



**UTTLESFORD DISTRICT COUNCIL
LOCAL DEVELOPMENT FRAMEWORK**

LOCAL DEVELOPMENT SCHEME

Revision 6 – Approved by Uttlesford District Council
on 24 May 2012

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1. Introduction

The Uttlesford Local Plan was adopted in 2005. It still forms the basis for making planning decisions within the district. The Planning and Compulsory Purchase Act came into force on 28 September 2004. This act replaced the old planning system of structure plans, local plans and supplementary planning guidance with a new system of Local Development Frameworks (LDFs) – a series of related documents, which together set out the planning strategy for each local authority area. In June 2008, a new Planning Policy Statement 12 – Creating Strong Safe and Prosperous Communities through Local Spatial Planning and amended regulations were published, introducing further changes to the process of preparing LDFs. Further changes were introduced by the Planning Act 2008. A new Conservative/Liberal coalition Government was elected in May 2010. It has implemented reforms to the planning system with more expected e.g. the proposed abolition of the regional tier of planning. The Government has made it clear that it expects Local Councils to proceed with their plan making in order to deliver the growth in housing/employment etc that is needed.

This local development scheme is the project plan for producing the LDF. It has three main functions:

- To provide information on the documents the Council intends to prepare together with timescales for preparation.
- To establish the Council's priorities and to allow the Council to programme the work needed to prepare the new plans.
- To set out the timetable for the review of documents.

The original LDS came into effect from 26 April 2005. There have been a series of revisions since then to take account of changes in legislation and the methods and timing of consultations. The Council carried out a successful consultation in January/February 2012. Subsequent to this the Government published the National Planning Policy Framework together with new Gypsy and Traveller Guidance. This LDS therefore includes a new timetable for the preparation of the Core Strategy and other Development Plan Documents to be known as the Local Plan. It also includes changes to the timing of the Community Infrastructure Levy work and the creation of a specific Development Plan Document to deal with the allocation of sites for Gypsies and Travellers. This is shown in Appendix 2 and 3. Normally the Council will review the local development scheme every year and update it when necessary.

The LDS is available on the Council's website at www.uttlesford.gov.uk. If you have any queries please contact the planning policy team on 01799 510461 or 01799 510454. E-mail mjones@uttlesford.gov.uk or snicholas@uttlesford.gov.uk

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2. Terminology

The terms and abbreviations, which are used in this document, are explained below.

| | | |
|-----|-------------------------------|--|
| AAP | Area Action Plan | These plans will focus on implementation, providing an important mechanism for making sure development is of a suitable scale, mix and quality in key areas of opportunity, change or conservation. No AAPs are proposed in this local development scheme. |
| AMR | Annual Monitoring Report | Authorities are required to produce a monitor each year which reports on the implementation of the local development scheme and the extent to which policies in the development plan documents are being achieved. |
| CIL | Community Infrastructure Levy | CIL is a tariff based system which allows Local Authorities in England and Wales to raise funds from developers carrying out new building projects in their area. The money can then be used to fund a wide range of infrastructure needed as a result of the development. |
| DPD | Development Plan Document | These documents are the statutory documents with development plan status. For Uttlesford they will include the core strategy with separate DPDs for site allocations and development management policies. The community will be involved in preparing them and they will be tested at an Examination by the Planning Inspectorate. |
| IDP | Infrastructure Delivery Plan | This will set out the costs, funding, timetables and providers for the infrastructure needed to deliver the plan |
| LDF | Local Development Framework | The LDF will contain a portfolio of local development documents, which will set out the spatial planning strategy for Uttlesford. This will reflect the community's economic, environmental and social aims for the future of the District where this relates to the use and development of land. |
| LDD | Local Development Document | The overall term for the separate documents in the LDF |

| | | |
|------|------------------------------------|---|
| LDS | Local Development Scheme | The LDS sets out the programme for preparing the LDDs |
| NP | Neighbourhood Plans | Neighbourhood plans will be prepared by local communities. They must be in conformity with the Core Strategy. |
| NPPF | National Planning Policy Framework | Government statement of national planning policy. |
| RSS | Regional Spatial Strategy | This was prepared by the Regional Planning Body, it sets out the strategic policies for development and use of land in the in the Region. The relevant RSS for Uttlesford is the East of England Plan published in May 2008. The Government has announced it's intention to abolish the RSS through the enactment of the the Localism Bill currently going through Parliament (July 2011) |
| SCI | Statement of Community Involvement | This document explains how and when stakeholders and the community can become involved in the preparation of the LDF and the ways that this will be achieved. |
| SA | Sustainability Appraisal | Assessment of the potential impacts of the policies and proposals in the LDF on economic, social and environmental issues. |
| SEA | Strategic Environment Assessment | Assessment of the potential impacts of the policies and proposals contained within the LDF on the environment |
| EIA | Equalities Impact Assessment | Assessment of the Plan to make sure that the policies within it are free from discrimination in terms of a direct or indirect impact on any particular group. |
| SPD | Supplementary Planning Document | SPDs are intended to support the policies and proposals in DPDs but they do not have the same status as DPDs and they are not subject to examination. |

3. About the District

Uttlesford is a rural area in northwest Essex and is geographically the second largest district in the County. It has a population of approx 75,600 (Source: ONS Mid 2009 Estimate). Approx 40% of the residents live in one of the three main centres of population, Great Dunmow (8,500), Saffron Walden (15,000), and Stansted Mountfitchet (6,100). The remainder live in the numerous villages and hamlets within the District. There are a large number of listed buildings and significant areas of attractive rural landscape and ancient woodland including Hatfield Forest. In the south of the district is Britain's third largest airport,

Stansted. The Council is committed to preserving the rural nature of the area and the quality of life for its residents.

