



## Public Document Pack

# Uttlesford District Council

Chief Executive: Dawn French

## SUPPLEMENTARY PACK

### Council

**Date:** Tuesday, 19th June, 2018

**Time:** 7.00 pm

**Venue:** Council Chamber - Council Offices, London Road, Saffron Walden,  
CB11 4ER

**Chairman:** Councillor L Wells

**Members:** Councillors A Anjum, K Artus, H Asker, G Barker (Vice-Chair),  
S Barker, R Chambers, J Davey, P Davies, A Dean, P Fairhurst,  
T Farthing, M Felton, M Foley, J Freeman, R Freeman, A Gerard,  
T Goddard, J Gordon, N Hargreaves, S Harris, E Hicks, S Howell,  
D Jones, T Knight, G LeCount, P Lees, M Lemon, B Light, J Lodge,  
J Loughlin, A Mills, S Morris, E Oliver, V Ranger, J Redfern, H Rolfe,  
H Ryles and G Sell

## ITEMS WITH SUPPLEMENTARY INFORMATION PART 1

### Open to Public and Press

**2 Regulation 19 Pre-Submission Draft Local Plan**

3 - 24

To consider the Regulation 19 pre-submission draft Local Plan.



# Uttlesford District Council

Chief Executive: Dawn French

**For information about this meeting please contact Democratic Services**

Telephone: 01799 510369 or 510548

Email: [Committee@uttlesford.gov.uk](mailto:Committee@uttlesford.gov.uk)

**General Enquiries**

Council Offices, London Road, Saffron Walden, CB11 4ER

Telephone: 01799 510510

Fax: 01799 510550

Email: [uconnect@uttlesford.gov.uk](mailto:uconnect@uttlesford.gov.uk)

Website: [www.uttlesford.gov.uk](http://www.uttlesford.gov.uk)

<b>Committee:</b>	Council	<b>Date:</b>	
<b>Title:</b>	Supplementary Report to Item 2: Regulation 19 Pre-Submission Local Plan		19 June 2018
<b>Report Author:</b>	Roger Harborough Director of Public Services 01799 510457	<b>Item for decision:</b>	Yes

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## Summary

1. This report provides members with revised recommendations as that contained in the main report at paragraph 2 is incorrect and on the basis that cabinet have now recommended the plan to council, a further recommendation should be inserted.
2. The report further provides members with an update following the Executive's consideration of the Regulation 19 Pre-Submission Local Plan on 12 June 2018, which was held after the publication of the main agenda.

## Revised Executive Recommendations to Council

3. Recommendations 1 and 2 below replace the first recommendation as set out in the main report at paragraph 2; recommendations contained in paragraphs 3-7, as set out in the main report, have been reproduced for ease of reference and all recommendations have been numbered to further aid members:

Recommendation 1: That Council notes the amendments recommended by Cabinet and the Leader to the draft Local Plan at, and following, the Cabinet meeting on 12 June 2018.

Recommendation 2: That Council, being satisfied that the preparation of the Local Plan has complied with the relevant regulatory requirements and being of the view that the Regulation 19 Pre-Submission Local Plan document is ready for submission to government for independent examination, approves the Regulation 19 Pre-Submission Local Plan recommended by the Leader and Cabinet for publication in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012.

Recommendation 3: That following the conclusion of the Regulation 19 publication period, the Local Plan be submitted to the Secretary of State for Independent Examination under section 20 of the Planning Compulsory Purchase Act 2004 (as amended) ("the 2004 Act"), together with the submission documents prescribed by Regulation 22 of the 2012 Regulations before 31 March 2019.

Recommendation 4: That the Director of Public Services, in consultation with the Environmental Services Portfolio Holder, be authorised to make non-material typographical, formatting, mapping and other minor amendments to the Plan prior to the submission of the Plan to the Secretary of State.

Recommendation 5: That the Director of Public Services be authorised to write to the Local Plan Inspector appointed to carry out the Examination of the submitted Local Plan ("the Local Plan Inspector") asking him/her to recommend such modifications of the submitted Local Plan as may be necessary to make the Plan sound and legally compliant, in accordance with section 20(7C) of the 2004 Act.

