



Local Plan
Issues and Options Stage
Consultation Questionnaire
Autumn 2015

29 September 2015

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1. Introduction

Uttlesford District Council has started work on a new Local Plan for the District, to guide development to 2033.

The Local Plan is being prepared through the Planning Policy Working Group, a cross-party advisory panel of District Councillors. The meetings of the Working Group are held in public. Reports, minutes, and audio recordings of the Working Group meetings may be accessed at www.uttlesford.gov.uk/ppwg. An introduction to the process so far is contained in the Local Plan Update, available at www.uttlesford.gov.uk/lpupdate.

This document sets out the consultation questions comprising the first of three public consultations on the emerging Local Plan, before it is submitted to the Planning Inspectorate for Examination in Public. It is being carried out in accordance with Regulation 18 of the [Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#)

A summary of the issues raised through the consultation will be considered by the Planning Policy Working Group in due course following the consultation. The Council will then prepare a response to all the issues raised, and undertake further work as necessary. Any standard responses will be considered in relation to the issues raised in the response, and if similar to other responses then will be grouped by issue.

The questions set out below are grouped into three sections as follows:

Section 2: General Consultation Questions includes questions on the vision and development strategy, settlement hierarchy, cross-boundary strategy planning, infrastructure planning, employment, housing tenure mix and affordability, leisure, recreation, and open space, and the natural and historic environment.

Section 3: Areas of Search includes questions on a range of locations which the Council is proposing to assess before reaching a view about the suitability of potential areas for development, as well as on the vision and development strategy. It also includes a question about the sustainability appraisal of the areas of search.

Section 4: Scenarios includes questions on the overall level of development, and conceptual scenarios which illustrate different strategies for delivering development. It also includes a question about the sustainability appraisal of the scenarios.

Details of how to respond are contained in **Section 6**.

2. General Consultation Questions

2.1 Vision and Development Strategy

Local Plans set out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for safeguarding the environment, adapting to climate change and securing good design.

The box below contains the proposed vision as set out in the previous draft of the Local Plan, withdrawn in January 2015.

Proposed Vision from the previous Draft Local Plan (withdrawn January 2015)

The District Vision

By 2031....

1. *The district's high quality natural and historic environment will have been maintained and enhanced and the settlements will continue to be separate entities with green space between them.*
2. *The houses and facilities people need will be available and affordable locally, new sustainable housing developments will be distributed across the District.*
3. *The vitality and viability of our towns will have been maintained and enhanced and they will be safe, clean and attractive places. Facilities will exist for companies to grow and establish in Uttlesford.*
4. *There will be convenient, comfortable, safe and affordable alternatives to private transport, whether by bus or rail serving the settlements of Saffron Walden, Great Dunmow, Elsenham, Great Chesterford, Hatfield Heath, Newport, Stansted Mountfitchet, Takeley and Thaxted and the regional interchange centre of Stansted Airport.*
5. *The impact of Stansted Airport will have been minimised so that its presence is recognised as an asset to the District which attracts people to live, work and visit.*

The vision and development strategy will need to be complementary aspects of the Local Plan. The vision will need to link closely to the overarching development strategy and will need to be specific. The vision and development strategy should set a positive context for how growth and development will be managed over the plan period. Appropriate items might include:

- What the role and function of settlements within the District will be and how they will relate to each other

- How growth and development will be managed to integrate successfully with existing communities
- Specific pieces of infrastructure and important facilities which will need to be provided to support growth and development, including both not limited to transport, education, and health, and leisure.
- The location and type of employment
- The role and function of Stansted Airport

The vision and development strategy will emerge gradually as more evidence is assembled and as the views expressed by a wide range of stakeholders are considered along with the requirements of national policy. Both will be presented as part of the draft Local Plan during 2016. The vision should be aspirational but realistic.

Question 1: Vision and Development Strategy

What do you think the Council should include in its Local Plan vision and development strategy for the District in 2033?

2.2 Cross-boundary Strategic Planning

The Council is required to ensure that it has fully considered the implications of any cross-boundary strategic planning issues, including those relating to housing, infrastructure, employment, and the environment. Examples of cross boundary issues might include:

- How the growth and development needs of the wider area can be accommodated
- The impact of Stansted airport on the wider region
- The impact of more people using the A120 and the M11

The Council will need to engage with a wide range of bodies on a constructive, active, and ongoing basis with all neighbouring Local Planning Authorities as well as Hertfordshire and Essex County Councils and other relevant bodies.

Question 2: Cross-boundary strategic planning

Are there any specific cross-boundary planning issues that the District Council should consider in putting together its Local Plan? Please provide details.

2.3 Settlement Hierarchy

In areas where there are a mix of different sizes and types of settlements, Local Planning Authorities often use a 'settlement hierarchy' as a guideline to inform the development strategy for their area. A potential settlement hierarchy was published as part of the previous draft Local Plan in June 2012. It is set out below:

Function	Settlement
Market Towns	
Major focus for development in the district – suitable for larger scale development	Saffron Walden, Great Dunmow
Key Villages	
Major focus for development in the rural area – suitable for a scale of development that would reinforce role as provider of services to a wide rural area.	Elsenham, Great Chesterford, Hatfield Heath, Newport, Stansted Mountfitchet (including Foresthall Park), Takeley, Thaxted
Rural Settlements – Type 'A'	
Villages with primary school with some local services, e.g. village hall/pub/shop – suitable for a scale of development that reinforce role as a local centre.	Ashdon, Birchanger, Chrishall, Clavering, Debden, Hatfield Broad Oak, Henham, Leaden Roding, Little Hallingbury, Manuden, Farnham, Felsted, Fritch Green, Great Easton, Great Sampford, Quendon and Rickling, Radwinter, Stebbing, Wimbish.
Rural Settlements – Type 'B'	
Villages without primary schools but which may have some local services e.g. village hall/pub/shop – suitable for a scale of development that would reinforce role as a providers of services mainly to its own community?	Arkesden, Aythorpe Roding, Barnston, Berden, Broxted, Elmdon, Great Canfield, Great Hallingbury, Hadstock, Hempstead, High Easter, High Roding, Langley, Lindsell, Littlebury, Little Canfield, Little Easton, Little Dunmow, Ugley, Wendens Ambo, Wicken Bonhunt, Widdington, White Roding, other small villages and hamlets

