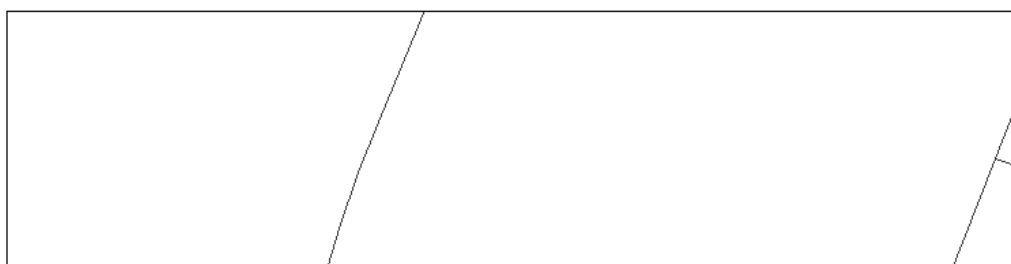
**The land at Jubilee Works is allocated for 24 dwellings.**

**The following criteria must be met:**

- **The development provides for a mixed and balanced community**
- **The development provides a children’s play area (LEAP).**
- **The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact.**

**The application should be accompanied by a Transport Assessment and Drainage Strategy and other required documents and any recommended improvements/remedial works will be controlled through the legal obligation.**

**Development will need to be implemented in accordance with design guidance approved by the Council and other Development Management policies. Implementation of the proposals will be regulated by legal obligation in association with the grant of planning permissions.**



## Chapter 26 – Henham

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

#### Summary of Representations

915 representations were received in respect of this policy.

A number of **individuals** are concerned about the site access going through school grounds. There are concerns regarding infrastructure, specifically school capacity and traffic issues affecting School Lane. There are fears that there will be significant disruption to local residents and the school during construction.

**Henham and Ugly Parish Council** feel that pedestrian access to the school would become dangerous and staff car parking would be moved to on the road. They are also concerned about the impact on Sages retirement accommodation. As an alternative they are promoting Blossoms Farm as a suitable site.

**Henham Primary School** point out that this site was first proposed for development in 1999 and was deemed unsuitable by Essex County Council due to the access issues. They question why it is now being looked at when access issues have not been addressed.

**Essex County Council state that Early Years, Child Care and Educational Facilities and Service** state that normal developer contributions may be sought including school transport where appropriate.

**The Highways Agency** welcomes reference to the need for a Transport Assessment, and acknowledges reference to the need of adequate travel planning elsewhere in the document, reference should be made specifically to the need to encourage a modal shift and reduce the need to travel through the provision of a travel plan. They have concern regarding the operational impact on the strategic road network including its junctions with the local road network.

#### Sustainability Appraisal June 2012

This site will have a significant positive impact on SA objective 9 (housing) by providing a minimum of 20 new dwellings which will include some affordable housing provision.

There will be a significant positive impact on SA objective 11 (education) where the site is located close to primary and secondary schools which should be able to accommodate the size of housing allocation within this site.

There will be positive impacts on SA objective 2 (heritage) from this site as it is not on or near any historic designations and there are no deposits recorded within the area.

The site has a positive impact on SA objective 4 (pollution) where it is away from any AQMA, outside of any groundwater protection zone, and unlikely to be affected by noise and contamination. A significant impact has not been given where there is uncertainty over the sites impact on traffic and emissions.

The site is outside flood risk zone 2 or 3 which positively impacts on SA objective 5 (flooding). The requirement of a Drainage Strategy within the policy should ensure that any impacts on surface water movement are mitigated. An FRA would also positively deal with this issue at planning application stage.

There will be positive impacts on SA objective 6 (sustainable travel) and SA objective 7 (accessibility) where the site is near public transport and some key services. The policy requirement for suitable access to the site and the provision of a children's play space on site will also support SA objective 7 as well as SA objective 10 (infrastructure). However, due to uncertainties over sewerage network capacity and access to healthcare facilities this site will have an overall uncertain impact on SA objective 10.

There are no healthcare facilities within Henham which results in SA objective 8 (health and social inclusion) ultimately receiving a negative impact. The site does not meet any of the ANGSt criteria for access to natural green space although it is acknowledged that the site will provide a play area for children which will contribute to social inclusion.

There will be negative impacts on SA objective 1 (biodiversity and landscape) where the site is located on agricultural Greenfield land as this will result in some loss of the countryside. The impact on the countryside will be minimised due to the size of the site and with it being directly adjacent to the existing settlement. The site will not impact on any locally or nationally designated sites for nature conservation.

A secondary positive impact is given to SA objective 12 (economic growth and employment) where the site does not affect the amount of employment land within the district.

#### Mitigation/Recommendations

There are no mitigation measures or recommendations identified at this stage.

#### **Officer comments**

The concerns regarding access are considered justified. It is recognised that access through the school would not be ideal and would cause traffic and safety issues. It is therefore proposed to delete the policy.

#### **Officer Recommendation**

Delete policy and replace with new policy for alternative site at Blossom Hill Farm

### **New Policy and Supporting Paragraph for Blossom Hill Farm**

The proposed Blossom Hill Farm site is considered more suitable due to its location fronting a highway making access easy. The site is close to the village centre and 25 dwellings on the site would be in keeping with the village density and surrounding area.

#### ***Land at Blossom Hill Farm, south of Chickney Road***

**This is a 0.8 hectare site south of Chickney Road, Henham. The Council's aim is to secure a comprehensive development over the whole site.**

#### **Henham Policy 1 – Blossom Hill Farm**

**The land at Blossom Hill Farm off Chickney Road is allocated for 25 residential dwellings.**

**The following criteria must be met:**

- **The development provides for a mixed and balanced community**
- **The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact.**

**The application should be accompanied by a Transport Assessment and Drainage Strategy and other required documents and any recommended improvements/remedial works will be controlled through the legal obligation.**

**Development will need to be implemented in accordance with design guidance approved by the Council and other Development Management policies. Implementation of the proposals will be regulated by legal obligation in association with the grant of planning permission.**



Henham Policy - Henham 1 and 2



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## Henham policy 2 – Land north of Chickney Road and west of Lodge Cottages

### Summary of Representations

908 representations were received in respect of this policy.

**The Highways Agency** welcomes reference to the need for a Transport Assessment, and acknowledges reference to the need of adequate travel planning elsewhere in the document, reference should be made specifically to the need to encourage a modal shift and reduce the need to travel through the provision of a travel plan. They have concern regarding the operational impact on the strategic road network including its junctions with the local road network.

A number of **individuals** are concerned that the site is outside the village development limits and is surrounded by fields and prime agricultural land. They are worried that the development of this site would create a precedent for allowing more development beyond the village development limits. Residents are concerned about the increase in traffic along the narrow Chickney Road and there would be an increase in pollution. There is a lot of support for the Parish Councils proposed site at Blossoms Farm.

**Henham Parish Council** feels that this site forms part of the open countryside. They state that the 2 affordable homes the site would provide falls short of meeting local need. They suggest Blossoms Farm as a suitable alternative site.

### Sustainability Appraisal June 2012

This site will have a significant positive impact on SA objective 9 (housing) by providing a minimum of 10 new dwellings which will include some affordable housing provision.

There will be positive impacts on SA objective 2 (heritage) from this site as it is not on any historic designations and there are no significant deposits recorded within the area. However the site is near to a Grade II Listed Building and a protected lane so it will be important that the development does not detrimentally impact these.

The site has a positive impact on SA objective 4 (pollution) where it is away from any AQMA, outside of any groundwater protection zone, and unlikely to be affected by noise and contamination. A significant impact has not been given where there is uncertainty over the sites impact on traffic and emissions.

The site is outside flood risk zone 2 or 3 which positively impacts on SA objective 5 (flooding). The requirement of a Drainage Strategy within the policy should



ensure that any impacts on surface water movement are mitigated. An FRA would also positively deal with this issue at planning application stage.

There will be positive impacts on SA objective 6 (sustainable travel) and SA objective 7 (accessibility) where the site is near public transport and provides safe access. However, it should be noted that the site is not in close proximity to key services.

There will be a negative impact on SA objective 11 (education) where the site is not near the local primary school and more than 3 miles (the statutory walking distance) from the nearest secondary school. However, it is recognised that the nearest schools, albeit at a distance away, would be able to accommodate the size of development in terms of capacity. A negative score has also been given to SA objective 8 (health and social inclusion) as there are no healthcare facilities within Henham.

SA objective 10 (infrastructure) has received an uncertain score due to uncertainties over sewerage network capacity and access to primary and secondary school education and healthcare facilities from this site.

There will be negative impacts on SA objective 1 (biodiversity and landscape) where the site is located on agricultural Greenfield land as this will result in some loss of the countryside. The impact on the countryside will be minimised due to the size of the site and with it being directly adjacent to the existing settlement. The site will not impact on any locally or nationally designated sites for nature conservation.

#### Secondary, Cumulative and Synergistic Effects

A secondary positive impact is given to SA objective 12 (economic growth and employment) where the site does not affect the amount of employment land within the district.

#### Mitigation/Recommendations

There are no mitigation measures or recommendations identified at this stage.

#### **Officer Comments**

Planning permission was granted for 14 dwellings in July 2013. The permission includes a legal obligation to provide affordable housing and an education contribution.

The Water Cycle Study concludes that there are generally no capacity issues at the Waste Water Treatment Works or the sewerage network.

The Transport Assessment which is required by this policy will identify and address any access and traffic issues, detailing any mitigation measures that are necessary in relation to this allocation.

This site will not set a precedent for other sites to come forward in Henham outside the development limits. This is an allocated site detailed in the Local Plan, all other sites that come forward will be assessed on their individual merits against national and local planning policies.

Any impact the development would have on the countryside will be addressed through development management policy DES1 and C2.

The issues raised in the Sustainability Appraisal regarding lack of healthcare facilities is recognised, however, the NHS North Essex do not wish for any new GP facilities in the village, they prefer financial contributions from developers, through CIL or S106 legal obligations, to increase the capacity at existing surgery's.

Following the consultation the landowner suggested an amendment to the site area to include additional land along the northern boundary of the site. Officers have considered the proposal but it is not felt to be a logical extension to the site.

#### **Officer Recommendation**

Amend policy and text to reflect correct description of the site.

#### **Land north of Chickney Road and east-west of Lodge Cottages**

This is a 0.7 hectare site at land north of Chickney Road and ~~eastwest~~ of Lodge Cottages Henham. The Council's aim is to secure a comprehensive development over the whole site. **The council resolved to grant planning permission in July 2013 for this site subject to the signing of a Section 106 legal obligation (UTT/13/0909/OP).**

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

The north of Chickney Road and ~~eastwest~~ of Lodge Cottages is allocated for a ~~minimum of 1014~~ residential dwellings.

The following criteria must be met:

- The development provides for a mixed and balanced community.
- The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal ~~agreement~~ **obligation**, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact.

The application should be accompanied by a Transport Assessment and Drainage Strategy and other required documents and any recommended improvements/remedial works will be controlled through the legal obligation.

Development will need to be implemented in accordance with design guidance approved by the Council and other Development Management policies. Implementation of the proposals will be regulated by legal obligation in association with the grant of planning permissions.

## Chapter 27 – Radwinter

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

#### Summary of Representations

7 representations were received in respect of this policy.

**Essex County Council Early Years Child Care and Educational Facilities and Service** suggest the supporting text should recognise that any loss of land at Radwinter Primary School should be mitigated. They point out that guidelines state that a 105 place school should have at least 0.6ha and it is fit for purpose e.g. the right shape/gradient to lay pitches.

**The Highways Agency** welcomes reference to the need for a Transport Assessment, and acknowledges reference to the need of adequate travel planning elsewhere in the document, reference should be made specifically to the need to encourage a modal shift and reduce the need to travel through the provision of a travel plan.

A **developer** feels further evidence is needed to justify why Radwinter needs 40 dwellings stating that Radwinter is poorly connected in transport terms. They suggest Takeley as a more suitable location for housing.

An **individual** states that the site is a Roman Burial Ground. Other individuals are concerned that there will be an increase in traffic through Saffron Walden

**Anglian Water** considers that there are major constraints with regard to the capacity of Waste Water Treatment Works and Surface water network and further information regarding phasings, timescales and confirmation of commitment from developers is required before further comment can be made. There are concerns regarding the foul sewerage works capacity, they point out that infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required.

