



Public Document Pack

Uttlesford District Council

Chief Executive: Peter Holt

Local Plan Leadership Group Remote Meeting

Date: Thursday, 12th May, 2022

Time: 7.00 pm

Venue: Zoom

Chair: Councillor G Bagnall

Members: Councillors M Caton, R Freeman, M Lemon, B Light, J Lodge, S Merifield, R Pavitt (Vice-Chair), N Reeve, M Sutton and M Tayler

Public Participation

At the start of the meeting there will be an opportunity for up to 10 members of the public to ask questions and make statements subject to having given notice by 2pm the working day before the meeting. Each speaker will have 4 minutes to make their statement. Please write to committee@uttlesford.gov.uk to register your intention to speak with Democratic Services.

Public speakers will be offered the opportunity for an Officer to read out their questions or statement at the meeting, or to attend the meeting over Zoom to read out their questions or statement themselves

Members of the public who would like to watch the meeting live can do so [here](#). The broadcast will be made available as soon as the meeting begins.

AGENDA

PART 1

Open to Public and Press

- 1 Minutes of the Previous Meeting**
To consider the minutes of the previous meeting.
- 2 Apologies for Absence and Declarations of Interest**
To receive any apologies and declarations of interest.
- 3 An Introduction to the Draft Local Plan Policy Documents** 4 - 12
To consider the Introduction to the Draft Local Plan Policy Documents and Contents Pages.
- 4 Draft Local Plan Introduction Chapter** 13 - 22
To consider the Draft Local Plan Introduction Chapter.
- 5 Climate Change Chapter** 23 - 81
To consider the Climate Change Chapter.
- 6 Protecting and Enhancing Uttlesford Chapter** 82 - 108
To consider the Protecting and Enhancing Uttlesford Chapter.
- 7 Delivering Jobs and Supporting a Vibrant Economy Chapter** 109 - 123
To consider the Delivering Jobs and Supporting a Vibrant Economy Chapter.
- 8 Housing Chapter** 124 - 141
To consider the Housing Chapter.
- 9 Provision of Services and Facilities Chapter** 142 - 168
To consider the Provision of Services and Facilities Chapter.
- 10 Infrastructure Chapter** 169 - 198
To consider the Infrastructure Chapter.

11 Delivering and Monitoring the Local Plan Chapter 199 - 200

To consider the Delivering and Monitoring the Local Plan Chapter.

12 Development Design Standards 201 - 210

To consider the Development Design Standards.

For information about this meeting please contact Democratic Services

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Agenda Item 3

Committee: Local Plan Leadership Group
Title: LPLG draft Local Plan Policy Chapters
Report Author: Stephen Miles, Local Plans and New Communities Manager
smiles@uttlesford.gov.uk

Date:
Thursday, 12 May 2022

Summary

1. The preparation of a new Local Plan involves a number of stages, including public consultation. This is to ensure that it is robust and comprehensive.
2. The Preferred Options consultation stage is the public and other stakeholders' first opportunity to comment on the emerging spatial strategy and policies.
3. Consultation on the Preferred Options version of the plan is programmed to commence in June and run for at least six weeks.
4. This report includes the policy chapters in the emerging plan, the chapters on the spatial strategy and sites are set to come to a forthcoming meeting of the group.

Recommendations

5. The group are recommended to:
 - a. Consider the draft policy chapters for the emerging Local Plan; and
 - b. Recommend on to Cabinet that these chapters form part of the 'Preferred Options' consultation of the Local Plan.
 - c. Note that any amendments to the draft chapters prior to Cabinet are agreed with the Portfolio Holder.

Financial Implications

6. The Preferred Options consultation is within the 2022/23 budget.

Background Papers

7. None

Impact

- 8.