Recommendation 6: That the Director of Public Services, in consultation with the Environmental Services Portfolio Holder, be authorised to submit a schedule of proposed main modifications of the submitted Local Plan to address any issues relating to soundness and legal compliance identified by the Local Plan Inspector; and

Recommendation 7: That the Local Plan Submission Version 2018 be endorsed as a material consideration to be used in the determination of planning applications and enforcement decisions to be given appropriate weight in accordance with paragraph 216 of the National Planning Policy Framework.

### **Record of decisions agreed by the Executive**

4. At their Cabinet's consideration of the Regulation 19 Pre-Submission Local Plan plan at their meeting on 12 June, they decided that:

Cabinet was satisfied that the preparation of the Local Plan had complied with the relevant regulatory requirements and were of the view that the Regulation 19 Pre-Submission Local Plan document is ready for submission to government for independent examination, and therefore recommended to Full Council that the Regulation 19 Pre-Submission Local Plan be published in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012.

5. It should be noted that the Leader subsequently made an executive decision to recommend further amendments to the Local Plan, as set out in Enclosure 4 to this report.

### **Financial Implications**

6. There are no financial implications arising from this report.

### **Background Papers**

7. The following papers were referred to by the author in the preparation of this report and are available for inspection from the author of the report.

None

### **Situation**

8. Cabinet met on 12 June 2018 to consider the Regulation 19 Pre-Submission Local Plan document. They were addressed by 10 members of the public,

some in their capacity as parish council representatives and two ward councillors, not being members of the Executive.

9. Cabinet also considered tabled papers relating to the below issues. Cabinet recommended all of these changes be incorporated into the Local Plan for Full Council.
  - i. A number of changes to the Garden Community Policies and supporting text following representations made by Historic England and proposed by Councillor Rolfe. These amendments are set out in Enclosure 1.
  - ii. A number of changes to the Garden Community Policies, supporting text and employment policies proposed by Councillor Redfern. These amendments are set out in Enclosure 2.
  - iii. A number of changes to the Airport Policy and supporting text put forward by Councillor Dean and proposed by Councillor Barker. These amendments are set out in Enclosure 3.

#### **Additional changes**

10. Public speakers and ward members at Cabinet raised issues on a number of sites included, or not included, in the Local Plan that the Leader of the Council Councillor Rolfe committed to consider following Cabinet. Subsequently, having considered the comments made, sought the views of those Cabinet Members present at the meeting and taken advice of officers, Councillor Rolfe has decided to make changes in relation to three of the sites raised. These changes are set out below:
  - iv. Amend Debden – Land west of Thaxted Road, Debden (DEB1) to reflect the position in the draft local plan prepared for Regulation 18 Town and Country Planning (Local Planning) (England) Regulations 2012 consultation.
  - v. Remove Great Dunmow – site of former Bardfield House, Church End, Great Dunmow (GtDUN5)
  - vi. Amend Newport – Land at Bricketts, London Road, Newport (NEWP2) to reflect the position in the draft local plan prepared for Regulation 18 Town and Country Planning (Local Planning) (England) Regulations 2012 consultation.
11. Public speakers and ward members had also referenced further changes regarding sites on which the Leader has reflected, sought the views of those Cabinet Members present at the meeting and taken advice of officers. The Leader has decided not to make changes in regard to these.
12. For ease of reference, the Leader's decision notice in respect of all of these considerations is set out in Enclosure 4 to this report.

13. The above amendments to the sites results in the loss of 48 dwellings from the housing supply; this affects the overall housing supply in the plan, reducing it to 14,629 homes. These changes also affect the five year land supply the Council is able to demonstrate. Using the Liverpool methodology with a 5% buffer, the plan is now able to demonstrate a five year land supply of 5.85 years. Using the Liverpool methodology with a 20% buffer, the plan is now able to demonstrate a five year land supply of 5.11 years. While reducing the overall margin and five year land supply, particularly when calculated using the 20% buffer, these remain acceptable.
14. Due to the numerous changes to chapter 3, an updated version of this chapter incorporating the above changes will be published in time for Full Council.