#### Sustainability Appraisal June 2012

This site will have a significant positive impact on SA objective 9 (housing) by providing a minimum of 40 new dwellings which will include affordable housing provision.

There will be positive impacts on SA objective 2 (heritage) from this site as it is not on or located near any historic designations. However there are known Roman deposits associated with villa or farm complex around the site which will need to be taken into consideration during development.

The site has a positive impact on SA objective 4 (pollution) where it is away from any AQMA and unlikely to be affected by noise and contamination. It is located with a source protection zone which, according to the Environment Agency, requires careful consideration of SuDS to ensure that the site does not negatively impact the groundwater. However, this should be adequately dealt with by a Drainage Strategy which is required by the local policy. A significant impact has not been given where there is uncertainty over the sites impact on traffic and emissions.

The site is outside flood risk zone 2 or 3 which positively impacts on SA objective 5 (flooding). The requirement of a Drainage Strategy within the policy should ensure that any impacts on surface water movement are mitigated. An FRA would also positively deal with this issue at planning application stage.

There will be a positive impact on SA objective 11 (education) where the site is located close to a primary school which should have adequate capacity to accommodate the additional dwellings. However the site is more than 3 miles from a secondary school, which is beyond the statutory walking distance, preventing a significant positive impact being given.

There will be positive impacts on SA objective 6 (sustainable travel) and SA objective 7 (accessibility) where the site is near public transport and some key services. The policy requirement for the provision of recreation open space on site and off site and contributions to a new pavilion will also support SA objective 7 as well as SA objective 10 (infrastructure). However, due to uncertainties over sewerage network capacity and access to secondary school education and healthcare facilities this site will have an overall uncertain impact on SA objective 10.

There are no healthcare facilities within Radwinter which results in SA objective 8 (health and social inclusion) receiving a negative impact. It is acknowledged that the provision of recreation open space and a strategic landscape buffer, which should provide greenspace will contribute to well-being.

There will be negative impacts on SA objective 1 (biodiversity and landscape) where the site is located on agricultural Greenfield land as this will result in some loss of the countryside. The impact on the landscape character will be minimised through the policy requirement for a substantial strategic landscape buffer to northern edge of allocation. The site will not impact on any locally or nationally designated sites for nature conservation.

A secondary positive impact is given to SA objective 12 (economic growth and employment) where the site does not affect the amount of employment land within the district.

Mitigation/Recommendations

There are no mitigation measures or recommendations identified at this stage.

### Officer Comments

A Transport Assessment is required for the site, this will detail any issues there may be over access, increased traffic etc, and detail mitigation measures.

Contributions to education facilities will be determined at the time of the planning application in accordance with Essex County Council adopted standards. The requirement would be regulated by legal obligation as indicated in the policy.

The Sustainability Appraisal has identified the Roman Deposits on the site as a possible issue; however, mitigation measures will be identified at planning application stage.

Encouraging sustainable travel and the need to provide travel plans where appropriate is covered by Strategic Policy SP16 – Accessible Development. The site allocation policy does indicate that other documents may be required to accompany the application and it is not considered necessary for the policy to include a comprehensive list.

The Water Cycle Study concludes that part of the site is in the 20 year fluvial flood outline. The development can take place outside this area. As part of the planning application stage Flood Risk Assessments and Drainage strategies will be required to address these issues and strategic policy SP9 – Minimising Flood Risk will ensure the development addresses this issue. Sustainable Drainage Systems would be incorporated in the site and runoff from the development will be minimised and managed in line with policy EN4. There are no capacity or treatment issues at the Waste Water Treatment Works.

### Officer Recommendation

Amend policy

#### *Land north of Walden Road*

This is a 1.4 hectare site north of Walden Road Radwinter. The Council's aim is to secure a comprehensive development over the whole site.

#### Radwinter Policy 1 - Land north of Walden Road

Land north of Walden Road is allocated for a ~~minimum~~ of 40 residential dwellings.

The following criteria must be met:

- The development provides for a mixed and balanced community.
- It provides for recreation open space within the development and the provision of off-site recreation open space adjacent to existing recreation ground at Walden

Road/Water Lane and contributions towards a new pavilion. The provision of substantial strategic landscape buffer to northern edge of allocation.

- The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal ~~agreement~~**obligation**, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact.

The application should be accompanied by a Transport Assessment and Drainage Strategy and other required documents and any recommended improvements/remedial works will be controlled through the legal obligation.

Development will need to be implemented in accordance with design guidance approved by the Council and other Development Management policies. Implementation of the proposals will be regulated by legal obligation in association with the grant of planning permissions.

## Chapter 28 - Stebbing

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

#### Summary of Representations

17 representations were received in respect of this policy.

A **developer** and some **landowners** suggest alternative sites in Stebbing, North of the primary school, east of Watch House Road, south west of allocated site and west of The Downs.

Individuals question why the site has been included when it was not in the SHLAA and whether it has been sustainably appraised against the other proposed sites in the village. There is concern regarding access and increased traffic, as well as questions regarding infrastructure, namely school and water capacity. One individual is concerned about the lack of public transport in the village as well as the poor level of broadband service.

A few **individuals** suggest more housing is needed in the village. One suggests that STE10 should be reconsidered. Another requests the inclusion of elderly peoples accommodation and affordable housing.

**Saffron Walden Museum** prefers sites in the development limits and wishes the Council to note that this site is preferred over one which is located opposite a special roadside verge.

**The Highways Agency** suggests reference should be made to the need to encourage modal shift and reduce the need to travel through the provision of a travel plan.

**Anglian Water** considers that the Waste Water Treatment works and the foul sewerage works has capacity to serve the development. There are major constraints with regard to the capacity of the surface water network and further information regarding phasing, timescales and confirmation of commitment from developers is required before further comment can be made.

#### Sustainability Appraisal June 2012

This site will have a significant positive impact on SA objective 9 (housing) by providing a minimum of 10 new dwellings.

There will be a significant positive impact on SA objective 11 (education) where the site is located close to primary and secondary schools which should be able to accommodate the size of housing allocation within this site.

There will be positive impacts on SA objective 2 (heritage) from this site as it is not on or located near any historic designations. However there are known Roman deposits associated with villa or farm complex around the site which will need to be taken into consideration during development.



The site has a positive impact on SA objective 4 (pollution) where it is away from any AQMA, outside of any groundwater protection zone, and unlikely to be affected by noise and contamination. A significant impact has not been given where there is uncertainty over the sites impact on traffic and emissions.

The site is outside flood risk zone 2 or 3 which positively impacts on SA objective 5 (flooding). The requirement of a Drainage Strategy within the policy should ensure that any impacts on surface water movement are mitigated. An FRA would also positively deal with this issue at planning application stage.

There will be positive impacts on SA objective 6 (sustainable travel) and SA objective 7 (accessibility) where the site is adjacent to the existing settlement and near public transport and some key services. However, where there are no healthcare facilities within Stebbing a negative impact has been recorded for SA objective 8 (health and social inclusion).

SA objective 10 (infrastructure) has received an uncertain score. Despite there being enough capacity in the nearby educational facilities there are uncertainties regarding access to, and capacity of, healthcare facilities as well the capacity of the sewerage network.

There will be negative impacts on SA objective 1 (biodiversity and landscape) where the site is located on agricultural Greenfield land as this will result in some loss of the countryside. The impact on the landscape character will be minimised due to the size of the site and with it being directly adjacent to the existing settlement. The site will not impact on any locally or nationally designated sites for nature conservation.

### Officer Comments

This site came forward in the January 2012 consultation. A site does not have to be in the SHLAA to be considered for an allocation in the draft local plan. All the proposed allocated sites have been sustainably appraised. Other sites in Stebbing identified in the SHLAA have not been subject to a sustainability appraisal. However, the SHLAA picked up issues which meant their allocation was not justified. STE 1 and 2 were proposed as new settlements, STE3 was a large site situated on the edge of the village away from the village centre and amenities. STE4 has already been built, there were concerns with STE5 regarding the impact on the conservation area and loss of cricket pitch. There were questions over availability and access of STE6. STE 7,8,9 all had access concerns.

A Transport Assessment is required for the site, this will detail any issues there may be over access, increased traffic etc, and detail mitigation measures.

The Water Cycle Study concludes that there are no capacity or treatment issues at the Waste Water Treatment Works. However, it does raise concerns over the impact on the wider environment stating that there could be poor phosphate levels in the watercourse.

The provision of affordable housing will be dealt with at the time of the planning application, in line with development management policy HO5.

Encouraging sustainable travel and the need to provide travel plans where appropriate is covered by Strategic Policy SP16 – Accessible Development. The site allocation policy does indicate that other documents may be required to accompany the application and it is not considered necessary for the policy to include a comprehensive list.

### Officer Recommendations

Amend Policy:

Stebbing Policy 1 - Land to east of Parkside and Garden Fields

Land east of Parkside and Garden Fields is allocated for ~~a minimum of~~ 10 residential dwellings.

The following criteria must be met:

- The development provides for a mixed and balanced community.
- The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal ~~agreement~~**obligation** to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact.

The application should be accompanied by a Transport Assessment and Drainage Strategy and other required documents and any recommended improvements/remedial works will be controlled through the legal obligation.

Development will need to be implemented in accordance with design guidance approved by the Council and other Development Management policies. Implementation of the proposals will be regulated by legal obligation in association with the grant of planning permissions.

### **New Policies in other Villages**

Additional sites are being allocated in other villages to reflect planning permissions. It is felt important to include these as allocated sites to make sure comprehensive development is achieved on each site.

### **FELSTED – SITE ALLOCATIONS**

#### ***Land at Hartford End Brewery***

**This is a 0.93 ha site, formerly a brewery. Planning permission was granted in February 2012 for redevelopment and conversion of the brewery complex to provide a mixed use development of 43 homes and offices (UTT/2310/10/FUL)**

#### **Felsted Policy 1 - Land at Hartford End Brewery**

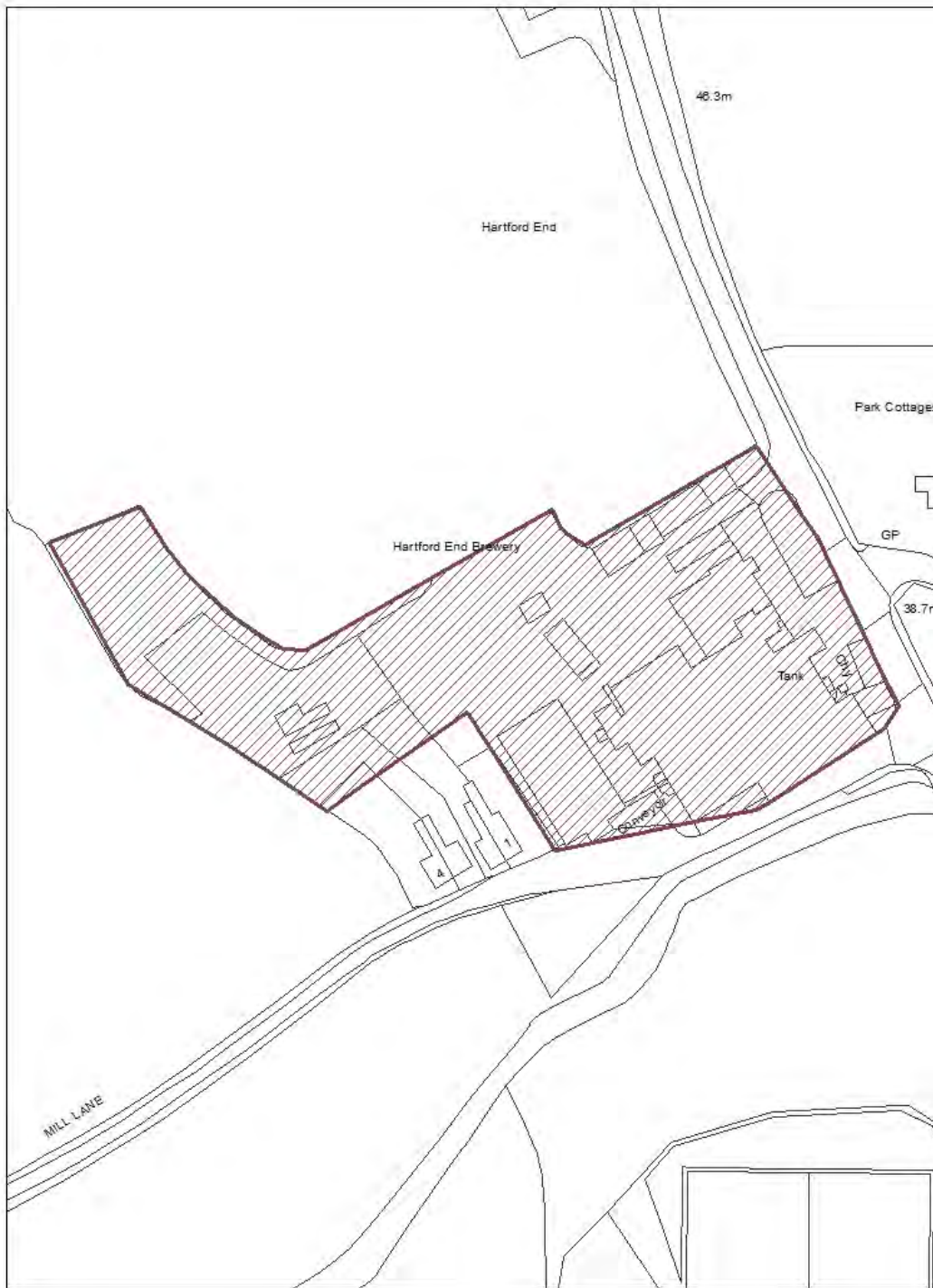
**The land at Hartford End Brewery is allocated for 43 residential dwellings and 650m<sup>2</sup> of office space.**

