

**Committee:** Uttlesford Planning Policy Working Group

**Agenda Item**

**Date:** 9 June 2016

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**Title:** Development Management Policies (part 1)

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### Summary

1. The appended report sets out some of the draft development management (DM) policies for inclusion in the new local plan.

### Recommendations

2. To comment on the draft policies

### Financial Implications

3. None

### Background Papers

4. None

### Impact

- 5.

Communication/Consultation	Internal consultation with Development Management, Housing strategy, Landscape and Conservation Officers.
Community Safety	N/A
Equalities	N/A.
Health and Safety	N/A
Human Rights/Legal Implications	N/A
Sustainability	N/A
Ward-specific impacts	ALL
Workforce/Workplace	N/A

## Situation

6. The local plan will contain a number of DM policies which will guide decision making on applications for planning permission.
7. The starting point in drafting the DM policies were the policies proposed in the withdrawn local plan, the Inspectors questions and comments on the withdrawn plan, government policies and legislation and meetings with development management team, housing strategy and conservation officers.
8. The appendix sets out the DM policies for the following chapters:
  - Employment
  - Retail
  - Housing
  - Environmental Protection
  - Development in the Countryside
  - The Historic Environment
9. Amendments to supporting text and policies have been suggested as well as deletion of policies and introducing new ones. There are also a number of points members need to consider including the need to formally adopt the Essex Design Guide and the changes to Building Regulations, as set out below.
10. There have been a number of changes to the building regulations following the Housing Standards Review, the Code for Sustainable Homes has been abolished and a number of requirements for sustainability and accessibility have been incorporated into Building Regulations. National space standards for housing have been introduced; these are optional requirements which can be included in local plan policy. Within the new Building Regulations there are a number of optional requirements which deal with water consumption, access and wheelchair users. These changes and the implications on local plan policies have been discussed in the appended report.
11. The policies concerning design, natural environment, access and infrastructure will be reported to the working group in July.

## Risk Analysis

Risk	Likelihood	Impact	Mitigating actions
If the Council does not have NPPF compliant up to date DM policies the Local Plan could be found unsound	1 - Low	Delays in adopting the Local Plan	Making sure that the DM policies are up to date and in accordance with the relevant regulations and NPPF.

1 = Little or no risk or impact

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

3 = Significant risk or impact – action required

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