The Planning Inspector of the 2014 Submission Local Plan made the following comments on this table and approach in his report of 19th December 2014:

“The settlement classifications in table 2 of ULP [Uttlesford Local Plan] are based broadly on the level of services available at each settlement. This is a more appropriate evidential base than the system underlying the classification of settlements in the present local plan. There will always be scope for debate about how much weight to apply to one factor or another and the appropriate categorisation for individual towns or villages where their services are at the margin between different classifications. However, the content of table 2 (and

the resulting roles of the particular settlements) is generally soundly set out.”

“Having said this, where it can be justified by relevant economic, social and environmental factors a case can sometimes be made to direct a greater or lesser amount of development to a settlement than would reflect its strict place in the settlement hierarchy. Some of the factors discussed during the hearing (eg locally identified demographic and other needs, local constraints and opportunities, patterns of bus services, and inter-relationships between particular settlements) can be relevant to such decisions and can be considered in taking the plan forward.”

Question 3: Settlement Hierarchy

Do you agree with the Planning Inspector that the settlement hierarchy is “generally sound set out” and represents a pragmatic way forward for the Local Plan?

The Council is particularly interested to know

- **If there been any significant changes in the services and facilities in any settlement which should lead to its reclassification?**
- **Is the proposed function for each type of settlement appropriate?**
- **Are there other relevant factors which should be considered which suggest that a greater or lesser amount of development should be directed to a settlement than would reflect its strict place in the settlement hierarchy?**

2.4 Infrastructure planning

In preparing its plan the Council will need to investigate a wide range of infrastructure issues. Infrastructure which will be considered by the Council will include schools, healthcare, transport, utilities, and community facilities. Large scale housing developments will need to include appropriate infrastructure such as schools, community facilities and improvements to the roads. Small scale development may only be able to fund improvements to existing services and facilities. Infrastructure provision is likely to have a major impact on the phasing and deliverability of development.

Question 4: Infrastructure planning

Please provide details of any particular infrastructure issues which you feel that the Council needs to consider, if possible providing evidence.

2.5 Employment

Provision of a coherent employment strategy, with a clear links between housing and jobs, will be an important part of the Local Plan. The planning system aims to actively manage patterns to development to provide opportunities for local employment and reduce the need to travel. However, given the complex and specialised nature of the modern economy, it is often the case that people travel considerable distances to work, and therefore Local Plans need to take account of employment opportunities and travel to work patterns not only within their areas but also in the wider area.

In the modern economy the service sector provides a large number of jobs and these are not usually located at employment sites which are capable of designation in the Local Plan. Further trends in the economy such as homeworking and use of the internet for retail and other businesses mean that there is often less reliance on designated employment sites to provide jobs, in the way that there is a physical site for housing.

The Local Plan needs to take account of these features of economic geography in the wider area, including the role of nearby settlements outside the District. Within Uttlesford, Stansted Airport is the centre of a major employment cluster which attracts a significant number of in-commuters from outside the district, and Chesterford Research Park provides a number of high-tech jobs. There are other more limited employment opportunities within the two market towns and the villages.

Question 5: Employment

What should be the main influences on the employment strategy? Are there any locations which you feel would be particularly suitable for employment?

2.6 Housing Tenure Mix and Affordability

The Local Plan will aim to promote an appropriate mix of high quality housing. Affordability is a problem across the District and there is no straightforward relationship between increasing supply of market housing and affordability.

The Council maintains a waiting list of those in housing need, and a stock of social housing is maintained by ourselves and a number of Registered Providers (such as Housing Associations). There are various different models of affordable housing provision such as affordable rent (where the level of rent

is 80% below market rent); shared ownership (where you buy a proportion of the market value of the property with a mortgage and pay rent on the remaining share). Shared equity (where you buy a given equity share in a property with the aid of a mortgage, however, while the developer and/or Government own the remaining share you do not pay rent on it.) is not considered to provide affordable housing in an area of high house prices such as Uttlesford.

Housing should meet the needs of people at all stages of the life cycle and those requiring specialist supported housing, from individuals and couples to young families with children through to older people seeking independent living and sheltered accommodation. The Council will develop policies to meet the needs of these various groups.

Provision of suitable locations for Gypsies and Traveller sites is a requirement of national policy and the Council will carefully consider suitable sites as part of the Local Plan process.

Question 6: Housing Tenure Mix and Affordability

What are the main issues relating to housing tenure mix, and affordability which the Council should consider?

2.7 Leisure, Recreation, and Open Space

The provision of public open space can contribute to healthy and active lifestyles. Making sure there is enough space and community facilities for recreation and sport to meet current needs and the additional requirements arising from any new development is one of the key aims of the plan.

Within Uttlesford there are currently 3 sports centres and many of the villages have sports pitches, and children's recreation areas. The number of people taking part in sport in the District is above the regional and national average, however many sports clubs believe that existing facilities are inadequate for their needs.

The District is characterised by large areas of open countryside, and is criss-crossed by an extensive network of public footpaths and bridleways. Development should respect rights of way and large scale development will need to provide formal and informal recreation opportunities.

Question 7: Leisure, Recreation, and Open Space

What do you think are the main issues the Council should consider in relation to Leisure, Recreation, and Open Space?

2.8 Natural and Historic Environment

Uttlesford District is blessed with a particularly rich natural and historic environment, and technical studies have been carried out on landscape character, historic lanes, the character of historic settlements, and sites of importance to wildlife.

In terms of the natural environment there are many designated Local Wildlife Sites, as well as nationally designated Sites of Special Scientific Interest. Green Infrastructure networks may be provided as part of the design of development in order to protect and manage the most valuable natural areas for people and for wildlife.