**The following criteria must be met:**

- The development provides for a mixed and balanced community**
- The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal obligation to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact.**

**The application should be accompanied by a Transport Assessment and Drainage Strategy and other required documents and any recommended improvements/remedial works will be controlled through the legal obligation.**

**Development will need to be implemented in accordance with design guidance approved by the Council and other Development Management policies. Implementation of the proposals will be regulated by legal obligation in association with the grant of planning permission.**



Felsted Policy - Land at Hartford End Brewery



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***Land at Watch House Green, Felsted***

**This is a 2 ha site. Planning permission was granted in July 2013 to provide up to 25 dwellings (UTT/13/0989/OP).**

**Felsted Policy 2 – Land at Watch House Green, Felsted**

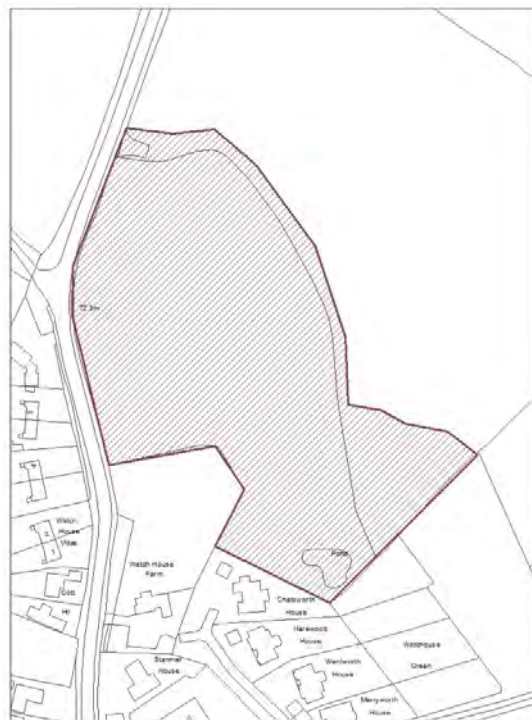
**Land at Watch House Green is allocated for 25 dwellings.**

**The following criteria must be met:**

- **The development provides for a mixed and balanced community**
- **It provides for a children’s play space (LEAP)**
- **The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal obligation to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact.**

**The application should be accompanied by a Transport Assessment and Drainage Strategy and other required documents and any recommended improvements/remedial works will be controlled through the legal obligation.**

**Development will need to be implemented in accordance with design guidance approved by the Council and other Development Management policies. Implementation of the proposals will be regulated by legal obligation in association with the grant of planning permission.**



Felsted Policy - Land at Watch House Green



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## **FLITCH GREEN – SITE ALLOCATIONS**

### ***Flitch Green***

**Flitch Green is located 3.5 miles to the south east of Great Dunmow. Planning permission was first granted in 1997 for the redevelopment of the sugar beet works that formerly stood on this site. The development principles of the site have been established in Master Plans. Development of the site commenced in 2000 and since then 716 dwellings and a primary school have been built. This plan allocates the outstanding development of Phase 6 and the village centre.**

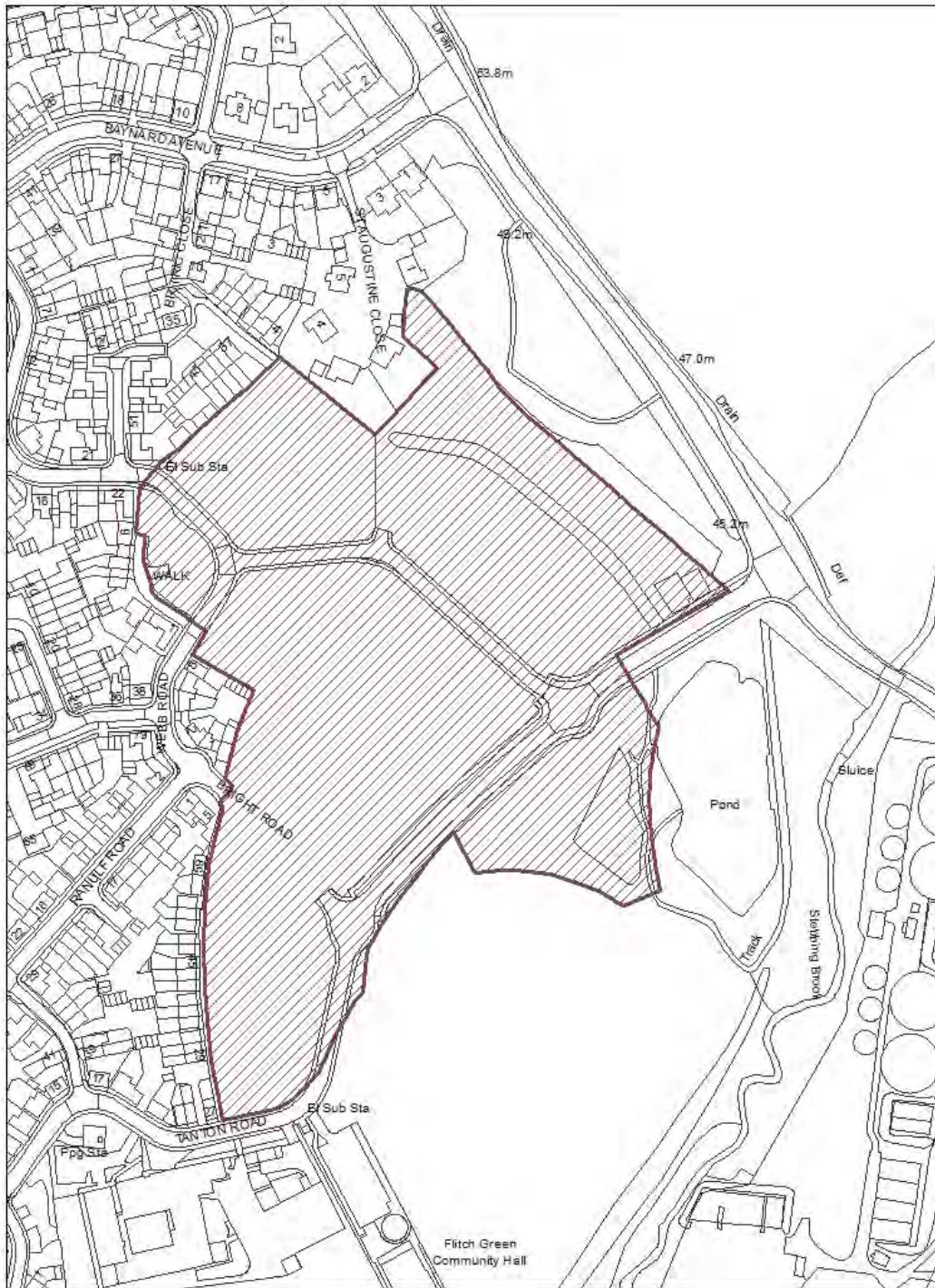
#### **Flitch Green Policy 1 - Land at Flitch Green**

**Land defined on the proposals map is proposed for a comprehensive residential and associated development for 154 dwellings as part of the existing development under construction at Flitch Green.**

**The following criteria must be met:**

- The development provides for a mixed and balanced community;**
- It provides for a local centre, incorporating community facilities, suitable shopping, satisfactory open space and sport and recreation facilities.**
- It provides for substantial landscaping both within and beyond the development boundaries to complement the layout and arrangement of buildings and to create a broad landscaped swathe beside the river Chelmer and the Stebbing brook.**
- The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal obligation to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact.**

**Development will need to be implemented in accordance with the Master Plans and design guidance approved by the Council. Implementation of the Master Plan proposals will be regulated by legal obligation in association with the grant of planning permissions.**



Fitch Green



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## HIGH RODING – SITE ALLOCATIONS

### *High Roding*

This 0.72 hectare site is allocated for housing. Outline planning permission was granted in October 2010 for the erection of 25 dwellings (UTT/1823/08/OP).

High Roding Policy 1 - Land at Meadow House Nursery		
The following site identified on the proposals map is proposed for residential development.		
Site	Site Area (ha)	Capacity
Meadow House Nursery	0.72	25
Total		25

## MANUDEN - SITE ALLOCATIONS

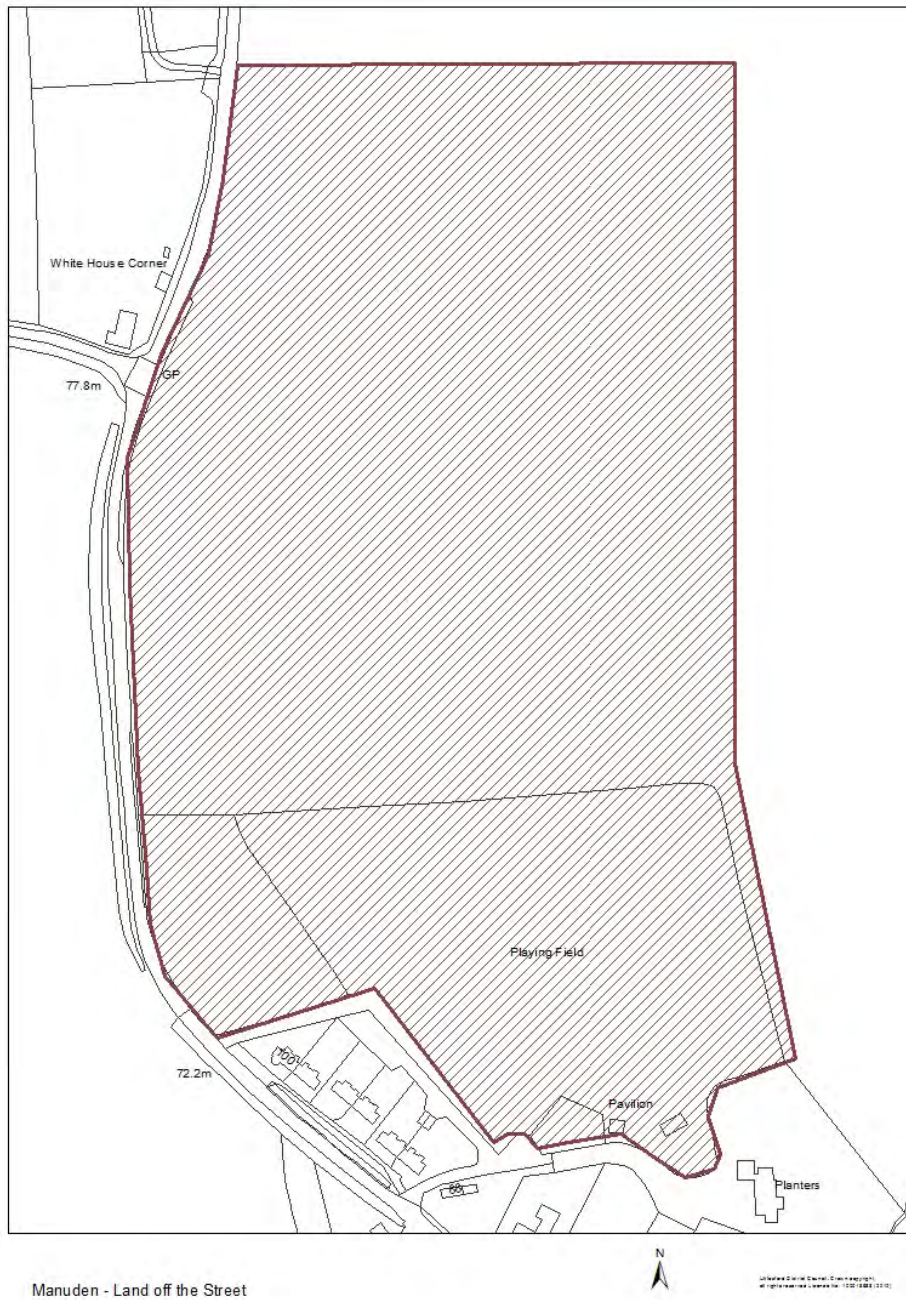
### *Land off The Street, Manuden*

This 8.55 hectare site is identified for a mixed use development off The Street, Manuden. The Council's aim is to secure a comprehensive development over the whole site. An application for a village hall, changing rooms, multi use games area, sports pitches, car parking and 14 houses, was approved in February 2013 (UTT/0692/12/FUL)