Communication/Consultation	The timetable builds in three stages for
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	people to make representations on the draft Local Plan. The Preferred Options consultation is the second of these stages.
Community Safety	N/a
Equalities	The draft policies will be subject to an Equalities and Healthy Impact Assessment (EqHIA).
Health and Safety	N/a
Human Rights/Legal Implications	Preparation of a local plan is a statutory duty. It needs to meet legal tests and comply with regulations.
Sustainability	The draft policies will need to meet the sustainability objectives of the Council and the Local Plan will be subject to a Sustainability Appraisal.
Ward-specific impacts	All
Workforce/Workplace	N/a

Situation

9. Uttlesford District Council last adopted a Local Plan in 2005. It set out a vision, policies and proposal for future development and land use in the district to 2011. The Local Plan is now more than a decade out of date and there have been significant changes to national policy since 2011. The Council needs to get in place a new Local Plan to guide development in a coordinated way.
10. The preparation of a Local Plan involves a number of stages including public consultation. This is to ensure that it is robust and comprehensive. Key stages in the development of the Uttlesford Local Plan are:
 - a. *Preparation of evidence base* – preparation and completion of various studies which will be used to inform policy development and site allocation;
 - b. *Issues and Options (regulation 18) consultation* – identification of relevant Issues and Options for the future development and protection of the district. Consultation with relevant stakeholder groups and with the wider public. The Issues and Options consultation for the Uttlesford Local Plan was undertaken during 2020/21, and won a regional RTPI award for excellence;

- c. *Preferred Options (regulation 18) consultation* – development of a preferred strategy and suite of policies and consultation thereon (this is the stage the Council is approaching);
- d. *Publication of a submission version (regulation 19) of the plan* – development of a version of the Local Plan that the Council considers should be submitted to the Secretary of State, and publication of this document to invite representations on it.
- e. *Submission* – submission of the plan to the Secretary of State.
- f. *Examination* – an independent Government Inspector considers the ‘soundness’ of the document in a public examination and produces a report; and
- g. *Adoption* – the plan is formally adopted by the Council.

11. The Local Plan Leadership Group has undertaken a significant amount of work on the emerging Local Plan since the close of the Issues and Options consultation. Including:

- a. The development of a draft vision and objectives, taking into account the representations received during the Issues and Options consultation;
- b. The development of a preliminary outline strategy, which started to put spatial considerations on the draft vision and objectives; and
- c. Receiving and considering evidence base on a variety of topics over the autumn and winter.

12. Officers have been using the draft vision, objectives and preliminary outline strategy drafted by the members of the Local Plan Leadership Group, alongside the emerging evidence base to inform the drafting of the Local Plan. Also, informing this work has been discussions with our partners and other stakeholders; and workshops with members of LPLG.

13. It is vital that the plan addresses Climate Change, which is the Council’s top priority, with appropriate policies on sustainable design and construction, providing opportunities for people to reduce their use of the motor car. The plan will allow for reductions in emissions to allow new development to assist the Country achieve its net zero carbon commitment.

14. The Council is currently at the preferred options stage indicated above, and appended to this report are the draft policy chapters recommended to form the preferred options plan. The chapters with the emerging spatial strategy and site allocations, as well as those policies and supporting text which make reference to specific sites, will be brought to the LPLG meeting next week on 18 May. Below are the chapters of the preferred options plan and an indication as to which meeting they are being brought:

Chapter Title	Which meeting of LPLG?
1. Introduction	This meeting (12 May)
2. Climate Change	This meeting (12 May)
3. Spatial Strategy	Next meeting (18 May)
4. How and where future growth will be accommodated	Next meeting (18 May)
5. Transport and Movement	Next meeting (18 May)
6. Protecting and Enhancing Uttlesford	This meeting (12 May)
7. Delivering Jobs and Supporting a Vibrant Economy	This meeting (12 May)
8. Housing	This meeting (12 May)
9. Provision of Services and Facilities	This meeting (12 May)
10. Infrastructure	This meeting (12 May)
11. Delivering and Monitoring the Local Plan	This meeting (12 May)