The District also contains a very large number of listed buildings, archaeological sites, conservation areas, and undesignated historic assets which will need to be taken into account as development proposals are formulated.

Question 8: Natural and Historic Environment

What do you think are the main issues the Council should consider in relation to the natural and historic environment?

3. Areas of Search

As a first step towards identifying locations for development, a number of oval-shaped and coloured 'areas of search' have been identified. Within the Areas of Search the Council will assess the potential for different types of development, including for housing and employment.

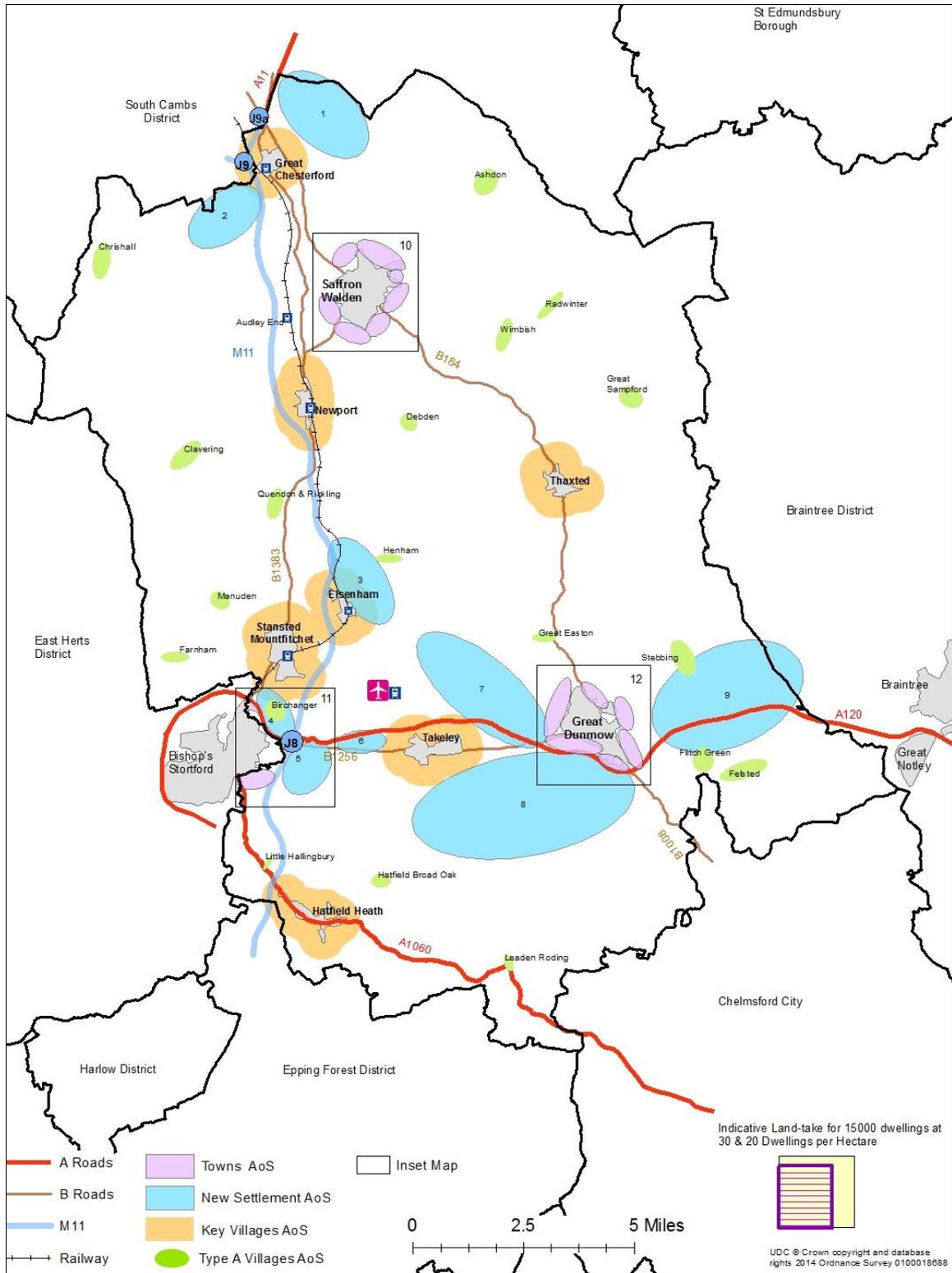
The Areas of Search will gradually be narrowed down through a number of assessments. All local planning authorities, including Uttlesford District Council, are required to demonstrate that they have made every effort to meet their housing and other development needs in full, and the Areas of Search are an important part of showing this has been done properly. The majority of the areas shown on the maps will not be needed for development.

Over the coming months technical studies on issues such as highways and flooding will be drawn up in relation to all these areas and this evidence will be reported to the public meetings of the Working Group. Consideration of which areas to take forward will be take place next year, and will need to be informed by the evidence base and national policy requirements.

Question 9: Other Areas of Search

Are there any other potential Areas of Search not shown in Figure 1 which should be assessed by the Council?

Figure 1: Areas of Search



3.1 New settlements

New Towns, Eco-Towns, Garden Cities, Garden Villages are all examples of free standing new settlements. In recent years the concept of Garden Cities has become popular, although in practice very few have been taken forward. The Council will assess the potential for new settlements in Uttlesford.

Proponents of new settlements argue that they are more sustainable because they enable infrastructure to be planned in, and enable comprehensive masterplanning and design, including provision for landscaping and green infrastructure as well as provision of a range of facilities. They may also have the advantage of taking development pressure off otherwise constrained existing settlements.

If the Council were to promote a new settlement as part of its Local Plan, it would need to have robust evidence that it could be delivered, and could deliver housing throughout the plan period.

Question 10: New Settlements

What do you think about the principle of a new settlement in providing for the future development needs of the District?