4. Saved Policies

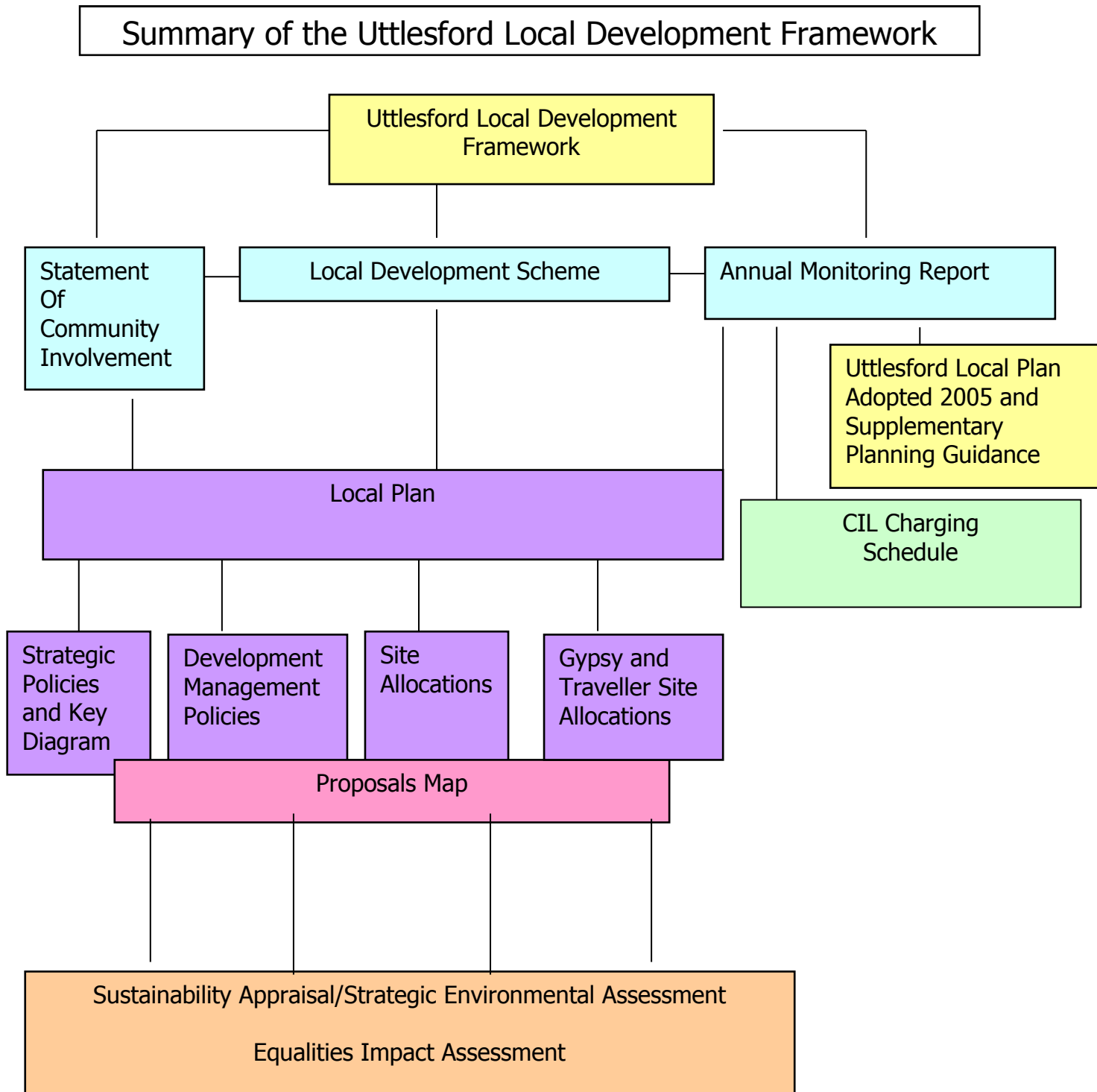
Planning policy for Uttlesford is currently made up of the Uttlesford Local Plan prepared by the District Council, the saved policies from the Essex and Southend on Sea Structure Plan, the Minerals Plan and Waste Plan prepared by the County Council and the East of England Plan - The Regional Spatial Strategy for the East of England approved by the Government and published in May 2008. Although the Government has announced its intention to abolish Regional Spatial Strategies, at the time of writing they are still a material consideration. A key element of the RSS is the district-level housing figure – this will be replaced by a locally determined requirement. The LDF will also need to address issues like transport infrastructure and employment land which were previously determined at the regional level. The policies in the Uttlesford Local Plan and the remaining policies from the Structure Plan will be replaced by the new Local Plan. The Minerals and Waste Plans will be replaced by Minerals and Waste Development Plan Documents (DPDs) produced by Essex County Council.

The Uttlesford Local Plan was adopted on 20 January 2005 and the policies in it were originally “saved” for 3 years. In July 2007 the Council applied to the Secretary of State to extend the time period for the saved policies. All the policies in the Uttlesford Local Plan, except Takeley Local policies 1 and 2 – Land west of Hawthorn Close and Land off St Valery have been saved. Appendix 1 lists all the policies in the Uttlesford Local Plan and shows what will happen to each policy. Where the policy is intended to be replaced the appendix shows which DPD the replacement policy will be in and when it is likely to be adopted.

The implementation of the NPPF is set out in Annex 1. While the current Local Plan was adopted after 2004 it was not adopted under the Planning and Compulsory Purchase Act 2004. Uttlesford does not therefore benefit from a 12 month transition period as set out in paragraph 214 of the NPPF. Paragraph 215 of the NPPF therefore applies which states that “due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework”.

5. The Local Development Framework (LDF) Structure

The diagram below shows the links between the documents, which make up the LDF.



- **The Uttlesford Local Plan 2005**

The Uttlesford Local Plan sets out the planning policies for the District until the policies are replaced by policies in DPDs. Supplementary advice which has been adopted by the Council in support of some of the policies in the local plan will also remain relevant, until the policies are replaced.

- **The Local Development Framework**

The documents which make up the LDF will be available on the Council's website. This will include the development plan documents (DPDs), the statement of community involvement (SCI), and the most recent annual monitoring report (AMR) together with any relevant supplementary planning documents (SPDs).

- **Statement of Community Involvement**

The SCI was one of the first documents to be prepared. It was adopted in July 2006 following a written representations examination by an independent Inspector. The SCI lets people who may be interested in the plan know when and how they can get involved in the preparation of the Local Plan. Minimum requirements for public consultation are set out in regulations. The SCI shows how these requirements are met and adds other measures, which the Council feels would be suitable. It identifies the groups to be involved and the techniques and resources required for effective involvement. The SCI will be revised as necessary. Normally this would be if the types of groups to be involved have changed or if the Council decides to use different consultation techniques. Following the changes to the regulations in 2008, a supplementary statement to the SCI was prepared explaining the new process. The statement is available on the Council's website.