Manuden Policy 1 – Land off the Street
Land off the Street is allocated for 10 market dwellings and 4 affordable Rural Exception dwellings and community uses.
The following criteria must be met:
<ul style="list-style-type: none"> <li>• The development provides for a mixed and balanced community.</li> <li>• It provides for sports pitches, changing rooms, a community hall and multi use games area together with car parking within the development.</li> <li>• The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal obligation, to provide or contribute towards wider and longer term planning benefits, reasonably associated with the alleviation of any such impact.</li> </ul>
The application should be accompanied by a Transport Assessment and Drainage Strategy and other required documents and any recommended improvements/remedial works will be controlled through the legal obligation.
Development will need to be implemented in accordance with design guidance



approved by the Council and other Development Management policies. Implementation of the proposals will be regulated by legal obligation in association with the grant of planning permissions.



Manuden - Land off the Street

## **QUENDON AND RICKLING – SITE ALLOCATIONS**

### ***Land rear of Foxley House***

**This 0.63 ha site is identified for 19 dwellings. Planning permission was granted in 2013 for market dwellings,(UTT/1359/12/OP) affordable rural exception dwellings and public play space (UTT/13/0027/OP) and land for educational purposes (UTT/13/0026/FUL).**

#### **Quendon and Rickling Green Policy 1 – Land rear of Foxley House**

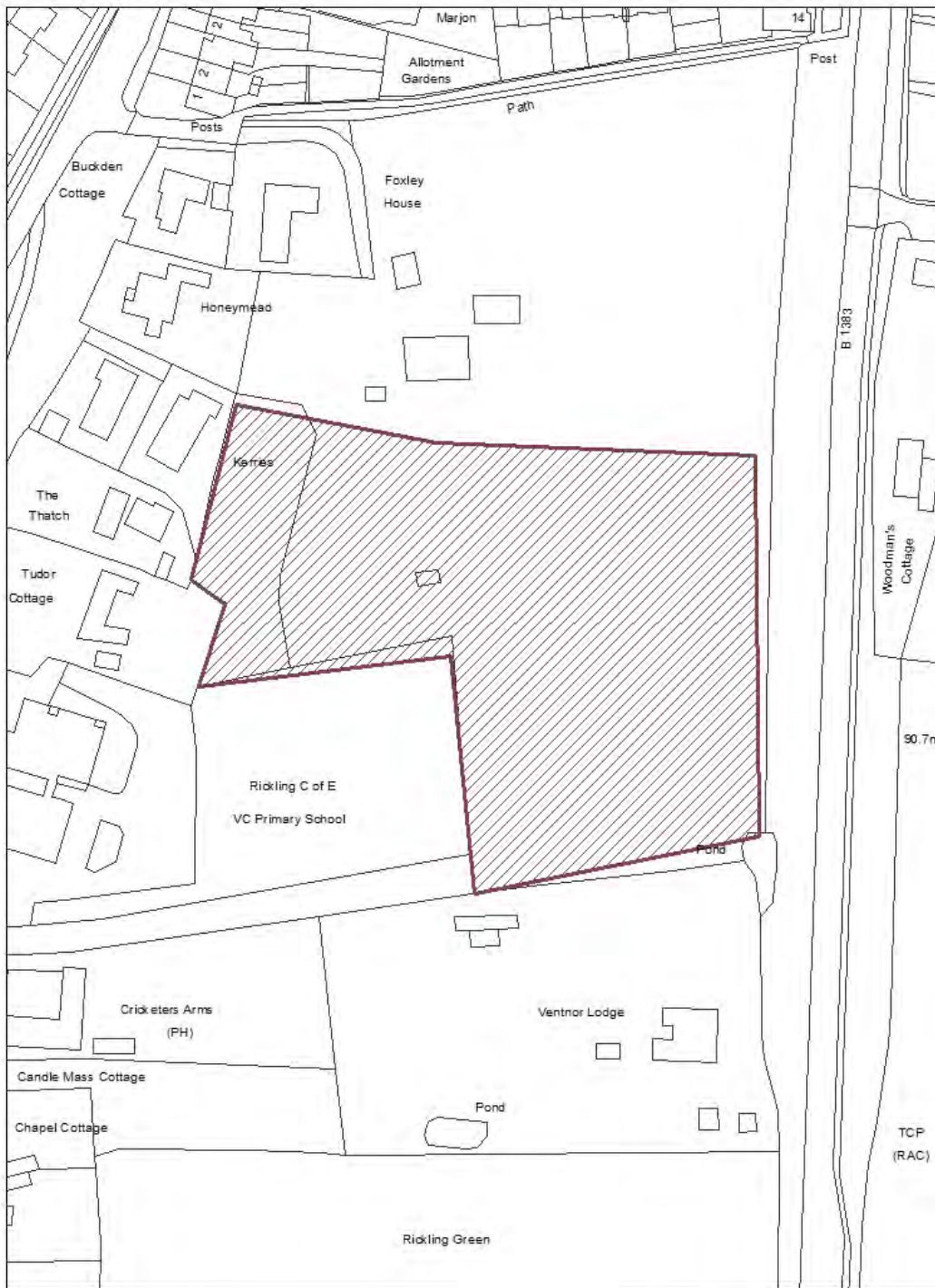
**Land rear of Foxley House is allocated for 14 market dwellings, 5 affordable Rural Exception dwellings, a public play area and land for educational purposes as an extension to the existing Primary School grounds.**

**The following criteria must be met:**

- The development provides for a mixed and balanced community.**
- It provides a public play area and land for educational purposes as an extension to the existing primary school grounds.**
- The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal obligation, to provide or contribute towards wider and longer term planning benefits, reasonably associated with the alleviation of any such impact.**

**The application should be accompanied by a Transport Assessment and Drainage Strategy and other required documents and any recommended improvements/remedial works will be controlled through the legal obligation.**

**Development will need to be implemented in accordance with design guidance approved by the Council and other Development Management policies. Implementation of the proposals will be regulated by legal obligation in association with the grant of planning permissions.**



Quendon and Rickling policy - Land rear of Foxley House



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### List of Sites Promoted in Response to Draft Local Plan June 2012

The table below contains details of all the site specific representations received during the consultation on the Draft Local Plan together with officer comments. The table is organised in alphabetical order by settlement. The table indicates which part of the plan the representation related to, and also whether the site is a new site or one that has been considered previously either through the SHLAA (Strategic Housing Land Availability Assessment) process or in response to the Role of Settlements and Site Allocations Consultation held in Jan 2012. A brief summary of the representation is included – full details can be viewed on the consultation website at <http://uttlesford-consult.limehouse.co.uk/portal>

Address and Details of Consultee/Agent	Q1	SP6	Site Allocation	Status of Site i.e. SHLAA, Rep Made at Site Allocations (SA) or New	Summary of Representation
<b>ASHDON</b>					
Builders Yard, Over Hall Lane, Ashdon KMBC Planning for client (663961)	DLP48 23			NEW	0.42ha 6-10 dwellings. Ashdon is a Type A village. There are no allocations in the village. Development is not likely to have any adverse on the landscape and ecology. Development would not create highway and safety concerns.
Officers Comment: Ashdon does have a good range of facilities but this site does not adjoin the main village. It is in the hamlet of Steventon End which doesn't have any facilities and is remote from the facilities in Ashdon. Development here would therefore increase car journeys for access to schools, shops etc and is not considered to be sustainable. Re-development of the builders yard could be considered under other policies in the plan.					
<b>BARNSTON</b>					
Land at Broadgroves, Barnston Mr and Mrs Smith (525236)	DLP11 756			SHLAA BAR1  SA	Obvious locations for small scale development, close to village centre and bus routes. Site now proposed for 13 dwellings rather than 23 considered in previous consultation.
Officers Comment: Outline permission was granted for 4 dwellings in June 2013 (UTT/13/0926/OP). The site is a windfall site and once built will contribute towards the windfall allowance. The site could be included within development limits.					

Address and Details of Consultee/Agent	Q1	SP6	Site Allocation	Status of Site i.e. SHLAA, Rep Made at Site Allocations (SA) or New	Summary of Representation
North East of Chelmsford Road, Barnston. Mr Hamilton (636817)	DLP11 611			SHLAA BAR2  SA	Site should be allocated for minimum of 50 dwellings – classified as suitable, available and achievable in SHLAA subject to reduction in site area.
Officers Comment: This site was considered at the previous consultation stage but no allocation was proposed. Barnston only has limited services and development would be likely to result in increased journeys to Great Dunmow.					
<b>CLAVERING</b>					
Land adj to Hazels, Wicken Road, Hill Green, Clavering Jackie Herring (638435)	DLP22 3			SHLAA CLA3	Logic behind the current VDL has not been explained. Allowing development on this site would help alleviate the housing land supply situation.
Officers Comment: This site was considered as part of the SHLAA. If the site were to be considered on its own it was felt that only frontage development would be appropriate and that including adjoining land as in CLA10 could make the development acceptable. This larger area could potentially accommodate up to 68 homes. This represents a significant scale of new housing development in a rural village which will already have two allocated sites for a total of 38 homes.					
Jubilee Works, Clavering Ms Serena Finzel (637112)		DLP116 34	DLP116 04	SHLAA CLA2 SA Planning App	Details of rep logged as objection to Clavering Policy 1. The owner of the Jubilee works site is presently pursuing outline planning permission for redevelopment of the site to provide up to 24 residential dwellings. It has been demonstrated that re-use of redevelopment of the Jubilee Works site for employment purposes is not financially viable. The NPPF strongly supports the re-use of non viable employment sites for the delivery of new housing and resists their long term protection. The 2011 SHLAA and the Site Allocations Sustainability Assessment Jan 2012 have both identified Jubilee Works as suitable, available and achievable for residential development.

Address and Details of Consultee/Agent	Q1	SP6	Site Allocation	Status of Site i.e. SHLAA, Rep Made at Site Allocations (SA) or New	Summary of Representation
Officers Comment: Outline planning permission was granted on appeal for 24 homes in November 2012 (UTT/2149/11/OP). This site now contributes to meeting the housing needs of the District and will be allocated in the plan.					
<b>ELSENHAM</b>					
Elsenham Nurseries, Stansted Road, Elsenham Max Barton (666307)	DLP64 72			SHLAA ELS5	Development Limits should be amended to include this site. The land is immediately available and there is suitable access from Stansted Road.
Officers Comment: This site was considered as part of the SHLAA. It was identified as being suitable and available but there was a question mark over potential highways issues in securing a suitable access for the scale of development (the capacity of the site was estimated to be 83-139 homes).					
Land adj to ELS Policy Area 1 – land to the north west, adj to the M11 and Alsa Wood and the Nurseries.  Crown Estates (671018)			DLP101 02	SHLAA ELS6	Additional land within the Crown Estates ownership should be included in the allocations. Land which is within agricultural use to the north-west is considered appropriate for further housing development and land to the south west known as the nursery is willing to include his land with the promotion of the Crown Estates Land. The Crown Estate is committed to safeguarding and maintaining Alsa Wood and will be entering into a Management Plan as part of the S106 Legal Agreement for the outline application.  The proposal is to expand Policy Area 1 to make use of the remaining developable areas between Elsenham and the M11, effectively 'finishing off' the western side of the village.
Officers Comment: The current allocation excludes this land to the north west as it forms an important buffer between the policy area and Alsa Wood.					