15. The Preferred Options draft of the Local Plan must not be thought of as the final version of the plan. The purpose of consultation is to listen and respond to points made by consultees, therefore the Council must keep an open mind as to the potential for changes following the consultation. A further reason for not thinking about the Preferred Options draft as a final version of the plan is because further work is planned to work up the detail and deliverability of the plan. The Preferred Options draft should be considered a first draft setting out the Council's preference for where development should go and what policies should support it but recognise that further work will be necessary following the consultation.
16. The consultation will be accompanied by a Sustainability Appraisal (SA). This will appraise the plan against a range of social, environmental and economic topics in order to help identify any significant effects and against 'reasonable alternatives' to the options proposed. The SA will be subject to consultation alongside the draft plan. Consultees will be able to draw on the findings of the SA to inform their representations to the plan. They will also be able to make comments on the findings of the SA.
17. Public bodies have a duty to cooperate (DTC) on planning issues that cross administrative boundaries, particularly those that relate to strategic priorities. The Council has met some DTC bodies at workshops set up to discuss the infrastructure implications of the plan, and a further 'round-table meeting' is proposed to be set up once the Preferred Options consultation gets underway.

18. In March 2021, Cabinet approved the Council’s Statement of Community Involvement and Community Engagement Strategy for the Local Plan. These documents are being used to develop a specific engagement strategy for the Preferred Options consultation. The Community Engagement Strategy states that for the draft regulation 18 consultation the following methods of engagement will be considered:

- a. Publication on the consultation portal;
- b. Exhibitions / Virtual Exhibitions / pop-up exhibitions;
- c. Attractive and engaging Website storyboard;
- d. Workshops / Zoom meetings with key groups;
- e. Topic based focus groups comprising representatives from different groups • Area focused engagement activities

19. Once consultation on the Preferred Options report is complete, all the representations received will be considered and used to develop the Council’s Submission draft plan.

20. The Submission draft plan will be published in the following year and representations invited before submitting to the Secretary of State for examination.

Risk Analysis

21.

Risk	Likelihood	Impact	Mitigating actions
That the Preferred Options draft is not approved in a timely manner impacting on the ability of the Council to keep to the timetable for the Local Plan	2	3 – any delay in the Local Plan timetable extends the period of time that the district is vulnerable to speculative development as well as increasing the risk of government intervention	LPLG members have been involved in the production of the plan through the development of the draft vision and objectives and preliminary outline strategy, as well as receiving reports on the emerging evidence

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.

Contents

1. Introduction
2. Climate change
3. Spatial strategy
4. How and where future growth will be accommodated
5. Transport and movement
6. Protecting and enhancing Uttlesford
7. Delivering jobs and supporting a vibrant economy
8. Housing
9. Provision of Services and facilities
10. Infrastructure delivery
11. Delivering and monitoring the Local Plan

List of policies

	Policy	Title	Page
1. Introduction	No policies	No policies	
2. Climate change	CC1	Addressing the Climate Change Challenge	
	CC2	Climate Change Sustainability Statement	
	CC3	Minimising Greenhouse Gas Emissions	
	CC4	The Energy Statement	
	CC5	Monitoring Building Performance	
	CC6	Renewable and Decentralised Energy	
	CC7	Sustainable Construction	
	CC8	Managing Waste	
	CC9	Water Efficiency and Protection of Water Resources	
	CC10	Integrated Surface Water Management	
	CC11	Chalk Streams Protection and Enhancement	
	CC12	Rural Sustainability and re-use of Rural Buildings	
	CC13	Biodiversity	
	CC14	Trees, Hedgerows and Woodlands	
	CC15	Carbon Sequestration and Offsetting	
3. Spatial Strategy	To follow	Coming to the next LPLG on 18 May	
4. How and Where Future Growth will be Accommodated	To follow	Coming to the next LPLG on 18 May	
5. Transport and Movement	To follow	Coming to the next LPLG on 18 May	
6. Protecting and Enhancing Uttlesford	D1	Well-designed Places	
	D3	Well-designed Buildings	
	D3	Coming to the next LPLG on 18 May	
	D4	Fabric First	
	D5	Streets for all	
	D6	Parking Design	
	D7	Design Review and Building for a Healthy Life	
	D8	Shopfronts	
	D9	Protecting the Historic Environment	
	D10	Design of Development within Conservation Areas	
	D11	Development affecting Listed Buildings	
	D12	Scheduled Monuments and Sites of Archaeological Importance	