- **The Annual Monitoring Report**

The District Council needs to monitor how effective its policies are. This is done through a monitoring report which is published each year. The purpose of the monitoring report is to:

- Say how the Council is performing against the timescales set out in the LDS
- Check how the Council is performing in relation to the targets in the Uttlesford Local Plan.
- Give information on the extent to which the policies in the Local Plan are being achieved.
- Examine whether the Local Plan needs reviewing before the scheduled main review date.

In the light of the monitoring the Council will consider what changes, if any, need to be made to the policies. This will be reflected in an updated

LDS. An AMR will be produced each year looking at the period from 1 April to 31 March. It is posted on the Council website.

- **Strategic Environmental Assessment (SEA) / Sustainability Appraisal (SA)**

SEA/SA is a process that will make sure that social, economic and environmental considerations are fully taken into account at every stage of preparation for each Local Plan produced. All Local Plans will need to undergo SEA/SA. The Council has commissioned consultants to develop a sustainability framework in consultation with relevant bodies. For each Local Plan various options developed through consultation will then be tested against the framework to identify preferred options. Further consultation will allow people to comment on the preferred options and the sustainability report. Changes made as a result of the public consultation will be appraised before both the Local Plan and the sustainability report are submitted for examination by an independent Inspector.

- **Equality Impact Assessment**

As well as the SA/SEA the Council has to carry out an Equalities Impact Assessment (EIA) for all plans and policies it produces. An EIA will be done as part of the production of each development plan document to make sure that plan and the policies it contains are free from discrimination and promote equality of opportunity. The EIA is one of the documents which the Council has to send to the Inspectorate for the examination.

- **Local Plan**

This will be subject to independent examination by a Planning Inspector. The Inspector needs to be satisfied that the document meets the various procedural requirements and is sound. The Inspector will recommend changes that are required to overcome any aspects relating to the soundness of the plan that they have identified and which can be corrected within the scope of the regulations – if major changes are required the Inspector is likely to find the plan unsound. Currently the Council must accept the recommendations in the Inspector's report if it wishes to adopt the Local Plan.

- **Strategic Policies and Key Diagram**

The Strategic Policies will set out the Council's vision, core policies and the spatial strategy for the future development of the district. It will identify the development needs for the district and the broad locations and strategic sites for new developments to meet these needs. It will also look at how the vitality and sustainability of rural communities within the district can be maintained. It will be prepared to be in conformity with national guidance and will have regard to the key themes in the Uttlesford Futures, Sustainable Community Strategy – i.e. children and young people matter, staying healthy, developing business, feeling safe, protecting the environment and getting around. A key diagram will be included to

illustrate the strategy and will show in diagrammatic form the locations of the major developments along with the main transport corridors and links and relationships with neighbouring areas.

- **Site Allocations**

This will contain specific policies covering the detailed aspects of the sites needed to deliver the spatial strategy e.g. Access, design principles, planning obligations. To support policies for the key strategic sites there will be the need for forward planning in the form of development briefs/master plans to inform the development process.
- **Development Management Policies**

These policies will set out the criteria to be used by the Council when deciding if planning permission should be granted. These policies will be consistent with the core strategy.
- **Gypsy and Traveller Site Allocations**

This will contain specific policies covering the sites needed to deliver the required spaces and include e.g. Access, design principles, landscaping.
- **Proposals Map and Inset Maps**

The proposals map will show all the policies and proposals and identify areas of protection on an Ordnance Survey base. The proposals map will also show relevant proposals from the saved Minerals and Waste Local Plans. Inset Maps will be used to show parts of the proposals map at a more detailed scale. The proposals map will be updated as the Local Plan is prepared.
- **Non-Development Plan Documents**
 - **Infrastructure Delivery Plan and Community Infrastructure Levy (CIL) Charging Schedule**

The Infrastructure Delivery Plan will identify the infrastructure needed to support the LDF and explains how it will be delivered and funded. This will be an integral part of the Core Strategy. CIL allows Councils in England and Wales to raise funds from developers undertaking new building projects to fund the infrastructure needed as a result of the development. The CIL is a tariff based approach to infrastructure funding and rates will be set in consultation with local communities and developers. Charging authorities must produce a charging schedule. The schedule will be part of the LDF but not part of the Statutory Development Plan. Local communities and stakeholders will be consulted on the proposed rates before the charging schedule is examined by an independent person appointed by the Council (this could be the same Inspector who examines the DPD but does not have to be). The format for the examination will be similar to that for the DPDs. The examiner will recommend that the draft charging schedule is

approved, rejected or approved with modifications. Following examination the charging schedule will be formally approved by resolution of Full Council.

▪ **Supplementary Planning Guidance (SPG) and Supplementary Planning Documents (SPD)**

This currently only applies to SPGs and SPDs which have been prepared to support the saved policies in the Uttlesford Local Plan but as the Core Strategy and other DPDs are adopted more SPDs may be produced to support the policies in them. These documents are a material consideration for development management purposes but they are not subject to independent examination. The Council will make them available for public consultation before they are adopted in accordance with the regulations and the SCI.

▪ **Council Approved Guidance**

The Council will approve Parish Plans and Village Design Statements where they have been prepared in accordance with the protocol and guidance prepared by the Essex Rural Community Council, Village Design Statement Group and the Essex Planning Officers Association. These will then be used for development management purposes.