Address and Details of Consultee/Agent	Q1	SP6	Site Allocation	Status of Site i.e. SHLAA, Rep Made at Site Allocations (SA) or New	Summary of Representation
<p>Elsenham Goods Yard, Elsenham Allen Planning for Client (650508)</p> <p>(The majority of the site is actually in Henham Parish)</p>	DLP6182	DLP6174		<p>Was received outside consultation period on Site Allocations</p> <p>Planning App</p>	<p>Development Limits should be amended to include Elsenham Goods Yard as a proposal site. The site is close to the village centre and less than 5 mins walk to the station. Site has good road and public transport access. The site is available and can be delivered within 5 years. Capacity is 14 dwellings.</p>
<p>Officers Comment: This site was promoted in response to the January consultation but was received after the closing date for comments. Being adjacent to the railway line, there is some concern about potential noise impacts on the amenity of future occupants and the shape of the site, being long and thin does not lend itself easily to an effective residential layout. A planning application for 10 dwellings and 2 flats (UTT/1625/12/FUL) was submitted but has subsequently been withdrawn.</p>					
<p>Land off Robin Hood Road, Elsenham</p> <p>Holmes (525624)</p>		DLP967		<p>SHLAA ELS7</p> <p>SA</p>	<p>Logical to allocate this site as part of Policy Area 3. Site scored well in SHLAA – is worthy of allocation.</p>
<p>Officers Comment: The draft plan published in June shows this site as being within the proposed development limit for the village. This would allow residential development to take place on this site subject to policy criteria being met.</p>					
<p>Barkers Garage, High Street, Elsenham</p> <p>Mr and Mr Barker (644968)</p>		DLP2193		SA	<p>Details of rep logged as objection to Elsenham Policy 1 (DLP2194) Barkers Garage and adjoining surplus garden area (0.35 acres approx), within the village built envelope, and surrounded by housing, be allocated and designated as a residential development site. The site represents a brownfield site opportunity, and should be</p>

Address and Details of Consultee/Agent	Q1	SP6	Site Allocation	Status of Site i.e. SHLAA, Rep Made at Site Allocations (SA) or New	Summary of Representation
					supported in preference to the other green field sites identified in the village. We consider it capable of accommodating up to 6 units.
<p>Officers Comment: This site as it is a brownfield site within development limits. A planning application for 4 dwellings was submitted in July 2013 and a decision is pending. Should permission be granted the site is would be considered a windfall site and once built would contribute towards the windfall allowance.</p>					
Rear of The Crown Public House, Elsenham Persimmon Homes (526189)		DLP3616		SHLAA ELS3  SA	See previous representations. The site should be allocated to meet additional need for housing. The suitability of the site is confirmed in the SHLAA. The plan accompanying the representation shows a total of 38 dwellings 23 private and 15 affordable with a mix of flats, 2,3 and 4 bed houses with a new car park for school drop off and a new play area. The map shows one access point to Hailes Wood and another to Henham Road.
<p>Officers Comment: The site was also promoted in response to the January consultation. The site was not included because of access issues, which is also highlighted as a possible issue in the SHLAA. A planning application overcame the highway issues but planning permission was refused in August 2013 on design grounds (UTT/13/1397/FUL).</p>					
New settlement between Elsenham and Henham. Fairfield Partnership (633620)  (Large proportion of site is within Henham Parish)		DLP3131		SHLAA ELS8  SA	As set out in previous representations. Land north east of Elsenham should be identified for new settlement of 3,000 homes.



Address and Details of Consultee/Agent	Q1	SP6	Site Allocation	Status of Site i.e. SHLAA, Rep Made at Site Allocations (SA) or New	Summary of Representation
Officers Comment: The site at Elsenham has been previously promoted by the Council. Work done to support that position indicated that the location was sustainable and suitable for a linked new settlement but there were concerns about the potential impact on overall housing delivery if the site failed for any reason, the viability of the site at the lower number of houses which were needed at the time and the failure of a single settlement solution to provide much needed affordable housing throughout the District. These issues are overcome if a village expansion is proposed as part of a strategy which also includes a range of development sites in other settlements.					
<b>FARNHAM</b>					
Farnham Hassobury Management Limited (661460)		DLP2214		SHLAA FAR1?	Hassobury Management have previously indicated availability of land. Farnham has a school and more children are needed to keep the school viable.
Officers Comment: This site was considered following the previous consultation in January. There were a number of objections from local residents but no negative impacts were identified which could prevent delivery of the site through the SA and the site performed well in the SHLAA. Farnham has relatively few facilities but there is a primary school.					
<b>FELSTED</b>					
Land r/o The Copse, Bannister Green, Felsted Mr Anthony Gaughan (525157)	DLP6483			SA	Small amendment to the VDL for 2/3 houses. Plot is not part of the wider countryside. Access can be achieved through agreement with adjacent land owner.
Officers Comment: This site is separated from the fields to the east and south by a hedge and does not appear as part of the surrounding countryside. There would be little harm to the character of the countryside by including this small site within the development limits and the impact of any development would be limited providing the hedge were to be retained/replaced. However the means of access to the site is most likely to be achieved by a new driveway where currently there is only a public footpath which runs along the field edge. This could potentially impact on the character of the countryside.					
The Chimes. Watch House Green, Felsted Mr Jason Clarke (669924)	DLP8809			NEW SHLAA FEL09	Site is suitable for small scale residential development (3-4) dwellings.

Address and Details of Consultee/Agent	Q1	SP6	Site Allocation	Status of Site i.e. SHLAA, Rep Made at Site Allocations (SA) or New	Summary of Representation
Officers Comment: The form of development in Felsted is characterised by small hamlets like Watch House Green and Bannister Green set around greens but separated from the main village and each other by tracts of countryside. More intensive development of the Chimes would lead to the erosion of one of these important gaps.					
Land at Watch House Green, Felsted Mr David Warn (527413)	DLP11 049	DLP110 24		SA  Planning App	Mixed development of 30-35 houses. Rural office courtyard for local employment. Equipped play areas, allotments. Process of selection of villages which have development is unclear and inconsistent. A more even distribution is required.
Officers Comment: Outline planning permission was granted for up to 25 dwellings in July 2013 (UTT/12/5213/OP). This site now contributes to meeting the housing needs of the District and will be allocated in the plan.					
Kinvara Business Park, Gransmore Green, Felsted Mr P.J. O'Connor (636910)	DLP11 395			SA SHLAA FEL11	Existing buildings on the Kinvara site have a visual impact – residential redevelopment could potentially lessen that impact.
Officers Comment: This site was previously promoted through the January consultation. The site was not allocated because the site is isolated and considered to be in an unsustainable location which would rely heavily on the private car for access. The site is around 1ha and could accommodate a large number of houses. The redevelopment for housing would have a greater visual intrusion than the current buildings and would harm the visual amenity of the surroundings.					
Messrs Smith (662700) – promoting 3 sites. a) South of Braintree Road, opposite Chaffix Farm		DLP318 1		NEW SHLAA FEL12a	Sites are available with no restrictions. The sites are well outside the floodplain. Felsted has a good range of services and facilities. The village would benefit from affordable housing. No environmental features are present which could harbour protected species. These types of alteration to the settlement boundaries will prevent small villages stagnating.
b) Rear of Chaffix Farm		DLP318 1		NEW SHLAA FEL12b	

Address and Details of Consultee/Agent	Q1	SP6	Site Allocation	Status of Site i.e. SHLAA, Rep Made at Site Allocations (SA) or New	Summary of Representation
c) South side of Bannister Green Villas, Bannister Green		DLP318 1		NEW SHLAA FEL12c	
Officers Comment: The form of development in Felsted is characterised by small hamlets like Watch House Green, Bannister Green and others set around greens but separated from the main village and each other by tracts of countryside. Development of sites a) and b) would result in the loss of the gap between Watch House Green and Felsted. Development on Site c) would join Watch House Green to Bannister Green.					
<b>FLITCH GREEN</b>					
Flitch Green Enodis Property Development Ltd (527447)	DLP96 41	DLP960 1		SHLAA LTDUN02  SA  Planning App	Expand the development limits of Flitch Green to include Brownfield land north of Stebbing Brook. Appropriate to specifically allocate Flitch Green for up to 230 additional homes. To take into account 168 previously put forward, 7 units approved in village centre and 46 units within the Colonade site. Settlement at Flitch Green has adequate facilities to accommodate this growth.
Officers Comment: This site was considered following the previous consultation in January – no change was proposed. It was not considered appropriate to amend the development limits because it could result in development contrary to the approved master plan and the location of sports provision. The land is also within the Cordon Sanitaire and delivery of development in this location is uncertain. A planning application (UTT/0365/09/OP) was refused in April 2012 and dismissed at appeal in August 2013.					
<b>GREAT CHESTERFORD</b>					
Adj Conway House, Poplar Lodge, Newmarket Road, Great Chesterford KMBC Planning for Client (663916)	DLP47 81			SHLAA GTCHE5	Site could yield 6-10 dwellings. Community services and facilities are short walk away. It has good road access. The site has no environmental status and there is no legal covenant on the land.
Officers Comment: Notwithstanding the issue of the covenant over which there seems to be some dispute the site has been assessed in the					

Address and Details of Consultee/Agent	Q1	SP6	Site Allocation	Status of Site i.e. SHLAA, Rep Made at Site Allocations (SA) or New	Summary of Representation
SHLAA as not being suitable or achievable for reasons of location, levels, archaeology, access and ecology.					
Land between Walden Road, Rose Lane, Residential Properties on the High Street and the hedge line, Great Chesterford Colside Securities (661273)		DLP2240		SHLAA GtCHE9 ? – no map supplied may include SHLAA site GtCHE6	Area is 6.5 acres in total and could accommodate up to 75 dwellings.
<p>Officers Comment: No details have been provided which would enable this proposal to be considered i.e. there is no plan – no indication of means of access etc. Without this information it is not possible to make a proper assessment of this site.</p> <p>Planning permission has been granted for a total 4 dwellings; 2 on land rear of Geldards, High Street (UTT/12/6006/OP) and 2 on the former allotments off Rose Lane (UTT/0742/12/OP)</p>					
Whiteways Ickleton Road, Great Chesterford KMBC Planning for Client (663946)	DLP4800			NEW SHLAA GtCHE10	Site is 0.75ha and could provide 6-10 dwellings. Adjacent 3.8ha lies in South Cambs and will also be promoted. Chesterford is a key village and site can access main highway network.
Officers Comment: This site is separated from the rest of the village by the railway line. Development here is not a logical extension to the village and would extend the built form into the countryside.					
<b>GREAT DUNMOW</b>					
East of St Edmunds Lane, Great Dunmow Mr Rupert Kirby (525424)	DLP7418			SHLAA GtDUN15	GTDUN15 is only 7 min from the Town Centre it is well defined and will not interrupt views of open countryside. No impact on Chelmer Valley. Excellent site for Care Village.