	D13	Historic Parks and Gardens	
	D14	Non-Designated Heritage Assets of Local Importance	
	D15	Protecting and Enhancing the Natural Environment	
	D16	Protection of Landscape Character	
	D17	Change of Use of Agricultural Land to Domestic Garden	
	D18	New Community Facilities within the Countryside	
	D19	Protection of Water Resources	
	D20	Pollution	
	D21	Air Quality	
	D22	Contaminated Land	
	D23	Noise Sensitive Development	
	D24	Light Pollution	
7. Delivering jobs and supporting a vibrant economy	EMP1	Coming to the next LPLG on 18 May	
	EMP2	A Sustainable Rural Economy	
	EMP3	A Sustainable Cultural and Visitor Economy	
	EMP4	Coming to the next LPLG on 18 May	
	EMP5	Coming to the next LPLG on 18 May	
	EMP6	Protection of Employment Space and Expansion of existing businesses	
	EMP7	Coming to the next LPLG on 18 May	
	EMP8	Coming to the next LPLG on 18 May	
8. Housing	H1	Housing Mix	
	H2	Subdivision of Dwellings and Housing in Multiple Occupancy	
	H3	Small Scale Residential Extensions and Annexes	
	H4	Housing Extensions and Replacement Dwellings in the Green Belt	
	H5	Residential Development in Settlements without development limits	
	H6	Affordable Housing	
	H7	Affordable Housing on Exception Sites	
	H8	Self-Build and Custom Build Housing	
	H9	Sites for Gypsies Travellers and Travelling Showpeople	
	H10	Accessible and Adaptable Homes	
	H11	Specialist Housing	
	H12	Agricultural/Rural Workers' Dwellings	
	RET1	Town and Local Centres	

9. Provision of Services and Community Facilities	RET2	The Location and Impact of New Retail Development	
	RET3	Town and Local Centres and Shopping Frontages	
	RET4	Loss of Shops and Other Facilities	
	RET5	New Shops in Rural Areas	
	EDU1	New and Enhanced Education Facilities	
	HW1	Health Impact Assessments (HIA)	
	COM1	Delivering New Community Facilities	
	COM2	Protecting Community Facilities	
	REC1	Provision Of New Open Space, Sport And Recreational Facilities	
	REC2:	Protection Of Open Space, Sport, Recreational Facilities	
	REC3	Safeguarded Open Space	
	REC4	Protection of Hatfield Forest	
	REC5	Protection of Wildlife Habitats on the Essex Coast	
10. Infrastructure	INF1	Delivery of Development Infrastructure	
	INF2	Water Management and SuDs	
	INF3	Protection from Flooding	
	INF4	Water Supply and Wastewater Treatment	
	INF5	Digital Connectivity Provision	
	INF6	Wind Energy	
	INF7	Solar Energy	
	INF8	Developer Contributions	
11. Monitoring	No policies	No policies	

Introduction

Uttlesford District Council has started the process of developing a new Local Plan for the District, which will replace the existing Adopted Local Plan 2005.

Background

The Council began work on a new local plan in 2020 when we published the issues and options consultation. This consultation closed on 21 April 2021, and sought views on the following themes:

- Where we live;
- Character and heritage;
- Climate change;
- Transport;
- Leisure, culture and healthy lifestyles;
- Biodiversity;
- Local economy;
- Homes; and
- Creating new places.

The Council also set up a Community Stakeholder Forum (CSF) to seek local residents and interested parties' views and ideas on these themes. The outcome of the consultation and workshops can be found in a separate consultation statement report available on our website [\[insert link\]](#). These comments were used to develop the vision and objectives of the plan, and have fed directly into the next stage of the plan's preparation - this Regulation 18 Draft Preferred Options Plan Consultation Document.