6. Profiles of Proposed Plan Documents

The following profiles set out the details of each DPD still to be prepared. The overall programme is also shown in the table at Appendix 2 and the chart at Appendix 3. In relation to the key stages PPS12 published in 2008 made the consultation stages far less prescriptive removing the requirement for Issues and Options and Preferred options stages and replacing these with a general requirement to engage relevant stakeholders in the preparation of the documents. Although no longer required a two stage consultation process where the issues are identified and options are considered before more detailed “preferred” options are presented for further consultation seems a logical approach and the key stages below reflect this.

| |
|--|
| Local Plan |
| Expected Adoption Date: 2013 |
| <ul style="list-style-type: none"> • <i>It will set out the Council’s vision, objectives and spatial strategy for the district.</i> • <i>It will contain the primary policies needed to achieve the above.</i> • <i>It will identify the key strategic sites and infrastructure.</i> • <i>It will set out the broad strategy for meeting the locally generated housing targets and the role of rural settlements.</i> • <i>It will be accompanied by a key diagram.</i> • <i>Development Management policies will make sure that all development within the District meets certain criteria and helps to achieve the vision.</i> |

| |
|--|
| <ul style="list-style-type: none">• <i>Site Allocations set out the specific policies relating to sites where development is proposed.</i>• <i>The sites will be shown on the updated proposals map.</i> |
| Coverage: District-Wide |
| Conformity: Must be in conformity with national planning guidance. |
| Key Stages: <ul style="list-style-type: none">• June 2012 – July 2012 Consultation on Draft Local Plan• November 2012 – December 2012 Publication of the Local Plan and Pre-Submission Consultation• March 2013 Submission to Secretary of State• June 2013 Start of the hearing sessions for the public examination of Local Plan• November 2013 Adoption |
| Production and Management: The Planning Policy Team will prepare the Local Plan. The process will be guided by the LDF group – a cross party member working group. Approval of key stages will be by the relevant portfolio holder and Full Council will adopt the core strategy. Involvement of stakeholders will be in accordance with the SCI. |
| Review: The Local Plan will be subject to annual monitoring and review |

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|--|
| Gypsy and Traveller DPD |
| Expected Adoption Date: 2015 |
| <ul style="list-style-type: none">• <i>This document will set out the specific policies relating to a number of sites where development is proposed.</i>• <i>It will include new sites.</i>• <i>The sites will be shown on the updated proposals map.</i> |
| Coverage: District-Wide |
| Conformity: The Gypsy and Traveller DPD will be in conformity with the core strategy. |
| Key Stages: <ul style="list-style-type: none">• October 2012 Call for sites• September 2013 – October 2013 Consultation on draft plan• January 2014 – February 2014 Publication and Pre-Submission Consultation• May 2014 Submission• July 2014 Start of the hearing sessions for the public examination• December 2014 Adoption |
| Production and Management: the Planning Policy Team will prepare the Gypsy and Traveller Site Allocations document. Approval of key stages will be by the relevant portfolio holder and adoption by Full Council. Involvement of stakeholders will be in accordance with the SCI. |
| Review: The Gypsy and Traveller document will be subject to annual monitoring and review. |

7. Community Infrastructure Levy (CIL)

The proposed stages for the development of the CIL for the District are set out in the table below and included in the Chart at Appendix 3.

| Stage | Work Required | Timescale |
|-------|--|-------------------|
| 1. | Review and update existing evidence base regarding infrastructure and engagement with infrastructure providers | Currently Ongoing |
| 2. | Publication of preliminary charging schedule. Preparation for this will include viability testing to determine the scope and level of CIL and informal consultation with stakeholders. | October 2012 |
| 3. | Prepare and formally consult on a draft charging schedule including a viability check on any changes proposed as a result of the stage 2 consultation. | January 2013 |
| 4. | Submit the draft charging schedule for examination | March 2013 |
| 5. | Examination | June 2013 |
| 6. | Adopt charging schedule | November 2013 |

8. Supplementary Planning Guidance and Supplementary Planning Documents

The Council has adopted supplementary planning guidance (SPG) and master plans to support the saved policies in the Uttlesford Local Plan as listed in the table below. The SPG will remain in force until the development is complete or the saved policies are replaced. The Council will then review the SPG and replace with updated supplementary planning documents (SPDs) as necessary.

| Policy No | Title of Supplementary Planning Guidance |
|--|--|
| GEN2 | Essex Design Guide |
| GEN8 | Essex County Council, Parking Standards – Design and Good Practice |
| Takeley /Little Canfield Local Policy 3 – Priors Green | The Island Sites |
| Chesterford Park Local Policy 1 | Master Plan for Chesterford Park – Employment Scheme |
| GD5 | Master Plan for Woodlands Park – |

| | |
|---|--|
| | Residential Development |
| GD6 | Master Plan for Great Dunmow Business Park – Employment Scheme |
| Oakwood Park Local Policy 1 | Master Plan for Oakwood Park – Residential Development |
| SM4/BIR1 | Master Plan for Rochford Nurseries – Residential Development |
| Takeley/Little Canfield Local Policy 3 – Priors Green | Master Plan for Priors Green – Residential Development |

The Council has produced four SPD's to support policies in the Uttlesford Local Plan 2005. These are:

- Accessible Homes and Playspace (including lifetime homes)
- Home extensions
- Replacement dwellings,
- Energy efficiency.

Supplementary Documents on Home Extensions and Accessible Homes and Playspace were adopted in November 2005 and the SPD on Replacement Dwellings was adopted in September 2006. The Energy Efficiency SPD was adopted in October 2007. The Council has also adopted the Urban Place Supplement to the Essex Design Guide. This was prepared by the County Council and adopted by the District Council in March 2007. In January 2010 the Council approved the Essex County Council's "Parking Standards, Design and Good Practice" September 2009 document for use as District Council planning guidance, superseding Appendix 1 of the 2005 Adopted Uttlesford Local Plan (ULP).

The Council has carried out appraisals and developed management plans for the Conservation Areas in Great Chesterford, Stansted Mountfitchet, Clavering, Great Dunmow Newport and Stebbing. Following consultation with the local community the Council has approved these appraisals and the associated management plans as non-statutory guidance.

The Council has also approved the following Parish Plans and Village Design Statements as non-statutory guidance to use when considering planning applications and to help inform preparation of the LDF.

| | | |
|------------------|--------------------------|------|
| Arkesden | Parish Plan | 2009 |
| Ashdon | Parish Plan | 2007 |
| Birchanger | Parish Plan | 2006 |
| Chrishall | Parish Plan | 2007 |
| Great Canfield | Village Design Statement | 2010 |
| Great Dunmow | Town Design Statement | 2009 |
| Hadstock | Parish Plan | 2007 |
| Little Bardfield | Village Design Statement | 2009 |

| | | |
|--------------|--------------------------|-----------|
| Littlebury | Parish Plan | 2009 |
| Newport | Village Plan | 2010 |
| Radwinter | Parish Plan | 2007-2012 |
| Stansted | Parish Plan | 2011 |
| Thaxted | Village Design Statement | 2010 |
| White Roding | Parish Plan | 2009 |
| Widdington | Village Design Statement | 2009 |

All the council approved guidance is available on the Council’s website.