Address and Details of Consultee/Agent	Q1	SP6	Site Allocation	Status of Site i.e. SHLAA, Rep Made at Site Allocations (SA) or New	Summary of Representation
Officers Comment: This site was considered as part of the SHLAA process. It was not considered suitable for housing because of its location and the fact that development of the site would extend the urban area into open, elevated and gently rising land.					
Land north of Ongar Road Redrow Homes (525241)		DLP787 5		SHLAA GT DUN05  SA  Planning App	Site should be allocated for min of 73 dwellings. Dunmow has a good range of services and facilities. The site is 1 km to the town centre and 620m from the bus stop. The site has been the subject of an appeal and the Inspector found the impact of the site to be acceptable.
Officers Comment: Outline planning permission was allowed on appeal for 73 dwellings in January 2013 (UTT/1147/12/OP). This site now contributes to meeting the housing needs of the District and will be allocated in the plan.					
Sector 4 - Woodlands Park Wickford Developments (525088)		DLP653 3		SHLAA GT DUN10  SA  Planning App	S4 Subject to planning application
Officers Comment: Outline planning permission was granted for Sector 4 of Woodlands Park in August 2012 for up to 125 dwellings with public open space (UTT/2507/11/OP). This site now contributes to meeting the housing needs of the District and will be allocated in the plan.					
Land at Brick Kiln Lane, Great Dunmow Wickford Developments (525088)		DLP653 3		SHLAA GT DUN08&09  SA	Brick Kiln Farm 1 – currently occupied by former farmyard stables etc. Development would be a logical extension to the development limit.  Brick Kiln Farm 2 – New housing area and transfer of substantial amount of public open space in the Chelmer Valley.
Officers Comment: Outline planning permission was granted for 68 homes in July 2013 (UTT13/0847/OP). This site now contributes to					

Address and Details of Consultee/Agent	Q1	SP6	Site Allocation	Status of Site i.e. SHLAA, Rep Made at Site Allocations (SA) or New	Summary of Representation
meeting the housing needs of the District and will be allocated in the plan.					
Dunmow Park, Braintree Road, Great Dunmow The Wolfe Family (632758)		DLP208 1		SHLAA GTDUN12  SA	Concerned about the draft plans reliance on Great Dunmow Policy Area 1 in an area of the town where delivery of previous allocations has been slower than expected. This could be remedied by allocating a further site in another location in Great Dunmow.
Officers Comment: This site was considered following the previous consultation in January. The site was not included in the plan because it has been identified in the Historic Settlement Character Assessment as a distinctive, quality parkland landscape. Potential flooding issues have also been identified on part of the site.					
Land west of Great Dunmow, South of B1256 Siemens Benefit Scheme Limited (644778)			DLP803 7	SHLAA GTDUN2  SA	Great Dunmow Policy 1 should include 28ha of land to the south of Stortford Road, and 11 ha north of Stortford Road. This would provide the Council with a more suitable, sustainable and deliverable site allocation to meet the key requirements of the new Local Plan. In the event that the Council is not prepared to allocate the whole SBS/Kier Land for development it is proposed that at least Phase 1 of the site is allocated for a minimum of 450 dwellings in order to make sure that in accordance with the NPPF delivery of the key facilities required to support the westerly expansion of Great Dunmow is viable including affordable and special needs housing, education, community and recreation facilities, transport improvement and upgrading the local sewer network.
Officers Comment: This site was considered following the previous consultation in January. The site was not included because there was concern about the impact of the development of 850 homes on the Flitch Way – a linear country play and Local Wildlife Site. The current representation suggests that 450 homes should be developed on this site. There may be the potential to overcome the constraints identified					

Address and Details of Consultee/Agent	Q1	SP6	Site Allocation	Status of Site i.e. SHLAA, Rep Made at Site Allocations (SA) or New	Summary of Representation
by reducing the site area and/or focussing development on the part of the site north of the Flitch Way.					
<b>GREAT HALLINGBURY</b>					
Land at Bedlars Green, Great Hallingbury Mr Peter Cullen (525802)	DLP69 6			NEW SHLAA GtHAL6	Land around The Sir John Houblon (formerly the Hop Poles) Public House. Three separate sites identified (see map). Site one is a for a retirement bungalow on land east of the Public House. Site two is a larger area of housing land, to the north east of the Public House and site 3 is land to the east of Woodside Lodge and Pryor's Peace
Officers Comment: Part of site 3 is within the development limits and housing here could be considered in relation to the current policies in the plan. The other two sites are within the Countryside Protection Zone. Bedlars Green, Great Hallingbury is a small rural settlement with limited facilities and the site is isolated and would rely heavily on the private car for access.					
<b>GREAT SAMPFORD</b>					
Great Sampford – Small scale development in all Type A villages Mr and Mrs Long (661928) Mr and Mrs Dorrington (661930)		DLP 2424	DLP 2426	SHLAA GTSAM1	Site is not in open countryside. Outside the Flood Plain. No environmental features that could harbour protected species. The strategy should allow small scale development in all Type A villages not just a selected few.
Officers Comment: This site has been identified in the SHLAA as being Suitable, Available and Achievable with a capacity of 16 homes. The Parish Council has previously said that social housing of up to 12 homes may be acceptable in principle but they expressed reservations about the potential to deliver a satisfactory access to the highway and the visual impact of such a development on the approach to the village from Thaxted. If a suitable scheme came forward which overcame these reservations then this could be considered under other policies within the plan.					

Address and Details of Consultee/Agent	Q1	SP6	Site Allocation	Status of Site i.e. SHLAA, Rep Made at Site Allocations (SA) or New	Summary of Representation
<b>HADSTOCK</b>					
FDL Site in Hadstock Mr Ian Coward, Collins and Coward (527339)		DLP659 0		SHLAA HAD1 SA	Site is not appropriate for affordable housing and should comprise housing at the higher end of the market. Site already has a large number of vehicular movements.
Officers Comment: This site was considered following the January consultation. No change was proposed because the airfield is isolated and access for a residential development would rely heavily on the car. The existing buildings have an impact but this is not untypical within the countryside and their replacement with a residential scheme would be more prominent and likely to be out of keeping with the rural character of the area. The site currently provides employment in a rural location.					
<b>HATFIELD BROAD OAK</b>					
Canons Lane, Cage End, Hatfield Broad Oak Mr J Lukies (527356)		DLP966		SHLAA HB05  SA	Proposing smaller area than SHLAA site. This part of HBO5 is currently used for stabling and paddocks. 0.5ha. Hatfield Broad Oak has good facilities. There is a regular bus service. A limited amount of development would support strategic objectives.
Officers Comment: This site has been identified in the SHLAA as being Suitable, Available and Achievable with a capacity of 9 homes. It was also considered following the previous consultation in January. It was not included as an allocation but subject to access issues it was felt that it could be considered for housing. The village has reasonable services and facilities and it was considered that the site represents a logical minimal expansion. The site was suggested as being suitable for an exception site with a small element of affordable housing in accordance with the proposed policy.					
Great Chalks, Hatfield Broad Oak Mr and Mrs Cook (644881)		DLP798 5		SHLAA HB01  SA	Site has the ability to meet housing needs in the village. Policy HE5 should not apply to this site as ENV3 currently does.
Officers Comment: This site was considered following the previous consultation in January. It was agreed that the designation of the site as a protected open space of environmental value would not be changed. Any planning application would be considered on its merits in relation to national and local policy.					



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<b>HATFIELD HEATH</b>					
Four Acres Field, Matching Road, Hatfield Heath Mr P Le Grys (660653)		DLP160 1		SHLAA HH1	Suitable for 25 houses together with provision of community facilities in the form of a new sports pavilion. Also enable allotments on land off Cox Ley.
<p>Officers Comment: This site has been assessed through the SHLAA. It was found to be available and achievable but its suitability was questioned because it is within the Green Belt. Development on this site would not be in accordance with Green Belt Policy and the Council has resolved not to carry out a green belt review as there is sufficient land available outside the Green Belt to accommodate housing growth.</p> <p>Officers Recommendation: No change</p>					
<b>HEMPSTEAD</b>					
Anso Corner, Hempstead Mr Richard Rayne (637548)	DLP11 782			SA	Do not agree with the Council's assessment in response to the site allocation representations. Suggest reducing the scale of the development to 7 homes.
<p>Officers Comment: This site was assessed following the January consultation. It was considered that the site would result in a relatively intensive form of residential development in an unsustainable location which would be heavily reliant on the private car and also that redevelopment for housing would have a far greater visual impact on the countryside than the present use. The promoter of the site has suggested reducing the scale of development from 25-30 dwellings to 7. It is not considered that even this significant reduction in numbers would overcome the objections to development of this site as the location is still remote from facilities. A full application for 2 dwellings was refused in April 2013. The applicants have appealed against the refusal and a decision is awaited. The site has also been put forward under the call for sites for Gypsies and Travellers. The site will be considered once the Council has received the Gypsy and Traveller needs assessment which is currently underway.</p>					
Land west of High Street and North West of Harvey Street, Hempstead Mr Haylock (525618)	DLP12 247	DLP122 44		SHLAA HEM1 & 2  SA	Development Limits should be extended to include these sites. Logical off of the settlement. By identifying both sites there will be the opportunity to consider affordable housing linked to market housing.

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<p>Officers Comment: HEM2 (Land west of High Street) was considered as part of the SHLAA. The conclusion was that this site should not be included for housing because it would result in backland development. The point of access was not clear and it was considered to be out of keeping with the form and character of the village. HEM1 (Land west of High Street) was found to be suitable, available and achievable although the site being put forward was considered to be too large at 45 units for a village with relatively few facilities and a reduced development of 20 was suggested. HEM1 was considered again following the consultation in January. It was felt that the site could be suitable as an exception site with an element of affordable housing in accordance with proposed policy HO7 but no change was proposed.</p>					
<b>HENHAM</b>					
Grind Hall, Woodend Green, Henham Lee Bowden (525674)	DLP64 78			NEW	20 sheltered housing units for +55 years. 100% affordable housing. Currently unused low quality pasture.
<p>Officers Comment: Two applications for this form of development have been refused on this site. If the landowner wishes to pursue this type of development this can be done under current policies providing the criteria for development of affordable housing on exception sites are met. Outline permission for 4 dwellings was refused in September 2013 (UTT/13/1952/OP).</p>					
Land south of Hall Close and South East of the vicarage, Henham Chelmsford Diocese Board of Finance (525614)	DLP11 625			SHLAA HEN5  SA	Site should be allocated for 50 dwellings. Site is well related to village centre, site is screened and will not impact on the wider countryside. Access could be from Hall Close or Carters Lane.
<p>Officers Comment: This site was considered following the January consultation. It was concluded that development on this site would have a significant impact on the Conservation Area.</p>					
Land Rear of Marklyn, Carters Lane, Henham Mrs Verity Ladds (527361)	DLP12 365			SHLAA HEN7	Too small to be housing allocation. Request VDL is changed to include this sites and provide a more logical and defensible boundary.

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Officers Comment: This site has been previously considered as part of the SHLAA. It was identified as being suitable and available but the achievability of the site was questioned because of the suitability of the access. Carters Lane is a narrow lane and the site is accessed by a narrow track between two properties and it would need to be determined that there was adequate and safe highways access to the site. The suggested amendment to the development limit could accommodate a significant number of dwellings which may not be in keeping with the existing character of Carters Lane.					
Land at Blossom Hill Farm, Henham Henham Parish Council (525638)			Henham Policy 1	SA	The Parish Council consider this a more suitable site for residential development than Henham Policy 1.
Officers Comment: The site was suggested as a potential employment site in the previous consultation. At the time it was considered that it would be inappropriate to extend the development limits to include the land because employment use would be possible under development management policies. The site is now being promoted by Henham Parish Council for residential use as an alternative to Henham Policy 1 – Land south of Vernon Close. The Blossom Hill site overcomes the access issues identified with the land south of Vernon Close and could accommodate residential development without detriment to the character of the village. The site is included as a housing allocation.					
<b>LEADEN RODING</b>					
Land north of Stortford Road, Leaden Roding Strutt and Parker Farms (526134)	DLP11 336			SHLAA L-ROD1	Development Limit should be extended to include land to the north of Stortford Road The site is a greenfield site but it represents a logical infill development that would not result in harm to the area. It would contribute to the housing supply shortcomings with the Local Plan with the provision of housing in a sustainable location to enhance or maintain the vitality of the rural community.
Officers Comment: This site was considered following the previous consultation in January. The site was not included in the plan because it is within the Green Belt and development would be contrary to Green Belt policy.					
<b>LITTLE CANFIELD/TAKELEY</b>					
TreeTops Little Canfield/Takeley	DLP12 393			SA	Site is approx 0.18ha and is located between policy areas 3 and 5. The positive approach to the policy areas