This is the Regulation 18 document that sets out the Council's emerging draft Local Plan and preferred spatial strategy for consultation. We want people to engage fully in this process again so that responses can be fed into the next more formal stage of the plan making process - Regulation 19 the Submission Version of the plan's preparation. Now is your opportunity to shape future sustainable growth in Uttlesford for its long-term future and importantly to address (adapt to and mitigate the effects of) climate change.

Previously a local plan was submitted to the Secretary of State in 2019 but later withdrawn following concerns from the inspector, which can be read in their letter dated January 2020 on our website, available here:

<https://uttlesford.moderngov.co.uk/documents/s17756/Appendix%201%20-%20Inspectors%20Letter.pdf>

Their main concerns regarding the withdrawn plan were:

- Not enough houses would be being built in the early years of the plan – and we should allocate more small and medium sized sites to deliver early in the plan period;

- The number of new settlements continuing to be built beyond the plan period resulted in an inflexible long-term strategy – we should allocate fewer new settlements that extend beyond the plan period;
- Costs, viability, and deliverability concerns – we should ensure that the plan is supported by work that demonstrates its deliverability; and
- The Sustainability Appraisal (SA) does not assess an option with a smaller number of new settlements – we should ensure that the SA for this plan considers all reasonable alternative options.

The Inspectors identified more concerns, summarised at paragraph 113 of their letter. They also said that the primary consideration for the Council would be to allocate more small and medium sized sites that could deliver homes in the short to medium term and help to bolster the 5-year housing land supply, until the Garden Communities begin to deliver housing.

National Planning Policy

This document has been positively prepared in accordance with the National Planning Policy Framework (NPPF) 2021 and the National Planning Practice Guidance (NPPG) to tackle identified challenges, address climate change and help meet the needs of Uttlesford.

The NPPF sets out the Government’s planning policies for achieving sustainable development and is complemented by the NPPG which provides additional guidance for practitioners. The Framework sets out four elements of soundness that Local Plans are considered against when they are examined.

To be sound, a plan must comply with the legal and procedural requirements of plan making and demonstrate that it is:

- *Positively prepared* - The plan is based on a strategy which seeks to meet development and infrastructure needs
- *Justified* – The plan is the most appropriate strategy when considered against reasonable alternatives, based on proportionate evidence.
- *Effective* – The plan is deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- *Consistent with national policy* – The plan enables the delivery of sustainable development

The Council has been mindful of relevant potential emerging national policy changes and white papers such as Future Homes (Buildings) Standard in June 2022¹ and the Housing White Paper – Fixing Our Broken Housing Market² when drafting the Regulation 18 Draft Local Plan.

¹ <https://www.gov.uk/government/consultations/the-future-buildings-standard>

² [Fixing our broken housing market - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/fixing-our-broken-housing-market)

The Uttlesford District Local Plan 2020 to 2040

The Local Plan is at the heart of the planning system and puts forward the Vision and Objectives for addressing climate change and for meeting future development needs. It sets out the Council's spatial planning strategy up until 2040, how the Council intends to address climate change through the planning system, proposed site allocations to meet needs, design principles and development management policies by which planning applications will be judged. This consultation seeks views on all of these.

The aim of the plan is to address the social, economic and environmental needs of the district, identifying opportunities for the economy, community facilities and infrastructure, as well as conserving and enhancing the natural and historic environment, whilst ensuring climate change mitigation and adaptation is at its heart, to achieve strategic sustainable growth in a well-designed and aesthetically beautiful way. In order to provide a good understanding of the nature, extent and strength of these needs, constraints and existing issues and opportunities, several studies have been undertaken to help inform the preparation of the Local Plan. These studies are known as our evidence base, and include topics such as housing and employment needs, flood risk and infrastructure including transport.

The Council has developed a Spatial Strategy, site allocations and development management policies which are set out in this document and are suggested as a proposed means by which future planning decisions across Uttlesford up until 2040 will address these issues. They have been developed using the Uttlesford District Council Corporate Plan 2022 – 2026³, the responses received during the first consultation on the plan, the evidence base gathered to date, information submitted by landowners and development promoters through the councils call for sites process⁴, alongside any information we have through Made and emerging neighbourhood plans. A key aspect has also been a review of national planning policy and guidance and various legislation given many changes have been brought in since the current plan was adopted in 2005.