### Sustainability Appraisal

15. The Sustainability Appraisal is being updated to reflect the changes from PPWG and Cabinet; the updated Sustainability Appraisal will be published in time for Full Council on the Council's website [here](#).

### Habitats Regulation Assessment

16. Work on the Habitats Regulation Assessment is drawing to a conclusion; the updated Habitats Regulation Assessment will be published in time for Full Council on the Council's website [here](#).

### Risk Analysis

17.

Risk	Likelihood	Impact	Mitigating actions
The amendments to the plan cause it to be found unsound	1. Officers have developed an evidence based plan that seeks to meet the full growth requirements of the District. Members have had regard to the representations made by the public in striking the planning balance, which is a valid	2. Any soundness issues could be mitigated by modifications through the examination process.	Notify the promoters of the sites affected by the changes to enable them to make representation to Council.  Cabinet and the Leader have taken advice from officers and given all relevant matters full consideration relating to the individual merits of the sites.

	consideration in preparing a local plan		
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- 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.

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## Enclosure 1: Amendments agreed by Cabinet following representations with Historic England and proposed by Cllr Rolfe

1. The substance of these changes are below:
  - i. Consider re-ordering the criteria in policies SP6, 7 & 8 and providing sub-headings, e.g. Land uses, Transport and Access, Historic Environment, Natural environment, Other considerations etc.
  - ii. Within SP6 renumber the second criterion 11 as criterion 12, and all subsequent criteria.

iii.	Amend paragraph 3.89 to read: <ol style="list-style-type: none"> <li>a. "The Landscape and Visual Appraisal <del>finds</del> <u>concludes</u> that land at Easton Park is of moderate to high landscape and visual sensitivity, varying across the Site, and concludes that there is potential for part of the Site to accommodate development, subject to appropriate mitigation."</li> <li>b. Same change to paragraphs 3.95 &amp; 3.103.</li> </ol>
iv.	Amend SP6 criterion 12) to read <ol style="list-style-type: none"> <li>12. "Incorporate measures to <u>conserve and</u> substantially enhance the Gardens of Easton Lodge in partnership with the Trustees of Easton Lodge and Garden."</li> </ol>
v.	Amend SP6 criterion 13) to read: <ol style="list-style-type: none"> <li>13. "<del>Implement measures to avoid and mitigate harm to</del><u>Conserve and where appropriate enhance</u> the significance of heritage assets and their settings <del>caused by development, both within the site and in the wider area close to the site. Measures will</del> <u>Where mitigation is required measures will have regard to the HIA and include:</u>"       <ul style="list-style-type: none"> <li>o Same change to SP7 criterion 15 &amp; SP8 criterion 15.</li> </ul> </li> </ol>
vi.	Amend SP6 criterion 13) e) to read: <ol style="list-style-type: none"> <li>13. "<u>Seek opportunities for beneficial re-use and management of heritage assets</u> <del>Consider appropriate re-use or recording of non-designated heritage assets on the site.</del>"</li> </ol>
vii.	Amend SP6 criterion 15 to read: <ol style="list-style-type: none"> <li>15. "<u>Design principles should respect the open rural character of the site in design principles to avoid harm to heritage assets and their settings on or near the site. This includes consideration of:</u>"</li> </ol>
viii.	Amend and split out SP7 criterion 13 to read: <ol style="list-style-type: none"> <li>13. "<u>Proposals shall:</u> <ol style="list-style-type: none"> <li>a. <u>Respond positively</u> <del>respond</del> to the landscape and <u>significance of the historic environment, including designated and non-designated assets;</u></li> <li>b. <u>Conserve, and where appropriate enhance, the significance of heritage assets and their settings both within the site and the wider area including The Roman Temple (scheduled</u></li> </ol> </li> </ol>

monument) and Park Farmhouse (grade II listed) and the Roman Town and Fort (both scheduled monuments);

- c. Be informed by appropriate value of this location, with proposals accompanied and influenced by landscape/ visual and heritage impact assessments, the latter to include the results of archaeological field evaluation as required by the Local Authority.