9. Other Documents

The local authority is required to produce a sustainable community strategy (SCS) following consultation with the local community and key local partners through the Local Strategic Partnership – the LSP for Uttlesford is known as Uttlesford Futures. The SCS sets out the strategic vision for a place and provides the vehicle for considering and deciding how to address difficult cross cutting issues such as the economic future of an area, social exclusion and climate change. The key spatial planning objectives for the area as set out in the Core Strategy should be in harmony with the SCS priorities.

The LDF for Uttlesford will also reflect the aims set out in the following documents. The wider policy aims will be included in the core strategy and the more detailed policies will be reflected in the development management policies and the site allocations policies as appropriate.

- The Sustainable Community Strategy 2008
- Housing Strategy 2009-2012
- Climate Change Strategy 2007
- Uttlesford Community Safety Action Team Strategic Assessment 2008
- Municipal Waste Management Strategy 2005
- Homelessness Review and Strategy Action Plan 2008-2013
- Equalities and Inclusion Policy 2007

10. The Evidence Base

The Council will prepare and keep up to date information on all aspects of the social, economic and environmental characteristics of the District as set out in the table at Appendix 4. Much of the information that will be needed is available within the Council as part of annual monitoring e.g. housing supply, or is available from other organisations and/or websites e.g. population data. New study work has been commissioned and completed on housing markets, water resources, leisure facilities/playing fields, biodiversity, the economy, flood risk assessment and landscape character assessment. Some studies which were done early on in the plan preparation process have become out of date and are being reviewed e.g. on employment land and retailing.

The evidence base is being compiled using in house resources as well as consultants. There has been joint working with Essex County Council and

adjoining local authorities. Budget provision has been made for some of the work but recent financial constraints within the Council have meant that more work has had to be done in house than was originally anticipated which has had implications for staff resources.

11. Staff Resources and Management

A cross party member working group has been set up to steer and monitor the programme for the LDF work – this is known as the LDF Members Group.

The policy team, which currently consists of three planning officers and one temporary planning officer, is working to prepare the LDF, drawing in other staff from within the Council where appropriate and in consultation with statutory consultees, and the Planning Inspectorate where necessary.

The Council has commissioned a Strategic Environmental Assessment Information Profile from Essex County Council which is updated each year and commissioned consultants to carry out the SEA/SA work.

The policy team using other internal or external resources as appropriate will undertake monitoring and produce the annual monitoring report.

12. Risks

- **Funding**

Funding remains a major issue for the Council. Budget constraints will continue to limit funding available for commissioning additional study work or securing additional staff resources.

- **Programme**

The programme for the LDF preparation is proving challenging. Additional consultation stages have had to be programmed in. The additional work to support the evidence base for the Core Strategy and other DPDs has had to be done. It has been difficult to predict with certainty the length of time it will take to produce the plans.

To reduce the impact of the above the programme will be carefully managed to make sure it remains realistic. Through the Stansted/M11 Local Authority Partnership and the Essex Policy Forum the Council will keep up to date with the progress of other Essex and Hertfordshire Districts, sharing experiences and adjusting the timetable where necessary. The Government Office and PINs have been consulted on the LDS in the past and their comments regarding the timetable have been taken into account. The abolition of the Government Office at the end of March 2011 means that this source of advice and guidance is no longer available. The Planning Advisory Service (PAS) is another potential source of advice.

- **Evidence Base**

Staff time and resources are required to assemble the evidence base. The relatively long lead in times for the preparation of the DPDs should allow enough time for the work to be completed. Limited budgetary provision has been made for the appointment of outside consultants for specialised tasks e.g. the water cycle study but due to the Council's financial position other studies have been carried out internally e.g. the strategic housing land availability assessment. Some joint commissioning of work has been done to help reduce costs and other opportunities for this will be investigated.

- **Staff Resources**

The team which will be working on the production of the DPDs is relatively small with 3 permanent staff and 1 temporary member. The Council's financial position has meant there is no opportunity to secure additional staff resources and there has been some slippage to the programme as a result. There is the opportunity to use other staff within the planning service and/or within the Council to help with some aspects of the work and there may also be an option to employ agency staff to cover peaks in workload but this would only be for a very limited period.

PROPOSED PROGRAMME OF REPLACEMENT FOR THE POLICIES IN THE UTTLESFORD LOCAL PLAN - ADOPTED
JANUARY 2005

(NOTE: This is a list of saved policies in the existing local plan it is not a full list of the policies that will be included in the new Local Plan, new policies will be added as necessary)

| Existing Policy | | Replaced/Deleted/ Merged | Which document will the new/merged Policy be in? | Date of Adoption of DPD |
|-----------------|---|---|--|----------------------------|
| Policy Ref | Description | | | |
| S1 | Development limits for the main urban areas | General development locations and strategic sites will be identified in the Strategic Policies. | Local Plan | 2013 |
| | | | Local Plan | 2013 |
| S2 | Development limits/policy areas for Oakwood Park, Little Dunmow and Priors Green, Takeley/Little Canfield | Site specific policies will be included in the Site Allocations section. Development Limits will be defined in the Development Management Policies section. | Local Plan | 2013 |
| S3 | Other development limits | | | |
| S4 | Stansted Airport Boundary | Replaced | Local Plan | 2013 |
| S5 | Chesterford Park Boundary | Merged Chesterford Park Local Policy 1 | Local Plan | 2013 |
| S6 | Metropolitan Green Belt | Replaced | Local Plan | 2013 |
| S7 | The Countryside | Replaced | Local Plan | 2013 |