3.2 Areas of Search for Potential New Settlements

A number of areas of search have been identified where the District Council is proposing to test for the potential to accommodate a new settlement. These are shown on Figure 1 above.

Area of Search 1: M11 Junction 9a – east (new settlement options)

This area is located to the east of the junction of the M11, A11, and A1301, near junction 9. On a number of maps this junction is labelled 9a and is located a couple of miles north-east of the junction on the main section of the M11 referenced in relation to Area of Search 2 below. Immediately after the junction the M11 becomes the A11 towards Newmarket.

Close working with South Cambridgeshire District Council will be necessary in assessment of this area to ensure that the requirements of the Duty to Co-Operate are met.

Please refer to the findings of the sustainability appraisal in relation to this area (paragraphs X-X).

Area of Search 2: M11 Junction 9 – west (new settlement options)

This area is located west of the M11, near junction 9.

Close working with South Cambridgeshire District Council will be necessary in assessment of this area to ensure that the requirements of the Duty to Co-Operate are met.

Please refer to the findings of the sustainability appraisal in relation to this area (paragraphs X-X).

Area of Search 3: Elsenham area (new settlement options)

This area of search mainly includes land the north and east of Elsenham, as far as Henham with its Conservation Area. The majority of the land lies to the east of the West Anglia Main Line. A planning application in this area has been called in by the Secretary of State for determination and a decision is awaited. Also within this area lies a separate Area of Search for Elsenham Key Village.

Please refer to the findings of the sustainability appraisal in relation to this area (paragraphs X-X).

Area of Search 4: M11 Junction 8 – north-west (new settlement options)

This area of search lies to the north-west of Junction 8, and surrounds the area of Birchanger, a Type A village. The area is bounded by the A120 at Bishop's Stortford to the south-west and the M11 to the east. The area lies to the south of Foresthall Road, and includes Parsonage Spring, Digby Wood, and part of Birchanger Wood Local Wildlife Sites.

Please refer to the findings of the sustainability appraisal in relation to this area (paragraphs X-X).

Area of Search 5: M11 Junction 8 – south-east (new settlement options)

This area of search lies to the south-east of Junction 8, and is bounded by the M11 to the west, the A120 to the north, Hatfield Forest SSSI to the east, and Great Hallingbury (Type B village and designated Conservation Area) to the south.

Area of Search 6: South of A120, North of Hatfield Forest (new settlement options)

This area is located between Stansted Airport and the A120 to the north and Hatfield Forest Site of Special Scientific Interest (SSSI) to the south. To the east lie some balancing ponds which separated the area from Takeley. To the west lies Priory Wood Local wildlife Sites.

Please refer to the findings of the sustainability appraisal in relation to this area (paragraphs X-X).

Area of Search 7: North of A120, west of Great Dunmow (new settlement options)

Located north of the A120 west of Great Dunmow. This area has direct access to an existing junction on the A120 dual carriageway. A Registered Historic Park (Easton Lodge) and a SSSI (High Wood) are located within the broad area.

Please refer to the findings of the sustainability appraisal in relation to this area (paragraphs X-X).

Area of Search 8: South of the A120 (new settlement options)

This area was identified in a 2008 study commissioned by the East of England Regional Assessment (EERA – now defunct) as part of the then East of England Plan Review. This study undertook a high-level constraints screening exercise to identify potential areas for further assessment to host new settlements of 20,000+ dwellings. The study concluded that five areas merited further consideration. One of these was the area south of the A120, east of Hatfield Forest. Hatfield Forest SSSI and Garnetts Wood SSSI lie outside the area of search. There are two existing junctions onto the A120, one north of Barnston and south of Great Dunmow, and one west of Great Dunmow.

Please refer to the findings of the sustainability appraisal in relation to this area (paragraphs X-X).

Area of Search 9: West of Braintree (new settlement options)

This area immediately adjoins the boundary of Uttlesford and Braintree districts. The area contains a number of Local Wildlife Sites, including Boxted Wood and Moulin Wood. The Andrewsfield airstrip also lies within this area.

Close working with Braintree Council will be necessary in assessment of this area to ensure that the requirements of the Duty to Co-Operate are met.

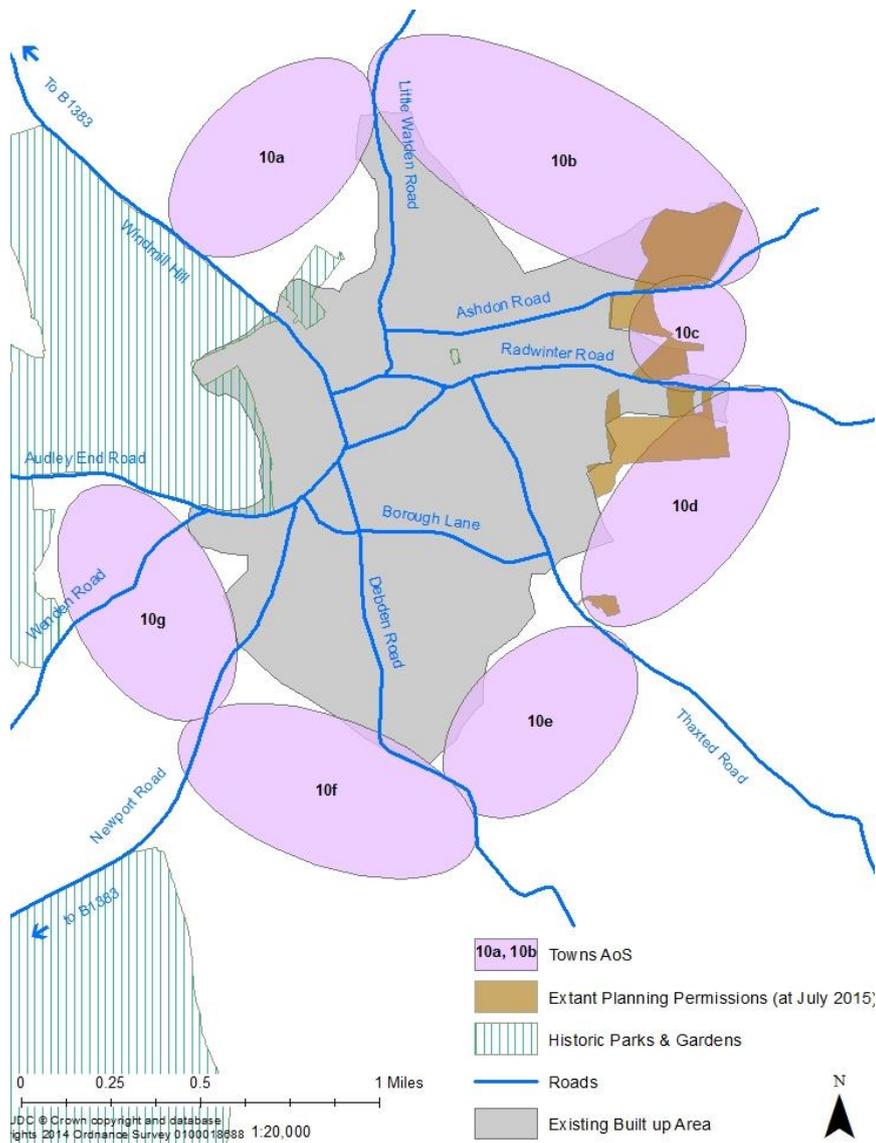
Question 11: New Settlement Areas of Search