14. Careful consideration will be given afforded to the siting and design of development, the use of building and landscaping materials, the improvement and restoration of degraded landscape features, and new woodland/ tree belt and structural planting within and around the site. The sense of tranquillity within the site should be maintained.”

- o Draft similar criteria for policies SP6 & SP8.

ix. Amend SP7 criterion 16 to read:

16. “Conserve and where appropriate enhance the significance of Respect the rural character of the site in design principles to avoid harm to heritage assets and their settings both within the site and in the wider area on the site or near the site. This includes consideration of Where mitigation is required, measures will have regard to the HIA and include.”

**Enclosure 2: Amendments agreed by Cabinet following proposal by Cllr Redfern**

1. The substance of the changes are below:

<p>i. Amend the fifth paragraph of policy SP5 to read:</p> <p>a. Prior to any planning applications being considered detailed development plan documents for each of the garden communities will be prepared <del>as development plan documents</del> and adopted by the local planning authority.</p>
<p>ii. Amend paragraph 3.98 to read:</p> <p>a. “The strategy for the development will ensure the A11 is the preferred route for northbound travel, this is to minimise impacts on the A505. This strategy <del>will should</del> explore the possibility of a northbound access to the old A11 and onwards to Granta Park and the proposed new Park and Ride in this vicinity. A northbound public transport, walking and cycling link to this destination has the opportunity to deliver considerable benefits to the scheme.”</p>
<p>iii. Amend the second paragraph of SP7 to read:</p> <p>a. “The Strategic Growth Development Plan Document will set out the nature and form of the new community. The DPD will be produced in consultation with stakeholders and will include a concept plan showing the disposition and quantity of future land-uses, and give three dimensional indication of the urban design and landscape parameters which will be incorporated into any future planning applications; together with a phasing and implementation strategy which sets out how the rate of development will be linked to the necessary social and physical infrastructure to ensure that the respective phases of the development do not come forward until the necessary infrastructure has been secured. The DPD will provide the framework for the subsequent development of more detailed masterplans and other design and planning guidance for the North Uttlesford Garden Community. <u>The DPD will set out mitigation measures relating to the criteria and text of this policy.</u> Planning applications will be consistent with the approved DPD which will need to be in place before any consent is granted for the new Garden Community.”</p> <p>b. Same change to second paragraphs of SP6 &amp; SP8.</p>
<p>iv. Amend SP7 criterion 1 to read:</p> <p>1. “Deliver 5,000 new dwellings <u>to the north-east of the B184</u>, of which 1,925 will be delivered by 2033. A mix of housing sizes and types of housing will be delivered in accordance with housing needs including 40% affordable homes and homes for older people, including residential care and nursing home accommodation. Specific provision will be made for self and custom build housing.”</p>

v. Amend SP7 criterion 5 to read:

5. “Incorporate, from the early delivery phase of the garden community, a package of measures to provide transport choice, including the delivery of high quality, frequent and fast public transport services to Saffron Walden, Cambridge, Whittlesford Rail Station, Audley End Rail Station, Great Chesterford Rail Station and nearby employment parks (including the Wellcome Genome Campus and Chesterford Research Park). A network of direct, high quality, safe walking and cycling routes will also be provided to enhance permeability within the site and to access nearby employment areas, transport hubs and communities, including linking the existing cycle path from Hinxton to Saffron Walden and linking to Great Chesterford Rail Station via the PROW adjoining Great Chesterford to the north-west of Jackson’s Lane.”

vi. Amend SP7 criterion 6 to read:

6. “Mitigate the transport impacts of the proposed development on the strategic and local road network including on the B184 and B1383. An access strategy that connects with the A11, A1301 and the Cambridge Park & Ride (on the A1307), with the A11 being the preferred route for northbound travel. The access strategy will explore the potential of a northern access for the site. The primary southern access into the site will be via Field Farm Drive, access via Park Road will be limited to ensure the character of Park Road is protected. There will be no vehicular access to the site from Cow Lane. Access for construction traffic will be via Field Farm Drive. Contributions towards capacity improvements along the A505 and junction of the A505 and A1301 will be sought, requiring cross boundary agreement with South Cambridgeshire District Council, Hertfordshire, Cambridgeshire, Essex County Councils and Highways England. Other specific transport related infrastructure requirements identified through the Strategic Growth Development Plan Document and masterplans for the Garden Community will be delivered in a phased manner. The development will avoid the use of unsuitable roads by car through existing communities.”