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|------|--|--|------------|--------------|
| S8 | The Countryside Protection Zone | Replaced | Local Plan | 2013 |
| GEN1 | Access | Replaced | Local Plan | 2013 |
| GEN2 | Design | Replaced | Local Plan | 2013 |
| GEN3 | Flood Protection | Replaced | Local Plan | 2013 |
| GEN4 | Good Neighbourliness | Replaced | Local Plan | 2013 |
| GEN5 | Light Pollution | Replaced | Local Plan | 2013 |
| GEN6 | Infrastructure provision to support development | Replaced | Local Plan | 201 |
| GEN7 | Nature Conservation | Replaced | Local Plan | 2013 |
| GEN8 | Vehicle Parking Standards | Replaced | Local Plan | 2013 |
| E1 | Distribution of Employment Land | Merged Gt Chesterford Local Policy 2, SW4, SW5. Core Strategy will identify general development locations Site specific policies will be included in the Site Allocations DPD | Local Plan | 2013 2013 |
| E2 | Safeguarding employment land | Merged Eisenham Local Policy 1, Great Chesterford Local Policy 1, GD7, Takeley Local Policy 5, SW6, Thaxted Local Policy 3 | Local Plan | 2013 |
| E3 | Access to Workplaces | Replaced | Local Plan | 2013 |
| E4 | Farm Diversification: Alternative uses of Farmland | Replaced | Local Plan | 2013 |
| E5 | Re-use of rural buildings | Replaced | Local Plan | 2013 |
| ENV1 | Design of Development within Conservation Areas | Replaced | Local Plan | 2013 |

| | | | | |
|-------|--|------------------------------|------------|------|
| ENV2 | Development Affecting Listed Buildings | Replaced | Local Plan | 2013 |
| ENV3 | Open Space and Trees | Replaced | Local Plan | 2013 |
| ENV4 | Ancient Monuments and Sites of Archaeological Importance | Replaced | Local Plan | 2013 |
| ENV5 | Protection of Agricultural Land | Replaced | Local Plan | 2013 |
| ENV6 | Change of Use of Agricultural Land to Domestic Garden | Replaced | Local Plan | 2013 |
| ENV7 | The Protection of the Natural Environment – Designated Sites | Replaced | Local Plan | 2013 |
| ENV8 | Other Landscape elements of importance for nature conservation | Replaced | Local Plan | 2013 |
| ENV9 | Historic Landscapes | Replaced | Local Plan | 2013 |
| ENV10 | Noise sensitive development and disturbance from Aircraft | Replaced | Local Plan | 2013 |
| ENV11 | Noise Generators | Replaced | Local Plan | 2013 |
| ENV12 | Protection of Water Resources | Replaced | Local Plan | 2013 |
| ENV13 | Exposure to poor air quality | Replaced | Local Plan | 2013 |
| ENV14 | Contaminated Land | Replaced | Local Plan | 2013 |
| ENV15 | Renewable Energy | Replaced | Local Plan | 2013 |
| H1 | Housing Development | Merged with GD4, SW2 and SM2 | Local Plan | 2013 |
| H2 | Reserve Housing Provision | Merged with SW3 | Local Plan | 2013 |
| H3 | New Houses within development limits | Replaced | Local Plan | 2013 |
| H4 | Backland Development | Replaced | Local Plan | 2013 |
| H5 | Subdivision of dwellings | Replaced | Local Plan | 2013 |
| H6 | Conversion of rural buildings to residential use | Replaced | Local Plan | 2013 |
| H7 | Replacement Dwellings | Replaced | Local Plan | 2013 |
| H8 | Home Extensions | Replaced | Local Plan | 2013 |

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|-----|--|------------------|------------|------|
| H9 | Affordable Housing | Replaced | Local Plan | 2013 |
| H10 | Housing Mix | Replaced | Local Plan | 2013 |
| H11 | Affordable Housing on Exception Sites | Replaced | Local Plan | 2013 |
| H12 | Agricultural workers' dwellings | Replaced | Local Plan | 2013 |
| H13 | Removal of Agricultural Occupancy Conditions | Replaced | Local Plan | 2013 |
| LC1 | Loss of sports fields and recreational facilities | Replaced | Local Plan | 2013 |
| LC2 | Access to Leisure and Cultural Facilities | Replaced | Local Plan | 2013 |
| LC3 | Community Facilities | Replaced | Local Plan | 2013 |
| LC4 | Provision of Outdoor Sport and Recreational Facilities beyond development limits | Replaced | Local Plan | 2013 |
| LC5 | Hotel and Bed and Breakfast Accommodation | Replaced | Local Plan | 2013 |
| LC6 | Land west of Little Walden Road Saffron Walden | Merge SW 7 | Local Plan | 2013 |
| RS1 | Access to retailing and services | Replaced | Local Plan | 2013 |
| RS2 | Town and Local Centres | Replaced | Local Plan | 2013 |
| RS3 | Retention of Retail and other services in Rural Areas | Replaced | Local Plan | 2013 |
| T1 | Transport Improvements | Deleted | | |
| T2 | Roadside services and the new A120 | Replaced | Local Plan | 2013 |
| T3 | Car Parking associated with development at Stansted Airport | Replaced | Local Plan | 2013 |
| T4 | Telecommunications Equipment | Replaced | Local Plan | 2013 |
| | Chesterford Park Local Policy 1 | Merged S5 and E2 | Local Plan | 2013 |
| | Elsenham Local Policy 1 | Merged E2 | Local Plan | 2013 |
| | Great Chesterford Local Policy 1 | Merged E2 | Local Plan | 2013 |