What issues and evidence should the Council consider when assessing the potential for a new settlement at Areas of Search 1-9? Please reference any specific Areas of Search in your response.

3.3 Saffron Walden

An inset map of Saffron Walden has been prepared which shows the potential for seven Areas of Search around the town as shown in Figure 2. Land west of Saffron Walden at Audley Park Registered Historic Park will be excluded from further consideration.

Figure 2: Saffron Walden Areas of Search



Area of Search 10a lies between Windmill Hill and Little Walden Road. Outside the area of search to the south lies Bridge End Gardens Registered Historic Garden.

Area of Search 10b lies between Little Walden Road and Ashdon Road. This extensive area of land includes the Harcamlow Way long-distance footpath

and two Local Wildlife Sites at Little Walden Road Quarry and Byrd's Farm Lane. Ashdon Road Commercial Centre lies to the eastern end of this area, and this has been granted planning permission for 167 homes plus employment land. Whitehill Wood Local Wildlife Site lies outside the area of search to the east.

Area of Search 10c lies between Ashdon Road and Radwinter Road and includes the area surrounding the Community Hospital and the fuel storage depot. Pounce Wood Local Wildlife Site lies outside the area of search to the east. South of Ashdon Road has been granted planning permission for 130 homes, 121 Radwinter Road has been granted planning permission for 52 homes, and 119 Radwinter Road has been granted planning permission for a 60-bed care home.

Area of Search 10d lies between Radwinter Road and Thaxted Road, and includes the area of Shire Hill Farm. Planning permission has been granted in this area for 200 houses or 220 houses and commercial development.

Area of Search 10e lies between Thaxted Road and Debden Road.

Area of Search 10f lies between Debden Road and Newport Road. Shortgrove Park Registered Historic Park lies outside the area of search to the south.

Area of Search 10g lies between Newport Road and Audley End Road. This area lies to the south of Saffron Walden County High School. Beechy Ride public bridleway passes through the area at the bottom of this valley landscape.