Our evidence base documents can be viewed on our website here: [\[insert link\]](#). It should be noted that at this early stage in the plan's preparation and as advised by national planning policy and guidance, this evidence is proportionate to the scale and stage of the Plan. Further evidence will emerge following this consultation, and this will feed into the

³ <https://www.uttlesford.gov.uk/corporate-plan>

⁴ The new Local Plan is required to allocate sites to meet the housing, employment and other needs of the district. To better understand the availability of sites for allocation, the council undertook a 'call for sites' in the winter/spring of 2021. This was open to site promoters, town and parish councils, residents and others to submit sites to the Council for consideration. For the first time, the Council also asked for 'green sites' to be submitted to the Council. Full details, including an interactive map of the submitted call for sites can be found on the councils website here: <https://www.uttlesford.gov.uk/LP-Sites>

next version of the plan. Any changes to the plan as a result of this consultation or any new or revised evidence will be clearly explained and justified at the next stage.

The Local Plan, once adopted and in conjunction with the statutory development plan for Uttlesford, will be used to inform decisions on planning applications across the District unless material considerations indicate otherwise. The Statutory Development Plan comprises Development Plan Documents (such as the Local Plan), Made Neighbourhood Plans, and includes the adopted minerals and waste plans prepared by Essex County Council. These documents provide the policies and details by which proposals should be prepared and determined in Uttlesford.

The Plan, once adopted, should be read as a whole, including the vision, objectives and spatial strategy. The document includes strategic policies which set out the scale and location of development and key policies that all schemes should comply with to ensure the Council can deliver on its Vision and Objectives. The Plan also includes Development Management (DM) Policies, and these policies are designed to assist in the determination of certain types of developments and in particular locations, such as allocation policies. There is no need for repetition or cross-reference of policies in the emerging plan. However, in the supporting text some policies seek to link with others where there are connections to assist the reader.

The new Local Plan will also set the framework for local communities to prepare Neighbourhood Plans. Once the Local Plan is adopted, any neighbourhood plan that is prepared will be expected to be in general conformity with these strategic policies and any plans already Made may therefore require a review. Details of how the Council can help with the preparation of neighbourhood plans are set out on the Council's website [\[insert link\]](#).

It is a legal requirement that local plans are monitored and reviewed regularly to ensure that they are kept up to date. Once the Local Plan has been adopted it will be reviewed every 5 years to ensure that the vision and objectives are being met.

Why are we producing a new Local Plan?

The Government requires all local authorities to have an up-to-date local plan in place by December 2023. We propose to submit the new Local Plan before this deadline and adopt in Summer 2024.

Since 2005, government policy and legislation has changed many times. The latest being the reissued 2019 and 2021 changes to the NPPF. Amongst these changes was the introduction of the national 'standard methodology' for calculating housing need: local housing need is the number of new homes needed on a year-by-year basis. For Uttlesford this figure is calculated to be 701 dwellings per annum until 2040 using the standard methodology. Considering these changes and the fact the council cannot demonstrate a 5-year housing land supply, much of the current plan is now out of date. Full details are set out in the housing chapter.

In developing the Local Plan, the District Council has worked collaboratively with adjoining authorities and other organisations through Duty to Co-operate. This is to seek to identify a way forward on those issues of a strategic nature and to ensure strategic priorities are coordinated and reflected in the Local Plan. The main matters addressed have been transport, education, airport-related matters, and the recreational impact on Hatfield Forest.

Sustainability Appraisal

The Sustainability Appraisal (SA) process is the process for testing whether the plan, its spatial strategy, allocated sites and policies achieve sustainable development. The concept of sustainable development was described by the 1987 Brundtland Commission Report as 'development that meets the needs of the present without comprising the ability of future generations to meet their own needs'.⁵

In plan making terms, the Council needs to ensure that the plan delivers on the three pillars of sustainability: social, environmental, and economic. A sustained community with **social** facilities and services that people need and want; protected **environmental** assets and ecosystem services and developments created within environmental limits, providing enhancement, adaptation and mitigation to address and respond to climate; and we create a sustained **economic** prosperous future for the district to enable young people into work and higher skilled employment and increase inward investment for example.