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|------|---|------------|------------|------|
| | Great Chesterford Local Policy 2 | Merged E1 | Local Plan | 2013 |
| GD1 | Town Centre | Replaced | Local Plan | 2013 |
| GD2 | Land Rear of 37 to 95 High Street | Replaced | Local Plan | 2013 |
| GD3 | White Street Car Park Extension | Deleted | | |
| GD4 | Residential Development within Great Dunmow's Built up Area | Merged H1 | Local Plan | 2013 |
| GD5 | Woodlands Park | Replaced | Local Plan | 2013 |
| GD6 | Great Dunmow Business Park | Replaced | Local Plan | 2013 |
| GD7 | Safeguarding of Existing Employment Areas | Merged E2 | Local Plan | 2013 |
| GD8 | Civic Amenity Site and Depot | Replaced | Local Plan | 2013 |
| | Oakwood Park Local Policy 1 | Replaced | Local Plan | 2013 |
| SW1 | Town Centre | Replaced | Local Plan | 2013 |
| SW2 | Residential Development within Saffron Walden's Built up Area | Merged H1 | Local Plan | 2013 |
| SW3 | Land south of Ashdon Road | Merged H2 | Local Plan | 2013 |
| SW4 | Land adjoining the Saffron Business Centre | Merged E1 | Local Plan | 2013 |
| SW5 | Thaxted Road Employment Site | Merged E1 | Local Plan | 2013 |
| SW6 | Safeguarding of Existing Employment Areas | Merged E2 | Local Plan | 2013 |
| SW7 | Land at Little Walden Road | Merged LC6 | Local Plan | 2013 |
| AIR1 | Development in the terminal support area | Replaced | Local Plan | 2013 |
| AIR2 | Cargo Handling/Aircraft Maintenance Area | Replaced | Local Plan | 2013 |
| AIR3 | Development in the Southern Ancillary Area | Replaced | Local Plan | 2013 |
| AIR4 | Development in the Northern Ancillary Area | Replaced | Local Plan | 2013 |
| AIR5 | The Long Term Car Park | Replaced | Local Plan | 2013 |
| AIR6 | Strategic Landscape Areas | Replaced | Local Plan | 2013 |
| AIR7 | Public Safety Zones | Replaced | Local Plan | 2013 |
| SM1 | Local Centres | Replaced | Local Plan | 2013 |
| SM2 | Residential Development within Stansted's | Merged H1 | Local Plan | 2013 |

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|--------------|---|--|-------------------------------------|------|
| | Built up Area | | | |
| SM3 | Site on Corner of Lower Street and Church Road | Deleted | | |
| SM4/B IR1 | Rochford Nurseries | Replaced | Local Plan | 2013 |
| SM5 | Parsonage Farm | Currently under construction likely to be completed - Delete | | |
| | Start Hill Local Policy 1 | Replaced | Local Plan | 2013 |
| | Takeley Local Policy 1 – Land west of Hawthorn Close | Deleted | | |
| | Takeley Local Policy 2 – Land off St Valery | Deleted | | |
| | Takeley/Little Canfield Local Policy 3 – Priors Green | Replaced | Local Plan | 2013 |
| | Takeley Local Policy 4 – The Mobile Home Park | Replaced | Site Allocations DPD | 2013 |
| | Takeley Local Policy 5 – Safeguarding of Existing Employment Area in Parsonage Road | Merged E2 | Local Plan | 2013 |
| | Thaxted Local Policy 1 – Local Centre | Replaced | Development Management Policies DPD | 2013 |
| | Thaxted Local Policy 2 – Land adjacent to Sampford Road | Currently under construction – likely to be completed - delete | | |
| | Thaxted Local Policy 3 – Safeguarding of Employment Areas | Merged E2 | Local Plan | 2013 |

APPENDIX 2 – Production Milestones for Development Plan Documents

| Doc Name | Subject | Doc Type | Conformity | Production Milestones | | | | | | | | Review |
|--|--|------------|---|--|-------------------------------------|---|--------------------------------|---|----------------------------|------------------|----------|--------|
| | | | | Public Participation in Plan Preparation | | | | Publication and Pre-Submission Consultation | Submission to Sec of State | Hearing Sessions | Adoption | |
| | | | | Evidence Gathering and Stakeholder Involvement | Consultation on issues and options | Public Participation on Preferred Options and Further Preferred Options | Consultation on Draft document | | | | | |
| Uttlesford Core Strategy And Key Diagram | Sets out the Vision for the development of Uttlesford District together with the key policies to achieve that vision. The key diagram illustrates the core strategy | Local Plan | General conformity with National Planning Policy Framework. | Jan - Dec 05 | May 06- July 06 Jan – Feb 07 | Nov 07 – Jan 08 Feb 10 – April 10 | June 2012 and July 2012 | Oct 12 – Nov 12 | March 13 | June 13 | Nov 13 | AMR |
| Development Management Policies | Criteria based policies against which planning applications will be considered | Local Plan | General conformity with National Planning Policy Framework. | | | Jan 12 – Feb 12 | Jun 12 – July 12 | Oct 12 – Nov 12 | Mar 13 | June 13 | Nov 13 | AMR |
| Site Allocations | Policies relating to specific sites where development is proposed | Local Plan | General conformity with National Planning Policy Framework. | | | Jan 12 – Feb 12 | | | | | | |
| Gypsy and Traveller | Policies relating to specific sites where development is proposed | DPD | Conformity with the Local Plan | October 2012 | | | | Jan 2013 | Mar 2013 | June 2012 | Nov 2013 | AMR |

Appendix 3 - Chart showing programme of Local Development Documents

| | 2012 | | | | | | | | | | | | 2013 | | | | | | | | | | | | 2014 | | | | | | | | | | | | 2015 | | | | |
|--|------|---|---|---|---|---|---|---|---|---|---|---|------|---|---|---|---|---|---|---|---|---|---|---|------|---|---|---|---|---|---|---|---|---|---|---|------|---|---|---|---|
| | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M |
| Local Plan including: Strategic policies Site Allocations Development Management policies Key Diagram | + | + | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gypsy and Traveller Site Allocations | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CIL Charging Schedule | | | | | | | | | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Proposals Map | | | | | | | | | | • | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Monitoring Report | | | | | | | | | | | * | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Key

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| | Call for sites for Gypsies and Travellers | Public Participation in the Preparation of a Local Plan (Reg 18) | | |
| | Pre-Submission Consultation on Issues and Options | Notify consultation bodies of intention to prepare Local Plan and ask what such a Local Plan ought to contain. Also consider whether it is appropriate to invite representations from people who are resident or carrying on business in the area. | | |
| | Commencement – trigger is consultation with the 3 stat bodies on scope of the SA | | | |
| | Consultation on Draft Local Plan. | | | |
| | Publication of Local Plan and Pre-Submission Consultation (Reg 19) | | | |
| | Submission to Secretary of State (Reg 22) | Examination Stages Guideline timetable from submission to final report | | |
| | Hearing Sessions | 23 weeks for hearing sessions up to 8 days with no Pre-Hearing Meeting (PHM). 29 weeks for hearing sessions up to 8 days with a PHM and 37 weeks for hearing sessions up to 12 days with a PHM. | | |
| | Inspectors Report | | | |
| | Adoption at Full Council | | | |
| | CIL Charging schedule – 1. Review of infrastructure requirements 2. Preliminary charging schedule 3. Draft charging schedule 4. Submit charging schedule for examination 5. Examination 6. Adoption | | | |
| | Production of Annual Monitoring Report (AMR) | * | Publication on Council's Website | |
| ● | Amendments to Adopted Proposal Map | ☀ | Published Proposals Map | + Site Allocations and Development Management Policies consultation |