vii. Amend paragraph 5.8 to read:

a. “Research and Development (R and D) falls within the remit of the ELR study but it is not office space, manufacturing or warehousing. R&D is an especially important sector within London to Cambridge corridor, for example the Biosciences are a key part of this sector. Jobs that are provided in R & D (for instance at the Chesterford Research Park) will contribute to the total for the District. The majority of future of economic development at Chesterford Research Park will be within the Research and Development use classes and associated activities and facilities, ~~although some small scale office growth will be permitted.~~ The Council will continue to monitor the development proposals and completions at the Research Park.”

<p>viii. Amend paragraph 5.42 to read:</p> <p>a. “The development of the Chesterford Research Park is progressing in accordance with the masterplan approved by the Council, albeit at a slower rate than originally anticipated. It provides research and development space and ancillary office accommodation. Current estimates are that completion will take 12-15 years. There is potential to expand the site to accommodate future requirements for R and D floorspace <u>and associated activities and facilities</u>, <del>and widen the permitted use to other similar high quality uses</del> and develop links to the new garden community at North Uttlesford.”</p>
<p>ix. Amend policy EMP1 to read:</p> <p>a. “Enable and support the further development of Research and Development space and <u>associated activities and facilities</u> <del>ancillary office accommodation</del> at Chesterford Research Park as specified in Section 13 (Non Residential Allocations). The development of this site could include a research institute;”</p>

**Enclosure 3: Amendments agreed by Cabinet proposed by Cllr Barker (put forward by Cllr Dean)**

1. The substance of these changes are below:

<p>i. Amend paragraph 3.125 to read:</p> <p>a. London Stansted Airport is identified as making a positive contribution to the delivery of the Spatial Strategy by facilitating, economic growth and provision of jobs both on and off the airport. However, these positive contributions need to be balanced against the <u>negative environmental impacts in particular noise and air quality impacts on amenity and health.</u></p>
<p>ii. Amend paragraph 3.130 to read:</p> <p>a. Night flights from and to London Stansted are a significant cause for concern for local residents, with the associated noise annoyance at unsociable hours. Uttlesford District Council does not determine the night flights regime, which is in the hands of the government. However, the Council will continue to <del>represent local residents to ensure that the impact of night flights is fully taken into account in resist any reduction in</del> night flying restrictions.</p>
<p>iii. Amend paragraph 3.140 to read:</p> <p>a. “Reflecting the requirements of the NPPF, this policy adopts a strategy to mitigate and adapt to climate change in order to offset the impact of increased airport usage. To support a move to a low carbon future, any planned further expansion of the airport will need to actively plan for new development in ways which reduce greenhouse gas emissions; supporting energy efficiency improvements to existing buildings and take account of landform, sustainable methods of getting to and from the airport, green infrastructure, layout, building orientation, massing and landscaping in order to minimise the impacts of climate change. The impacts of emissions from aircraft are regulated through a series of international agreements and lie outside the remit of the planning system. The Council will continue to press the government to reduce, through the International Civil Aviation Organisation <u>or other decision making channels</u>, carbon emissions from aviation, which in 2015 represented 22% of the UK’s total transport emissions. <u>The Government’s framework for addressing the climate change impacts of UK aviation aims to limit UK aviation CO2 emissions to 37.5Mt by 2050, as part of its commitment to an overall 80% reduction in UK CO2 emissions by 2050. The 37.5Mt limit is based on the advice of the independent Committee on Climate Change and, within this overall total, the Government’s modelling assumes CO2 emissions attributable to Stansted Airport aircraft movements to be 1.6Mt in 2030 and 1.5Mt by 2050.</u>”</p>
<p>iv. New paragraph to follow 3.140 to read:</p> <p>a. <u>“The Government has confirmed in a statement issued in June 2018 that for the majority of environmental concerns these will be taken into account as part of existing local planning application processes, and that decisions on the elements that impact on local individuals</u></p>

such as noise and air quality should be considered through appropriate planning processes and the CAA airspace change process. However, important environmental elements such as best use of existing runways leading to increased air traffic which could increase carbon emissions should be considered at a national level including the Committee on Climate Change and reaching agreement at the ICAO on a global offsetting scheme known as CORSIA, or alternative carbon cap schemes should the former scheme not prove capable of implementation.”