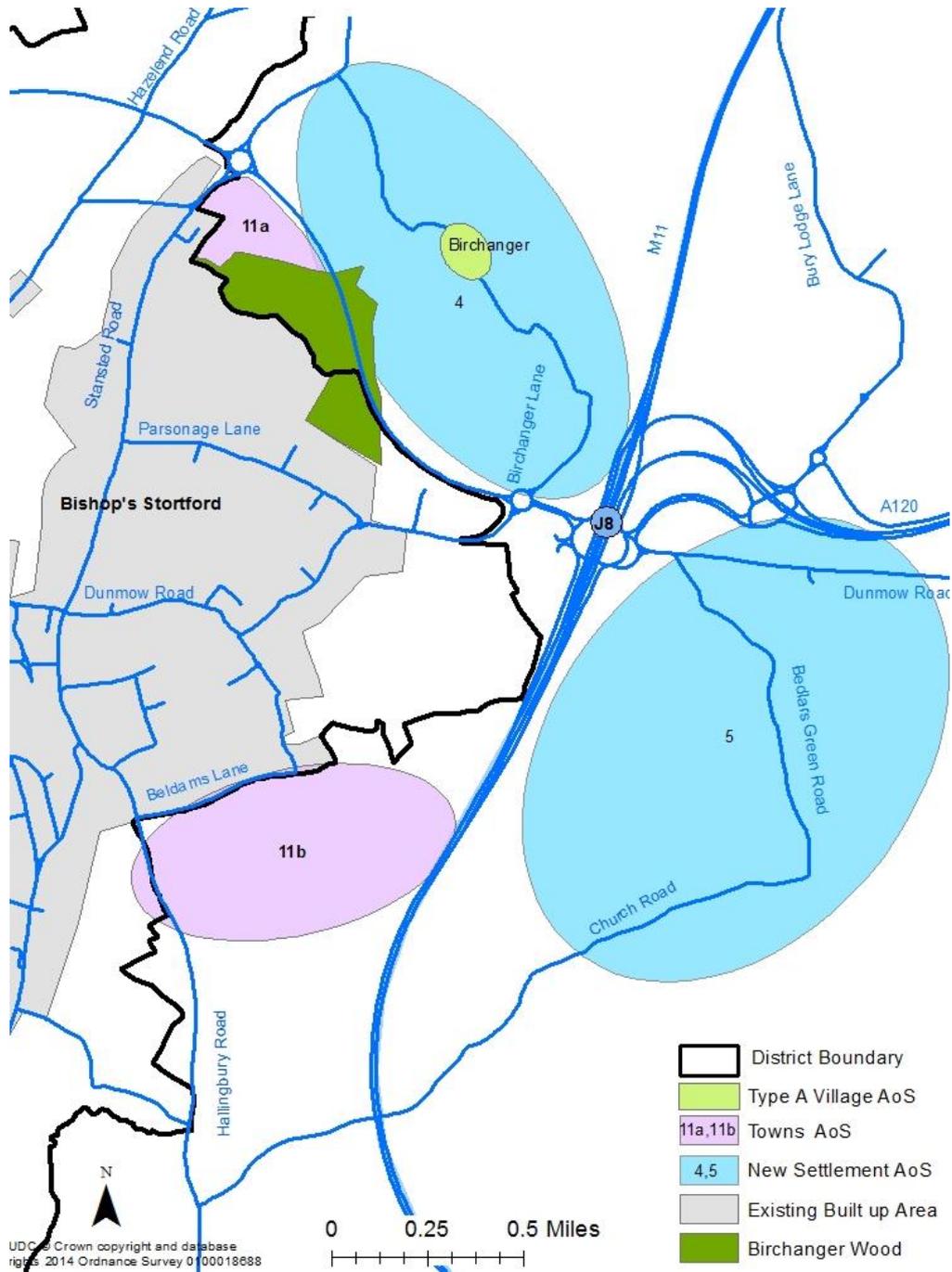
Question 12: Saffron Walden

What issues and evidence should the Council consider when assessing the potential for urban extensions to Saffron Walden at Areas of Search 10a-g? Please reference any specific Areas of Search in your response.

3.4 Edge of Bishop's Stortford (within Uttlesford District)

An inset map of has been prepared which shows the potential for two Areas of Search 11a and 11b, which are immediately adjoining the town. Figure 3 below shows these areas in mauve. The new settlement Areas of Search shown in blue are addressed in Section 3.2 above, and the Area of Search for Birchanger Village is addressed in Section 3.6 below.

Figure 3: Edge of Bishop's Stortford



Area of Search 11a is located between the Stansted Road industrial estate in Bishop's Stortford and the A120 town bypass. Birchanger Wood Local Wildlife Site lies outside the area of search to the south.

Area of Search 11b is located to the south of Beldams Lane in Bishop's Stortford, and north of the Sewage Treatment works. Bushy Mead Local Wildlife Site lies outside the area of search on the opposite side of Hallingbury Road.

Close working with East Hertfordshire District Council will be required to assess these areas of search and to ensure that the requirements of the Duty to Co-Operate are met.

Question 13: Edge of Bishop's Stortford (within Uttlesford District)

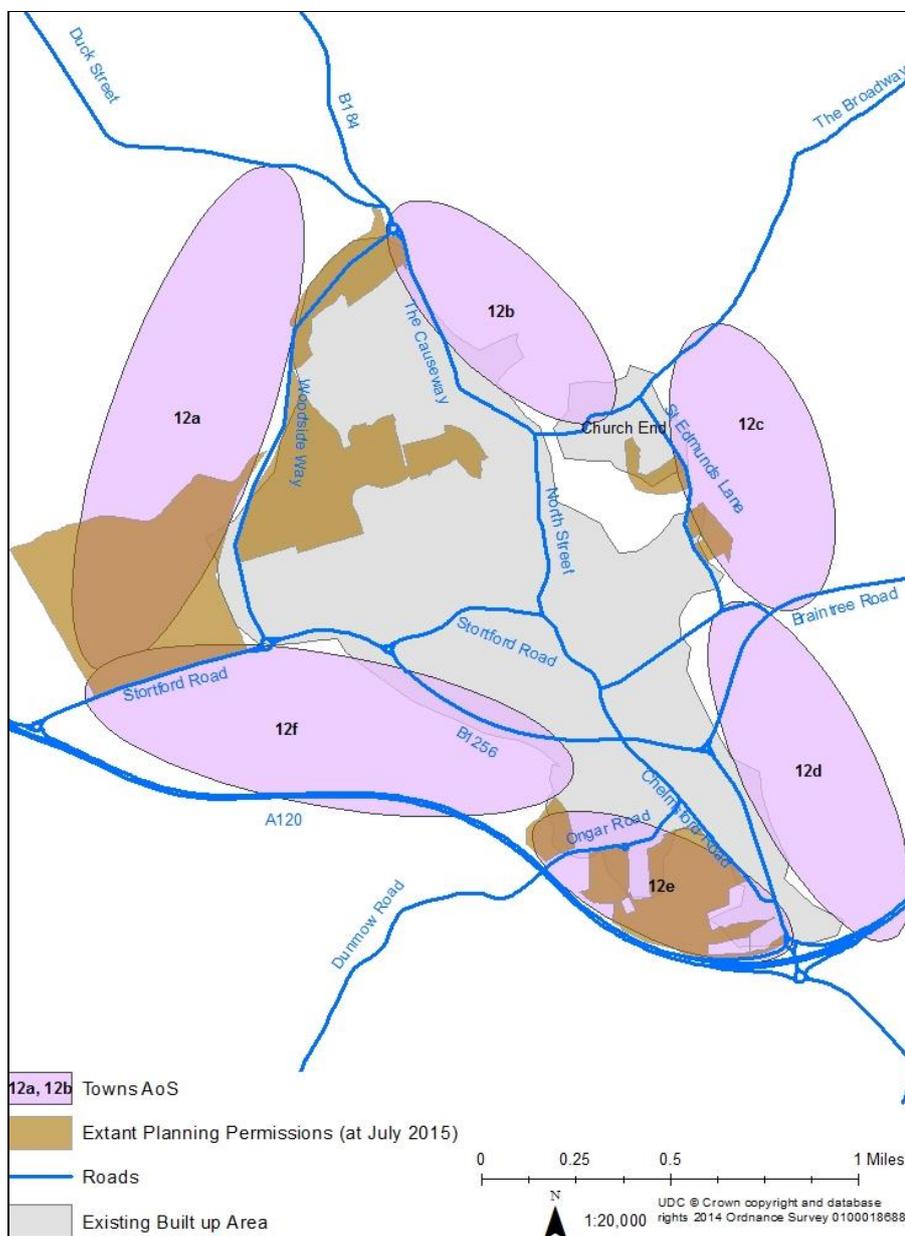
What issues and evidence should the Council consider when assessing the potential for urban extensions to Bishop's Stortford at Areas of Search 11a and b? Please reference any specific Areas of Search in your response.