Sources of Information for the Evidence Base

| Social | Sources of Available Data | Updating |
|--|--|---|
| Housing Needs | Strategic Housing Market Assessment (SHMA) working in partnership with Broxbourn, Brentwood, East Herts, Epping Forest and Harlow. Final report 2009 – Opinion Research Services and Savills | |
| | Affordable Housing, Viability Assessment, 2010 – Level Updated March 2012 | |
| | Strategic Housing Land Availability Assessment (SHLAA). 2010 – UDC | Updated Annually |
| | Looking Back, Moving Forward – Assessing the housing needs of Gypsies and Travellers in Essex, 2006 – Essex Planning Officers Association | |
| | Essex Gypsy and Traveller Accommodation Assessment 2009 – Fordham Research | New study being commissioned by Essex Planning Officers Association |
| | Demographic Study 2012 Edge Analytics – Essex Planning Officers Association | June 2012 |
| Housing Supply | Housing Land Supply, April 2011 - UDC | Updated Annually |
| | Housing Trajectory and 5 Year Land Supply, Dec 2011 – UDC | Updated Annually |
| Population Age Structure Ethnicity | 2001 Census | 2011 Census |
| | Neighbourhood Statistics | |
| | Baseline Information Profile Nov 2010 - Essex County Council | Annual updates of Baseline Information Profile. |
| Leisure Facilities/playing fields | Green Space Strategy Audit 2006 - UDC | |
| | Open Space, Sport and Recreation Study The Landscape Partnership 2012 | |
| School Capacity | Commissioning School Places 2011-2016 - Essex County | Updated Annually |

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| | Council | |
| Health Facilities | NHS West Essex | |
| Crime (Rates and Fear of Crime) | Home Office http://www.homeoffice.gov.uk/crime/ | |
| | Essex Police | |
| | Baseline Information Profile Nov 2010 - Essex County Council | Updated Annually |
| | Essex County Council Tracker Survey 2009 | |
| Economy | Sources of Available Data | Action/Updating |
| Economic Activity Industry or Employment Occupation Groups Commuting | 2001 Census | 2011 Census |
| | Employment Land Study Final Report March 2006 PACEC | |
| | Employment Land Review, April 2011, UDC | |
| | Non- residential land monitoring data and other reports, Essex County Council | Updated annually. |
| Retail | Retail Study, Final Report December 2005 Hepher Dixon | |
| | Retail Study, Final Report 2012 Savills | |
| | Non- residential land monitoring data, Essex County Council | Updated Annually |
| Office/Industrial Accommodation Survey | Non-residential land monitoring data, Essex County Council | Updated Annually |
| Environment | Sources of Available Data | Action/Updating |
| Conservation Areas Tree Preservation Orders Listed Buildings Ancient Monuments and Archaeological Sites Sites of Special Scientific Interest and National Nature Reserves County Wildlife Sites Ancient Woodlands Special Verges Historic Landscapes and Parklands Open spaces Noise Contours | UDC GIS | Ongoing updates (UDC). |
| | Conservation Area Appraisals and Management Plans for Great Chesterford Stansted Mountfitchet Clavering Great Dunmow Newport Stebbing UDC | Draft plans for Henham Littlebury Thaxted Manuden Hatfield Broad Oak Felsted Saffron Walden Ashdon Radwinter Arkesden |

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| Groundwater Protection Zones Poor Air Quality Zones Flood Zones | Historic Settlement Character Assessment for selected settlements: Saffron Walden Great Dunmow Great Chesterford Henham Newport Stansted Mountfitchet UDC 2007 Thaxted –UDC 2009 | |
| | Village Templates (Market Towns and Key Villages) UDC 2011 | |
| Landscape Character Assessment | Essex County Council – county level information Landscape Character Assessment. Final Report September 2006 Chris Blandford Associates | |
| Biodiversity | Phase 1 Habitat Survey 1990 Local Wildlife Sites Review October 2007 Essex Ecology Services Ltd | |
| Flood Risk | Strategic Flood Risk Assessment, Final Report March 2008 JBA Consulting | |
| Rural Lanes | Rural Lanes Study March 2012 Essex County Council | |
| Agricultural Land Classification | Department for Environment, Food and Rural Affairs (DEFRA) | Input data to GIS (UDC) |
| Water Quality Water Use | Environment Agency | |
| | Water Companies | |
| | Water Cycle Study, Scoping and Outline Strategy 2010 – Hyder Consulting. | |
| | Water Cycle Study, Stage 2 Commissioned expected October 2012 – Hyder Consulting. | |
| Communication and | Sources of Available Data | Action/Updating |

| Transport | | |
|--------------------------|--|---|
| Public Transport - Bus | http://www.essex.gov.uk/Travel-Highways/Public-Transport/Pages/Public-transport.aspx | |
| | ECC Local Transport Plan (LTP 2) 2006-2011 | LTP 3 to 2026 currently in preparation |
| Public Transport –Rail | Greater Anglia Route Utilisation Strategy (RUS) – December 2007 Shows how forecast growth in the region’s population, employment and housing is expected to affect rail usage over the next 10-15 years and sets out the industry’s preferred strategy to meet this demand. | London and South East RUS - Draft for Consultation, Dec 2010 – updates the Greater Anglia RUS to reflect changing circumstances and a new 2031 horizon. |
| | Control Period 4 – Delivery Plan (2009/10 – 2013/14) – sets out outputs to be delivered and plans for the operation. Maintenance, renewal and development of the network, consistent with achieving these outputs. | Annual Updates |
| | Route Plan D – East Anglia 2010 – Builds on the RUS – describes the current capability and use of each strategic route, a description of the vision for the future and the strategy for achieving that vision. | |
| Capacity of Road Network | Essex Traffic Monitoring Report | Produced Annually |
| | Essex County Council Local Transport Plan (LTP 2) 2006-2011 | LTP 3 to 2026 currently in preparation |
| | Comparative Transport Analysis 2010 - ECC | |