- v. Revert a number of criteria in the Airport Development section of policy SP11 to the text from the Regulation 18 Local Plan. Underlined criteria are reinstated criteria from the Reg. 18 Plan.

#### Airport Development

Proposals for the development of the airport and its operation, together with any associated surface access improvements, will be assessed against the Local Plan policies as a whole. Proposals for development will only be supported where all of the following criteria are met:

1. They are directly related to airport use of development, apart from within the North Stansted Employment Area;

2. They contribute to achieving the latest national aviation policies;

3. They are in accordance with the latest permission;

4. Do not result in a significant increase in Air Transport Movements or air passenger numbers that would adversely affect the amenities of surrounding occupiers or the local environment (in terms of noise, disturbance, air quality and climate change impacts);

5. Achieve further noise reduction or no increase in day or night time noise in accordance with any imposed planning condition or otherwise cause excessive noise including ground noise at any time of the day or night and in accordance with the airport's most recent Airport Noise Action Plan (approved by the Secretary of State on a five yearly basis);

6. Include an effective noise control, monitoring and management scheme that ensures that current and future operations at the airport are fully in accordance with the policies of this Plan and any planning permission which has been granted;

7. Include proposals which will over time result in a proportionate diminution and betterment of the effects of aircraft operations on the amenity of local residents and occupiers and users of sensitive premises in the area, such as through measures to be taken to encourage fleet modernisation or otherwise;

8. Incorporate sustainable transportation and surface access

measures in particular which minimise use of the private car, and maximise the availability and use of sustainable transport modes and seek to meet modal shift targets, all in accordance with the London Stansted Sustainable Development Plan;

9. Incorporate suitable road access for vehicles including any necessary improvements required as a result of the development and demonstrate that the proposals do not adversely affect the adjoining highway network; and will not lead to detriment to the amenity of the area and neighbouring occupiers;

10. Be consistent the latest Sustainable Development Plan for the Airport.

## Enclosure 4: RECORD OF EXECUTIVE DECISION

Decision maker	Details of Decision	Reasons	Other options considered and rejected	Conflict of interest declared by any Executive member consulted	Contact officer from where the documents can be obtained
Councillor Rolfe – Leader of the Council	To recommend to Council that, in addition to the amendments agreed by Cabinet to the Regulation 19 Pre-Submission Local Plan document, that the following amendments are also incorporated in to the plan for consideration by Council on 19 June 2018:	<p>Members of the public addressed the Cabinet on 12 June 2018, together with parish and ward councillors regarding planning considerations that in their view made these sites unsuitable for allocation.</p> <p>Officers have provided their professional views on these sites.</p> <p>It is important to have regard to the adopted neighbourhood plans and those in advanced stages of preparation where possible.</p> <p>The decision reflects the views of cabinet colleagues who were in attendance at the meeting.</p> <p>On balance, these sites are not considered suitable for allocation.</p>	To continue to recommend to Council that these sites be allocated in the plan.	None	Roger Harborough Director of Public Services <a href="mailto:rharborough@uttlesford.gov.uk">rharborough@uttlesford.gov.uk</a>