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Mrs S Anderson (637074)					identified in Takeley should apply to smaller sites.
<p>Officers Comment: This site was promoted in response to the consultation in January. The Council considers that there is potential for development in the built up part of Takeley south of Priors Green between the B1256 and the Flich Way and the proposal to amend the development limits to include all this land will facilitate the development of the smaller infill sites, where they meet relevant criteria, in addition to the sites which have been specifically allocated.</p>					
<b>LITTLE DUNMOW</b>					
Chelmer Mead, Little Dunmow Chater Homes (525220)		DLP100 22		SHLAA LTDUN1  SA	7.1ha being put forward for up to 250 dwellings. Includes potential recreation.
<p>Officers Comment: This site was considered following the previous consultation in January. No change was made because this level of development in a village with relatively few facilities would be contrary to the Council's spatial strategy and the settlement hierarchy.</p> <p>A scoping opinion for proposed development of up to 750 homes, a village centre including retail units , GP Surgery and other community floorspace, a primary school, local employment floor space, public open space and landscaping, transport services, new accesses and associated infrastructure for Land at Pound Hill Station Road Little Dunmow was given in September 2013 (UTT/13/2157/SO).</p>					
<b>LITTLE EASTON</b>					
Land adj the Elms, Glebe Lane, Little Easton Mrs J. Green (636659)	DLP85 65	DLP856 4		SA	Object to the settlement boundary for Little Easton which should be amended to include this site.
<p>Officers Comment: This site was considered following the previous consultation in January. No change was made because to include the land at Glebe Lane within development limits would incorporate long rear gardens which are characteristic of properties on Glebe Lane and Manor Lane which could result in a scale of development which would be inappropriate to the level of facilities available in the village.</p>					

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<p>Planning permission was refused in July 2013 for 3 dwellings on the grounds that it would lead to additional development, detrimental to the open and rural character of the surrounding countryside (UTT/13/1451/OP)</p>					
<p>Land south east of Old Stag Cottage Mr Blackshaw (525476)</p>	<p>DLP17 21</p>	<p>DLP172 2</p>		<p>SHLAA LTEAS3  SA</p>	<p>I have previously proposed that land south east of Old Stag Cottage in Duck Street should be included in revised development limit for Little Easton and wish that proposal to be taken forward.</p>
<p>Officers Comment: An outline application for 7 dwellings (UTT/0591/11/OP) was refused and dismissed at appeal in February 2012. The Inspector concluded that the development would cause a serious incursion into the open countryside and harm the rural character of the locality. The Inspector also considered the development would erode the attractive rural landscape which currently forms the setting of the Listed Building. The site was considered as part of the consultation in January but it was not included for the reasons set out in the appeal decision. There are few facilities in Little Easton and no school and additional development would increase car trips into Great Dunmow and other centres. An outline planning application for five homes was refused and dismissed on appeal in July 2013 (UTT/12/5575/OP).</p>					
<p>Easton Park and Land North West of Great Dunmow Land Securities (639658)</p>		<p>DLP304 8</p>		<p>SHLAA LTEAS1  SA</p>	<p>The Local Plan should increase housing provision and include part of Land Securities. The plan potentially overestimates the capacity of sites by 500. Dispersed strategy is acceptable but more land is needed. A new settlement is consistent with NPPF para 52.</p> <p>Also promoting urban extension on land north Great Dunmow Policy 1. The site could potentially accommodate around 800-1000 new homes.</p>
<p>Officers Comment: The proposals for a new settlement/new model village were considered following the consultation in January. No change was made because proposals for stand alone new villages or new settlements would be contrary to the spatial strategy and settlement hierarchy agreed as the most appropriate way of distributing housing growth within the District. A planning application (UTT/13/1043/OP) for between 600-700 houses, retail, leisure and community development was refused in August 2013.</p>					

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<b>LITTLEBURY</b>					
Land east of Strethall Road and west of Cambridge Road, Littlebury Audley End Estate (526092)	DLP11 643	DLP116 40		SA SHLAA LIT2	Site should be allocated – it is a good site for a housing development and employment.
Officers Comment: This site was considered following the January consultation. No change was proposed. Although it was noted that the site offers a logical expansion of the village because of the surrounding development, it was felt that on balance this was outweighed by the potential visual impact on this elevated site.					
<b>MANUDEN</b>					
Land east of Carters Hill, Manuden Battlement Trust (634913)	DLP11 679	DLP116 76		SHLAA MAN2  Planning App	Land west of Carters Hill should be included in Development Limits. 3.38ha currently used for grazing.
Officers Comment: The site was considered as part of the SHLAA – it was identified as being suitable, available and achievable. Permission was granted for 14 dwellings along with a village hall and other community facilities off Clavering Road in 2010, subject to the signing of a S106 agreement (UTT/1443/09/OP). Finalisation of the legal agreement has taken some time, in the meantime the applicant has reassessed the proposal and identified that an alternative vehicular access point would be more appropriate. A new application has been made (UTT/0692/12/FUL) and permission granted subject to the signing of a S106 agreement. This development will meet needs for market and affordable housing in the village and is proposed to be included as an allocation within the plan.					
<b>NEWPORT</b>					
Carnation Nurseries, Newport Wilbraham Associates (660409)	DLP15 10	DLP151 4		SHLAA NEW12  SA  Planning App	Object to failure to include site within development limits.
Officers Comment: Outline planning permission was granted for 23 homes in June 2013 (UTT/12/5198/OP). This site now contributes to					

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meeting the housing needs of the District and is proposed to be allocated in the plan.					
Chalk Farm Lane, Newport Stephen Martin (560018)			DLP772	SHLAA NEW14	The proposal is for a mixed use scheme providing housing, employment and community facilities including allotments, play areas and community woodland and nature trail. Around 2 ha proposed for housing. Employment land similar in size to the draft allocation at Wendens Ambo is proposed, as an alternative to such allocation adjacent to the railway station. The site is closest to the High Street of all the large sites put forward for development and has the shortest walking distances. It is also the closest site to the railway station and the proposal includes additional car parking for the station. The built development of the proposals would be at the lower, less exposed levels of the site. A new access from Debden Road is shown, although this is not the only option. Our client wishes to dispel the myth that he wishes the entire site to be built up and developed. Infrastructure will be negotiated as part of any scheme. Contributions to local highway schemes will be considered and due to the additional impact upon Newport Free Grammar School, contributions to road safety could be considered.
Officers Comment: This site was considered following the previous consultation in January. It was not included because it was on the opposite side of the railway line to the village and therefore considered to be more remote from services and facilities. Access was highlighted as a particular problem because the bridge over the railway is narrow. The development of this site as an alternative to the sites proposed in the draft plan was supported by some residents who completed and submitted a proforma circulated by the planning consultants acting for the landowner. The local support for this proposal is noted.					
Land north of Policy Area 1			DLP693	SA	Our strip of land to the north of this site was previously

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Mr and Mrs Frost (657384)					<p>promoted via the later stages of the consultation process by Pelham Structures Ltd and we would now like to put forward this strip of land to be included on the housing development plan.</p> <p>Currently it is used for grazing by our dressage horses that are, by nature, very highly strung. It would therefore be totally impractical and dangerous to continue to use this strip of land for the current purpose if the adjacent land became first a building site under construction and eventually a housing estate. As far as Branksome, the bungalow itself is concerned, together with the 2.1 acres that it stands on, should the development opposite and adjacent to it at Wyndhams Croft go ahead we would also ask that this be included.</p>
<p>Officers Comment: Officers are recommending that the size of Policy Area 1 is reduced to better reflect the size and character of the existing settlement. In the light of this it would not be appropriate to include additional land in the policy area.</p>					
<p>Extension to Policy Area to include Bury Grove</p> <p>Mr and Mrs Tindall (659170)</p>				SA	<p>We request an extension of Policy Area 1 to include Burygrove, Whiteditch Lane. This site has been the subject of planning application which was rejected on the grounds that the character of Whiteditch Land would be intrinsically changed by such development. As Whiteditch Lane is being intrinsically changed by the proposed development in policy area 1 we feel it would be more equitable and fair and be of benefit to the village community as a whole if our proposals were included in Policy Area 1. If such an extension was approved we would submit a planning application for a single dwelling.</p>
<p>Officers Comment: Officers are recommending that the size of Policy Area 1 is reduced to better reflect the size and character of the existing settlement. In the light of this it would not be appropriate to include additional land in the policy area.</p>					



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Change the development limit to include Redbank Bury Water Lane  Mr Sivell (559998)					Regardless of whether or not Policy Area 1 is adopted I would like the Newport Local Development Plan (LDP) boundary to be extended to incorporate three residential properties, including my own. The current boundary is illogical following approved development to the west and east of us, and as a consequence no longer reflects what any reasonable person might consider to be the natural boundary of Newport Village.
Officers Comment: In the draft plan for consultation this land was shown as being included within the village development limits. Land immediately to the north was included within Policy Area 1. Despite the recommendation to reduce Policy Area 1 to exclude the land to the north it is considered that it would be logical to include the three properties, Red Bank, Fairfield and Chadam House, within the Development Limits.					
Land at Bury Water Lane  The Ellis Trustees (659500)				New SHLAA NEW15	Representation DLP1191 made in response to Newport Policy 2. This site is currently under a crop of poplar trees. These are past their date for felling. There are some potential development difficulties in that there is a water course known as Wicken Water running adjacent to and through this area but it is appropriate for consideration as a contribution towards the housing requirements noted in the Local Plan. The Trustees' proposal would be for low-density development no more than 22 dwellings with 50% to be affordable housing. A development of this low density (just over 10 units/ha) would leave available for local amenity a substantial amount of land that the Trustees would agree to tailor to LA requirements.
Officers Comment: This treed area forms an attractive approach to Newport from the west. The loss of trees and the potential risk of flooding make this site less suitable for development than others in Newport.					

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<b>SAFFRON WALDEN</b>					
Thaxted Road, Saffron Walden Granite Property Partners (525646)			DLP 7931	SHLAA Part of SAF10	<p>The site is PDL – it is now derelict and visually unattractive. Majority of the site benefits from planning permission for mixed use development. Proposal is for mixed use development which could include a discount foodstore, retail warehousing, family restaurant/public house and hotel.</p> <p>We request that the next stage of the Local Plan, should specifically allocate a discount foodstore on the site, as it would assist in meeting the identified needs in the Council Retail Study (2012), and would be further supported by additional spending capacity generated by the development envisaged in the rest of the allocation. It would also facilitate the provision of a new access road, and ensure a high quality design that would be appropriate to the gateway location.</p>
Officers Comment: Full planning permission was granted for retail warehouse units, discount food store and garden centre in May 2013 (UTT/13/0268/FUL). This site is proposed to be allocated in the plan.					
Ridgeons Limited, Ashdon Road, Saffron Walden Ridgeons (527333)			DLP696 3	SHLAA SAF13	<p>Given the housing shortfall that already exists, the early delivery of housing must be a priority for the district. It is considered that to maximise the ability to delivery much needed growth in a timely fashion, the Council should consider identifying additional housing land in locations where the early delivery of housing is assured. The land to the north of Ashdon Road could come forward as part of a mixed use development within a short period of time and would therefore add certainty to the deliverability of this draft Local Plan.</p>

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<p>Officers Comment: This site was considered as part of the SHLAA. It was identified as being suitable, available and achievable but with some caveats relating to the loss of the employment land, highways, air quality and school capacity. Existing buildings are underutilised and coming to the end of their life. The site was assessed as being suitable for a mixed use development providing better quality provision for employment alongside housing development. A mixed use scheme which delivers employment in addition to the residential element could contribute to the housing needs of the district in a sustainable location. A planning application for 167 dwellings and employment uses has been submitted and a decision is pending.</p>					
Land at Little Walden Goddard (626177)				SHLAA LtWAL2 SA	Land at Little Walden should be included within the Village Development Limits. New development would bring people in to support village facilities.
<p>Officers Comment: The proposal is rather general in nature. However, Little Walden is a relatively small settlement set within the countryside without a village development limit. Although it is reasonably well related to Saffron Walden the settlement could not easily accommodate further significant residential development without it becoming unsustainable and causing harm to the countryside.</p>					
<b>STANSTED MOUNTFITCHET</b>					
Land west of Stansted Mountfitchet Battlement Trust (634913)	DLP11 704	DLP116 94		SHLAA STA9 SA	Necessary to review Green Belt and merits of retention in areas adj Key Villages.
<p>Officers Comment: This site was considered following the previous consultation in January. It was not included because it is within the Green Belt and residential development would not be compatible with this green belt designation. The National Planning Framework has not changed Green Belt policy – the essential characteristics of Green Belts are their permanence and their openness. New building is still inappropriate in the Green Belt.</p>					
North of Stansted between Pennington Lane and the B1383 Martin Grant Homes and Bloor Homes (525229)		DLP374 1		SHLAA STA14 SA	Housing numbers for Stansted should be increased to 300 and this site allocated.
<p>Officers Comment: Outline planning permission was granted (subject to a Section 106 agreement) for 160 homes in September 2013</p>					