3.5 Great Dunmow

Great Dunmow Town Council has recently consulted on a draft Neighbourhood Plan for the town. The District Council is working with the Town Council to ensure that the Local Plan and the Town Plan are complementary. However it is necessary to ensure that all the options are properly considered, and any relevant evidence will be shared with the Town Council to enable them to ensure that the Town Plan is robust.

An inset map of Great Dunmow has been prepared which shows the potential for five Areas of Search around the town.

Figure 4: Areas of Search for Great Dunmow



Area of Search 12a is located between the A120 junction with the Stortford Road and Mill End. It includes the area of Ravens Farm. Hoglands Wood Local Wildlife Site is located within the area, adjoining Great Dunmow. Adjoining the area to the east is Woodlands Park, where there is outstanding planning permission for around 925 dwellings still to be built. The southern part of the area has been granted permission for 790 dwellings (subject to the signing of a S106 obligation) West of Woodside Way (a recently constructed direct road link between the north and west sides of the town). A planning application to the north of this site has been called in by the Secretary of State for determination and a decision is anticipated during July 2015. The implications of this decision for the principles of development in the area will be carefully considered.

Area of Search 12b is located to the north of Great Dunmow in the Chelmer Valley as far as Church End. There is a Scheduled Monument (Parsonage Farm moated site) within this area. The northern part of Church End is a designated Conservation Area.

Note: the area between Church End and Great Dunmow comprises a recreation ground and protected area of open space and is not included within any areas of search.

Area of Search 12c is located in the area beyond St Edmunds Lane. The Merks Hall Local Wildlife Site lies within the area of search. Permission for 22 custom-built units has been granted on appeal east of St. Edmunds Lane.

Area of Search 12d is located between Braintree Road and the A120. The northern part of the area includes Dunmow Park (private land). The southern part of the area includes a Sewage Treatment Works. The Flich Way Local Wildlife Site lies to the southern end of the area.

Area of Search 12e is located to the south of Ongar Road and north of the A120. Much of this land already has planning permission, including permission granted for 370 homes West of Chelmsford Road together with a retail store, and 100 homes south of Ongar Road. The area also includes some land north of Ongar road, part of which has been granted planning permission for 73 homes.

Area of Search 12f is located between the A120 and the B1256 Stortford Road. This area is bisected east-west by the Flich Way, and there are a number of woodland blocks including Olives Wood, Ash Grove, and Oak Spring Local Wildlife Sites.

Question 14: Great Dunmow

What issues and evidence should the Council consider when assessing the potential for urban extensions to Great Dunmow at Areas of Search 12a-f? Please reference any specific Areas of Search in your response.

3.6 Villages

The Local Plan will need to 'make every effort' to meet housing and development needs. For this reason it is highly likely that the Local Plan will need to consider allocating some development sites in some villages as part of an overarching strategy for the District.

From the point of view of sustainable development, the disadvantage of most villages is that they are relatively remote from the full range of facilities and residents are heavily dependent on private car usage, which can cumulatively add to the strains on the wider transport network as well as local rural roads.

To address these issues most Local Plans categorise villages according to the level of services and facilities and therefore suitability in principle for modest scale development (see Question 3: Settlement Hierarchy). However in practice even villages with a relatively good range of facilities are often capable of accommodating only a small amount of development.

Because of the small scale of villages relative to towns, these locations are often very sensitive to development and detailed consideration of the landscape setting and character is sometimes necessary in order to avoid substantial harm.

It is necessary for the District Council to reach a view on the overall approach to villages, taking into account the strategic nature of Local Plans, the relatively small contribution to development needs which may be made by the villages collectively, and the new powers and responsibilities invested in Parish Councils through Neighbourhood Planning. It may be that the District Council chooses to focus on providing allocations in only a very small number of villages based on sustainability criteria.

Area of Search 13: Key Villages (village extensions/small sites)

There are seven Key Villages: Elsenham, Great Chesterford, Hatfield Heath, Newport, Stansted Mountfitchet, Takeley, and Thaxted. There have been a number of planning permissions granted recently in these villages.

Area of Search 14: 'Type A' Villages (small sites)

There are 20 Type A villages as shown on the map of Areas of Search. There are many detailed local considerations which will need to be taken into account when assessing the potential of the 'Type A' Villages to contribute towards meeting housing needs. Further consideration will be given to how this will be undertaken in due course.

Question 15: Villages

What issues and evidence should the Council consider when assessing the potential for development in the villages? Please reference any specific Areas of Search in your response.

4. Level of Development and Scenarios

In order to understand the implications of various different combinations of options, the Council has developed a number of 'scenarios'. At this stage the scenarios are necessarily high-level as no assessment of the suitability of the areas of search has yet been undertaken. The scenarios should therefore be understood as a tentative first step towards understanding the implications of the levels of growth that the Council needs to plan for.

The scenarios set out below are not the only possible combinations of options from amongst the areas of search. The number of scenarios has been limited in order to provide a focused and distinct set of alternatives, which have been subject to sustainability appraisal. Comment on the relevant section of the sustainability appraisal (sections X- X) is welcomed as part of any consultation response.

4.1 Scenarios A to D (580 dwellings per year)

The first set of scenarios is based on development of 580 dwellings per year, which is based on the Local Plan Inspector's recommendation and is broadly consistent with the findings of recent technical work.

Current or existing planning permissions granted for around 5000 dwellings are common to all options. A windfall allowance¹ of 50 dwellings per year or 750 over 15 years has been made. This approach was endorsed by the Local Plan inspector in his report of December 2014.