Decision maker	Details of Decision	Reasons	Other options considered and rejected	Conflict of interest declared by any Executive member consulted	Contact officer from where the documents can be obtained
	Chapter 12 Site Allocations:	Specifically:			
	Amend Debden – Land west of Thaxted Road, Debden (DEB1) to reflect the position in the draft local plan prepared for Regulation 18 Town and Country Planning (Local Planning) (England) Regulations 2012 consultation.	DEB1, specific weight was attached to cumulative scale of development	To continue to recommend to Council that the site allocation be amended to include additional land.		
	Remove Great Dunmow – site of former Bardfield House, Church End, Great Dunmow (GtDUN5)	GtDUN5, specific weight was attached to the previous appeal dismissal	To continue to recommend to Council that the site be allocated		
	Amend Newport – Land at Bricketts, London Road, Newport (NEWP2) to reflect the position in the draft local plan prepared for Regulation 18 Town and Country Planning (Local Planning) (England) Regulations 2012	NEWP2 specific weight was attached to the extension of ribbon development.	To continue to recommend to Council that the site allocation be amended to include additional land.		

Decision maker	Details of Decision	Reasons	Other options considered and rejected	Conflict of interest declared by any Executive member consulted	Contact officer from where the documents can be obtained
	consultation.				
	<p>To recommend to Council that the following site is not incorporated in to the plan for consideration by Council on 19 June 2018:</p> <p>Old Chalk Farm, Chalk Farm Lane, Newport</p>	<p>The ward councillor addressed the Cabinet on 12 June 2018, regarding planning considerations that in his view made this site suitable for allocation.</p> <p>Officers have provided their professional views on this site.</p> <p>It is important to have regard to the neighbourhood plans that is in the advanced stages of preparation where possible.</p> <p>The decision reflects the views of cabinet colleagues who were in attendance at the meeting.</p> <p>On balance, this site is not considered suitable for allocation reflecting officers' advice.</p>	<p>To recommend to Council that the plan be amended to allocate this site.</p>		
	<p>To recommend to Council that the following sites not be</p>	<p>Parish councillors addressed the Cabinet on 12 June 2018,</p>	<p>To recommend to Council that</p>		

Decision maker	Details of Decision	Reasons	Other options considered and rejected	Conflict of interest declared by any Executive member consulted	Contact officer from where the documents can be obtained
	<p>removed or amended from the Regulation 19 Pre-Submission Local Plan document plan for consideration by Council on 19 June 2018:</p> <p>Elsenham – Land south of Rush Lane (ELSE1)</p> <p>Land south of B1256 (Stortford Road) and west of Butleys Lane, Great Dunmow (GtDUN4)</p> <p>Land to the south of B1256 Little Canfield (LtCAN1)</p>	<p>regarding planning considerations that in their view made these sites unsuitable for allocation.</p> <p>Officers have provided their professional views on these sites.</p> <p>It is important to have regard to the adopted neighbourhood plan in the case of Great Dunmow.</p> <p>The decision reflects the views of cabinet colleagues who were in attendance at the meeting.</p> <p>On balance, these sites are considered suitable for allocation reflecting officers' advice.</p>	<p>these sites are removed from the plan.</p> <p>To recommend to Council that these sites be allocated in the plan but with amendments.</p>		

## **Summary of officer advice regarding site allocations, about which issues were raised at Cabinet - 12 June.**

The advice given is in the general context of a hybrid spatial strategy that focuses the majority of development at Saffron Walden, Great Dunmow and new garden communities, with the focus of development in the rural areas in key villages (including Newport) and development in type A villages (including Debden) limited with the emphasis being on enhancing and maintaining the distinctive character and vitality of local rural communities.

The advice given is in the general context of the need to meet a housing requirement of around 14000 homes and to maintain a five year land supply with a 5% and 20% buffer option, which smaller sites make a valuable contribution to as they are deliverable earlier in the plan.

### Debden – Land west of Thaxted Road, Debden (DEB1):

Members of the public and the ward councillor raised issues regarding the cumulative scale of recent committed and proposed development in relation to the village, flooding, access to services, traffic, parking, proximity to ancient woodland and lack of infrastructure.

The allocation in the regulation 18 plan was for 25 dwellings on 0.8 hectares of land. The allocation in the proposed regulation 19 plan is for 45 dwellings on 1.5 hectares of land. The majority of the additional land in reg 19 was in the call for sites but the western edge needs to be reduced to align with the development boundary and the brook to the south provides a natural boundary.