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(UTT/13/1618/OP). This site now contributes to meeting the housing needs of the District and is proposed to be allocated in the plan.					
Elms Farm, Stansted Knight Development Limited (526091)		DLP101 45		SHLAA STA6  SA	Development of Elms Farm would not conflict with fundamental purposes of green belt.
Officers Comment: Outline planning permission was granted (subject to a Section 106 agreement) for 53 homes in October 2013 (UTT/13/1959/OP). This site now contributes to meeting the housing needs of the District and is proposed to be allocated in the plan.					
<b>STEBBING</b>					
Small scale development in Stebbing Paramount Ltd (645169)		DLP119 51		SHLAA STE 6 STE12; STE13  SA	Sufficient scale of growth is required to support schools and other benefits.  3 sites proposed i) South of allocated site – combine this site with the proposed site to allow better access and a total of 27 dwellings. ii) South of Stebbing Primary School – 2 dwellings proposed. iii) East of Watch House Road – 6-8 dwellings proposed.
Officers Comment: These sites were considered following the previous consultation in January. The site at Watch House Road was not included because it is sensitive to change because it is adjacent to the Conservation Area boundary and the majority of the buildings are listed. It was considered that development to the south of the primary school would detract from the generally linear form of the village in this location and development to the north of the primary school would be likely to add to the traffic congestion in that area near the school.					
Andrewsfield New Settlement Andrewsfield New Settlement Consortium (525303)	DLP11 881			SHLAA STE2  SA	See previous reps – promoting new settlement.

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Officers Comment: This site was considered following the previous consultation in January. Proposals for new villages or new settlements would be contrary to the spatial strategy and settlement hierarchy which has been agreed as the most appropriate way of distributing housing growth within the District.					
South West of the allocated site and west of The Downs Mr Vipul Khurana (527310)			DLP28	SHLAA STE9	There is a small parcel of land with a house already on site, South West of the Site Allocation, and just West of The Downs, Stebbing, known as Virom Island. This is approximately 1 acre in size. Why is this parcel of land outside of the development plan?
Officers Comment: Outline permission was granted for 1 dwelling in July 2013 (UTT/13/1130/OP). The site is a windfall site and once built will contribute towards the windfall allowance and could be included within the development limit.					
<b>TAKELEY</b>					
Land on Stane Street, Takeley Weston Homes (525416)	DLP84 50			SHLAA TAK12	There is development on both sides of this site. This is a gap in the built frontage and lies just outside the noise contour threshold related to aircraft noise.
Officers Comment: The site was considered as part of the SHLAA process. It was not considered to be suitable for housing because of aircraft noise. The western part of the site falls between the 57 and 60 Leq and the remainder of the site is between the 54-57 Leq. Other sites are available which are not affected by aircraft noise.					
Chadhurst, Dunmow Road, Takeley Go-Homes Ltd (637279)	DLP57 77			SA	Design for this 0.6ha site is of transitional character reducing from more urban development at Priors Green to more appropriate edge of settlement type arrangement
Officers Comment: Full planning permission was granted for 13 homes in August 2013 (UTT/13/1518/FUL). This site now contributes to meeting the housing needs of the District and is proposed to be allocated in the plan.					

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South of Dunmow Road, Takeley Amsted Properties (644031)	DLP99 56	DLP983 6		SHLAA TAK8  SA	Potential to offer 4.5ha of public open space for local community and includes provision of new doctor's surgery.
Officers Comment: Outline planning permission was granted for 100 homes in August 2013 (UTT/13/1393/FUL). This site now contributes to meeting the housing needs of the District and is proposed to be allocated in the plan.					
S and L United Storage, Takeley Street Mr P. Mullens (644397)	DLP11 132			SHLAA TAK13  SA	Existing VDL has been drawn to include buildings on site but do not include the parking area and ancillary hardstanding.
Officers Comment: This site was considered following the previous consultation in January. It was not considered appropriate to include the buildings within the development limit as this could lead to a significant redevelopment which would be uncharacteristic to the pattern of ribbon development and lead to coalescence with the airport.					
Land East of Takeley, Mobile Home Park  Mr Philpot (526135)	DLP12 312	DLP123 11		SHLAA TAK4	The reasons set out by the Council for not including TAK4 in the plan are not supported.
Officers Comment: This site was considered as part of the SHLAA. It was concluded that the site was not suitable because it was not well related to the existing settlement. It was also felt that although land to the south of the Flitchway is not covered by any formal designation it does have a different character which should be protected.					
Frogs Hall Farm, Takeley CEMEX (525238)		DLP326 0		SHLAA LTCAN2  SA	Allocation of only 203 homes at Takeley is not consistent with Key Village Status. CEMEX land is deliverable and immediately available.
Officers Comment: This site was considered following the previous consultation in January. The site was not included in the draft plan because it was considered to be of a scale contrary to the settlement hierarchy and distribution strategy and would result in a significant intrusion into the countryside.					

Address and Details of Consultee/Agent	Q1	SP6	Site Allocation	Status of Site i.e. SHLAA, Rep Made at Site Allocations (SA) or New	Summary of Representation
Hatfield Park Farm, Pumping Station, Takeley Mr Cory Wright (633573)		DLP7698		SHLAA TAK10 SA	Development of this site will not result in expansion beyond the residential development of the village.
Officers Comment: This site was considered following the previous consultation in January. The site was not included because it falls within Flood Zone 3. Other sites are available which are outside Flood Zone 3.					
Greater Priors Green Countryside Properties (636661)		DLP4040		SHLAA TAK2 SA	82ha no constraints that cannot be overcome by a sensitive planning master plan approach. Development of 200 homes on Prior's Green west could deliver a site for a surgery and new community allotments. Larger scale development between 750 and 2000 homes could support new shops and community facilities.
Officers Comment: This site was considered following the previous consultation in January. There is some uncertainty about impact of proposals for future development of Stansted Airport and therefore it is considered inappropriate to consider this site at this time.					
Land at Parsonage Lane The Ash Family (527388)			DLP2000 & 2002	SHLAA TAK6 SA	An amended masterplan is attached to this representation illustrating a site that is capable of delivering the 45 dwellings, which are currently proposed to be delivered in Takeley on Policy Areas 4 and 5. The proposed alternative allocation is adjacent to the village boundary and within acceptable walking distances of the village's facilities, including the new facilities in the process of being provided at Priors Green.
Officers Comment: This site was considered following the previous consultation in January. It was considered that development of this site would result in intrusion into the countryside.					
THAXTED					

Address and Details of Consultee/Agent	Q1	SP6	Site Allocation	Status of Site i.e. SHLAA, Rep Made at Site Allocations (SA) or New	Summary of Representation
Land east of Watling Lane, West of Walden Road, Thaxted Hingston (673004)	DLP11559			SHLAA THA8	60 residential units. This site performs as well, if not better than the chosen site.
Officers Comment: This site has been considered through the SHLAA process. It was not identified as a suitable housing site because it would be a significant intrusion of ribbon development into the countryside and there are concerns about the impact of aircraft noise.					
Site on Walden Road at Newbiggen Street The Thaxted Society (664927)			DLP5529	SHLAA THA8	The Society is aware of viable alternatives to the Sampford Road Site. The land on Walden Rd at Newbiggen St is preferable because it provides for improvements to road safety and access. The Society would be inclined to support extension to existing development limits if required for this alternative site but the society would only support development of up to 60 units.
Officers Comment: See comments above.					
Land east of Weaverhead Close, Thaxted The Hoar Family (663478)		DLP4326	DLP4265	SA	This site performs better than the site on Sampford Road, chosen by the Council. Land to the east of Weaverhead Close (access via Wedow Road) is put forward for residential led development. A site that is within walking distance of the village centre and a site that is well related to the settlement pattern of Thaxted and one that would have a limited impact on the landscape and countryside setting of the village.
Officers Comment: This site was considered following the consultation in January. It was felt that further development on this side of the village would be unacceptable because the Historic Settlement Character Assessment had identified limited potential for development in Thaxted which could take place without impacting on the historic core.					



Address and Details of Consultee/Agent	Q1	SP6	Site Allocation	Status of Site i.e. SHLAA, Rep Made at Site Allocations (SA) or New	Summary of Representation
Outline permission for 47 dwellings was refused in August 2013 on ecological grounds (UTT/13/1170/OP).					
Molecular Products (661543)			DLP221 7	SHLAA THA5	Site is no longer suitable for employment use in a modern business context. The site should be released for an alternative form of development.
Officers Comment: This site was considered following the previous consultation in January. Development of the site is supported by both the Parish Council and the Thaxted Society who would prefer to see a mixed use on the site. The Environment Agency advised that there may be issues of contamination on this site. The site is within the development limits but is currently protected for employment use only. It is unlikely that the listed building on the road frontage would meet modern requirements for business use and it may be possible to provide a mixed use development on the site, along the lines suggested by the Thaxted Society which retains the listed buildings and respects the character of the Conservation Area. This could be done within the current policy framework.					
Land north side of Bolford Street Jon Durbin for clients (661547)			DLP222 7	SHLAA THA6	Object to the settlement boundary for Thaxted, as set out in Thaxted Policy 1 – it should be re-drawn to include additional land to the north side of Bolford Street; this land is in a wholly sustainable location with excellent access to facilities providing most everyday needs.
Officers Comment: This site was considered following the consultation in January. It was considered that development of THA6 would result in development unrelated to the form and character of development in this part of the village which would be detrimental to the character of the Conservation Area and impact on the historic core of the village. An outline planning application for 13 dwellings was refused in June 2013 on the grounds of impact on the countryside (UTT/13/0558/OP).					
<b>UGLEY</b>					
7-19 Bedwell Road, Ugley Green Mrs J. Carrington (526044)	DLP75 96			NEW SHLAA UGL1	Suggestion for additional parcel of land to be included. I refer to a parcel of land that I own, approx 1 acre in size and located adjacent to my house property lying to the east of my house and to the north of the houses on 7-19 Bedwell Road, Ugley Green.. Request that the

Address and Details of Consultee/Agent	Q1	SP6	Site Allocation	Status of Site i.e. SHLAA, Rep Made at Site Allocations (SA) or New	Summary of Representation
					development limits be amended to incorporate this land.
Officers Comment: No map has been supplied so it is not possible to identify exactly which site is being suggested, 7-19 Bedwell Road, although within Ugley Parish is within the development limit of Elsenham village and the rear boundary of these properties has formed a logical boundary for the development limits.					
<b>WIMBISH</b>					
The Mushroom Farm, Radwinter Road, Wimbish Mr G.Dobbs (640425)	DLP93 95			SHLAA WIM1 SA	Proposers preference is not for Gypsy/Traveller site but small scale residential site. Site can accommodate 10-15 homes.
Officers Comment: This site was considered following the previous consultation in January, at that time the landowner was proposing that the site could be used for either gypsy or traveller pitches or a residential development and in the light of the limited potential for gypsy and traveller sites it was not considered appropriate to allocate the site for general needs housing if it could be used to meet other needs. The landowner has now confirmed that his preference would be for residential development on this site. There has been some support for residential development on this site but it is within the countryside and is not particularly well related to any settlement. The isolated nature of the site makes it a poor location for affordable housing.					
Wimbish (site not specified but could be 0.56ha between affordable housing and the Old Corn Mill, Tye Green, Wimbish Mr Usher Smith (642006)		DLP990		SA  SHLAA WIM2 Planning App	Wimbish should be identified as a Type A village. Additional development would support the school. Access can be provided safely.
Officers Comment: A site between the affordable housing and Old Corn Mill, Tye Green, Wimbish was considered following the consultation in January. It was considered that development of the site would close an important gap between the end of the built up part of the settlement and the countryside. An outline application for 11 dwellings including 6 affordable homes was withdrawn by the applicant (UTT/12/5473/OP)					