Table 2: Scenarios A-D (assuming District-wide provision of 580 per year or 8,700 over 15 years)

	Scenario A	Scenario B	Scenario C	Scenario D
Location	New settlement	Villages and BS	Towns	Hybrid
Extant permissions	5000	5000	5000	5000
Windfall allowance	750	750	750	750
Edge of Bishop's Stortford	0	500	0	500

¹ According to the Glossary in the National Planning Policy Framework, windfall means "Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available."

Great Dunmow	0	0	1500	500
Saffron Walden	0	0	1500	500
Key Villages	0	1500	0	500
Type A Villages	0	1000	0	500
New settlement	3000	0	0	500
TOTAL	8750	8750	8750	8750

Scenario A: Focus on a new settlement (580 per year)

Under this scenario all the development would be focused on a single new settlement. The scale of the new settlement could ultimately reach 10,000 or more dwellings. However, applying reasonable assumptions of construction rates at around 300 dwellings per year, 3,000 dwellings could be completed by 2033, with the remainder of construction in the next 15-year plan period.

Scenario B: Focus on Villages and the edge of Bishop's Stortford (580 per year)

One possible method of distributing development amongst the villages would be to direct a higher level of development to the seven key villages and a lower level of development to the twenty 'Type A' villages. For illustrative purposes, if assessment suggested the potential capacity for 1500 dwellings in the Key Villages, and this were distributed evenly between all seven, this would result in around 215 new dwellings per key village. If assessment suggested that there was potential for 1000 dwellings in the 20 Type A villages, this would result in 50 dwellings per village. In practice it is unlikely that villages will all have the same level of capacity and variations between the villages would need to be taken into account.

Bishop's Stortford lies within East Hertfordshire District, but the boundary of Uttlesford District directly adjoins part of the town. Subject to assessment, there may be the potential for a limited amount of development in the two areas of search identified here, perhaps in the region of 500 dwellings in total.

Scenario C: Focus on Towns (580 per year)

The towns of Saffron Walden and Great Dunmow are the main centres of population and services in the district. This scenario would see 1500 dwellings provided in each town. Both towns have accommodated considerable levels of development in recent years and there are extant planning permissions for significant amounts of further development. Careful consideration will need to

be given to the character and setting of the towns, and also the capacity to expand existing services and facilities, such as schools and GP provision.

Scenario D: Hybrid Option 1 (580 per year)

This option would see development spread between towns and villages, and an assumption is made that a start could be made on delivery of housing at a new settlement towards the end of the plan period, with the majority of construction taking place after 2033. This scenario may be considered reasonable if assessment of a new settlement shows that there is no realistic prospect of early delivery.

Question 16: Development at 580 dwellings per year

What do you think the implications of development under scenarios A to D would be, at around 580 dwellings per year?

4.2 Scenarios E-G (750 dwellings per year)

The Council needs to consider a higher level of development in order that it can test the implications for sustainable development. The following scenarios are based on a higher level growth assumption. At this stage it is unknown whether the District may need to accommodate a higher level of growth and if so, what that level might be. A figure of 750 dwellings is proposed as a reasonable assumption for testing at this early stage.

Table 1: Scenarios E-G (assuming 750 dwellings per year or 11,250 over 15 years)

	Scenario E	Scenario F	Scenario G
Location	Two new settlements	Towns and Villages	Hybrid 2
Extant permissions	5000	5000	5000
Windfall allowance (50 per year)	750	750	750
Edge of Bishop's Stortford	0	500	500
Great Dunmow	0	1500	1000
Saffron Walden	0	1500	1000
Key Villages	0	1500	1000
Type A Villages	0	1000	1000
New settlements	6000	0	1500
TOTAL	11,750	11,750	11,750

Scenario E: Two New Settlements

This scenario is very similar to Scenario A but includes two new settlements, each developed at a rate of around 300 dwellings per year, reflecting the higher level of development needed to meet a higher District-wide housing requirement.

Scenario F: Towns and Villages

This scenario is a combination of scenarios B and C, reflecting the higher District-wide housing requirement under this scenario.

Scenario G: Hybrid Option 2

This scenario is similar to Scenario F but the introduction of a new settlement takes some of the pressure off the towns and villages.

Question 17: Development at 750 dwellings per year

What do you think the implications of development under scenarios E to G would be, at around 750 dwellings per year?

4.3 Other Scenarios

The above scenarios form a useful framework for beginning to consider the implications of the cumulative impact of development. However, there may be other scenarios worth assessing.

Question 18: Other Scenarios

Are there any other potential Scenarios not shown which should be assessed by the Council?

4.4 Other points

Question 19: Other points

Any other points you wish to make which do not relate directly to the questions above.

5. Responding to the Consultation

All consultation responses must be received no later than DATE and time . Responses received after that date will not be considered.

Responses should be sent to the Planning Policy Team at Uttlesford District Council, preferably using the Consultation Portal at www.uttlesford.gov.uk/lpconsult, or alternatively by emailing planningpolicy@uttlesford.gov.uk.

Paper copies of this document and a response form are available on request by calling 01799 510346 or emailing planningpolicy@uttlesford.gov.uk.

Response forms or letters may be mailed to:

The Planning Policy Team
Council Offices
London Road
Saffron Walden
Essex
CB11 4ER

All responses must be made in writing, either electronically or otherwise, (there is no need to make responses in more than one format) and should clearly state the question number to which the response relates. Anonymous responses will not be considered. The name, town or village, and (if applicable) organisation of all respondents will be published.

Any responses submitted electronically using the consultation portal or email will receive an automated receipt. Paper-based submissions will not receive a receipt.

Organisations and others may wish to submit additional evidence for consideration. It would be greatly appreciated if any additional evidence could be submitted electronically in a format which is capable of being copied and pasted, and where possible the relevant question numbers should be referenced in the submission. Some documents will be made available on the website so please avoid including signatures.

If requiring the document in large print, Braille or an alternative format please contact