The classification for the site is B.

From the SHLAA assessment, the site is within 500m-1,000m of an Ancient Woodland and a planning application should be able to mitigate the impact on it but not necessarily the view of it as articulated by one member of the public.

The site does not lie within an EA flood zone.

The site is more than 800m from significant shopping facilities and the GP surgery. No additional shops or healthcare provisions are proposed but in respect to healthcare, the IDP has been prepared with the input of the WE CCG, who have not expressed any concerns.

There is no viable route to strategic road network. The call for sites information states that the site could be safely accessed by pedestrians and vehicles via Thaxted Road, Debden. Traffic and parking issues would be matters for the planning application to address and are considered capable of mitigation.

Officers' recommendation is that it is a suitable site for allocation.

### Elsenham – Land south of Rush Lane (ELSE1)

Parish Councillor Dr Mott argued that the inspector had rejected the strategic site in Elsenham during the 2014 examination and a subsequent application had been refused in 2016; in his view both these decision centred on challenges on the local road network. He further commented on the infrastructure requirements.

The allocation for 40 dwellings is significantly lower than these previous cases and the IDP has been prepared with the input of the WE CCG, who have not expressed any concerns.

This was included in the regulation 18 consultation plan and responses have been fully assessed, providing no reason to revisit the allocation.

Officers' recommendation is that it is a suitable site for allocation.

### Site of former Bardfield House, Church End, Great Dunmow

GDT Councillor Armstrong objected to the inclusion of this site on the basis it is not allocated in the GDNHP and he considered this sent the wrong message about the regard for NHPs. He felt strongly that the development boundary should be defended.

This site was promoted through the call for sites. There has been a previous application on the site that was dismissed at appeal.

Whilst the NHP is respected the local plan must assess the needs of the district as a whole and has to look at everything again.

Officers' recommendation is that it is a suitable site for allocation.

### Land south of B1256 (Stortford Road) and west of Butleys Lane, Great Dunmow (GtDUN4)

GDT Councillor Armstrong objected to the inclusion of this site on the basis it is not allocated in the GDNHP and he considered this sent the wrong message about the regard for NHPs. He also considered that the assessment of air quality implications was inconsistent.

This was included in the regulation 18 consultation plan and responses have been fully assessed, providing no reason to revisit the allocation.

Whilst the NHP is respected the local plan must assess the needs of the district as a whole and has to look at everything again.

Officers' recommendation is that it is a suitable site for allocation.

Land to the south of B1256 Little Canfield (LtCAN1)

GDT Councillor Armstrong objected to the inclusion of this site on the basis that planning permission was recently refused.

No weight was attached to the emerging plan proposals when committee considered the application. The employment study indicated a strategic issues relating to needing a broader portfolio of sites. The site appraisal process identified this as a suitable employment location before the council considered it as an option for an alternative street services depot location.

Officers' recommendation is that it is a suitable site for allocation.

Land at Bricketts, London Road, Newport

This expanded allocation (consisting of 1.2 hectares and 24 dwellings) is proposed as a small extension to an existing allocation with planning permission that was included in the reg 18 plan (consisting of 1.2 hectares and 11 dwellings), reflecting the natural boundary with the paddock. Noise and air quality matters raised by Cllr Hargreaves would be capable of mitigation at the planning application stage.

Cllr Hargreaves specifically referenced its exclusion in the NQRNHP, which is currently out to regulation 14 consultation.

The site would extend the ribbon development further south away from the village centre and its associated facilities.

Officers' recommendation is that it is a suitable site for allocation.

Old Chalk Farm, Chalk farm Lane, Newport

Cllr Hargreaves specifically referenced its inclusion in the NQRNHP, which is currently out to regulation 14 consultation.

The classification for the site is E. The site is available and development is achievable subject to achieving a suitable access road. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development, primarily due to its location away from the development boundary of the village.

Officers' recommendation is that it is not a suitable site for allocation.

Roger Harborough  
Director of Public Services  
01799 510457 [rharborough@uttlesford.gov.uk](mailto:rharborough@uttlesford.gov.uk)

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