Under the Planning and Compulsory Purchase Act 2004⁶ the SA of development plans is mandatory. It is also necessary to conduct an environmental assessment in

⁵ <https://en.unesco.org/themes/education-sustainable-development/what-is-esd/sd>

⁶ [Planning and Compulsory Purchase Act 2004 \(legislation.gov.uk\)](https://www.legislation.gov.uk/ukpga/2004/20)

accordance with the requirements of the Strategic Environmental Assessment Directive (SEA) (European Directive 2001/42/EC)⁷. It is a legal requirement for the Local Plan to be subject to SA and SEA throughout its preparation but using a single appraisal process is appropriate.

The SA, incorporating the SEA, has been undertaken as an integral part of preparing this draft Local Plan and will assist with arrangements for monitoring and implementation at submission stage. The SA process has the following five stages:

- Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope
- Stage B: Developing and refining alternatives and assessing effects
- Stage C: Prepare the sustainability appraisal report
- Stage D: Seeks representations on the sustainability appraisal report from consultation bodies and the public
- Stage E: Post-adoption reporting and monitoring

The Council has worked with its consultants throughout the development of the Spatial Strategy Reasonable Alternatives and the assessment of sites that were submitted through the Call for Sites. They also completed the assessment of all the Reasonable Alternatives generated to help inform the Council's decision on which Spatial Strategy was its preferred option. Full details of this iterative process and the assessment outcomes can be found in their Sustainability Appraisal Report of the Draft Uttlesford Local Plan (Date 2022). [Insert link]. This document includes highlights from this report where appropriate.

Habitats Regulation Assessment

The designation, protection and restoration of European wildlife sites is embedded in the Conservation of Habitats and Species Regulations 2017, as amended, which are commonly referred to as the 'Habitats Regulations'. Importantly, the most recent amendments (the Conservation of Habitats and Species (amendment) (EU Exit) Regulations 2019) take account of the UK's departure from the EU.

The Local Plan should be assessed in accordance with the Habitats Regulations to consider whether the policies or proposals are likely to have a significant effect on any European habitats or species located in or close to Uttlesford. If the risk of likely significant effects can be ruled out, then the plan may be adopted but if they cannot, the plan must be subjected to the greater scrutiny of an 'appropriate assessment' to find out if the plan will have an 'adverse effect on the integrity' of the European site(s). Plans can only be adopted if no adverse impact on the integrity of a site or sites in question is proven.

⁷ [Strategic Environmental Assessment - SEA - Environment - European Commission \(europa.eu\)](https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX%3A32001L0042)

Assessments will be published at each stage in the Local Plan process. This draft plan is accompanied by the first stage in the process - a Screening Assessment and can be found on our website [\[insert link\]](#).

Evidence base

The Plan is accompanied by a wide range of evidence to support its preparation. These are available on the council's website here: [\[insert link\]](#). The evidence has been used to develop policies and assess the sites. It has looked at the impact of development on the environment, infrastructure etc. and allowed the Council to identify the sequentially preferable sites. Topics include:

Climate Change The council's goal is to work towards net zero for its Council services and buildings and to aim for new build to be net zero ready by 2030.

Culture, creativity and the arts This supports communities social and cultural well-being as part of sustainable development and will be used to inform the emerging Local Plan, development of a Culture, Creativity & Arts Strategy and Implementation, Funding and Action Plan.

Employment and economic development The key components include the wider economic context; Uttlesford's socio-economic situation; employment projections; future economic growth prospects; appraisal of existing employment land supply and how it meets needs; employment Land Requirements: including scale, type of employment land needed and location; and contributors to Uttlesford's economy including: London Stansted Airport; Market towns and the rural economy; and the visitor economy.

Heritage The Council has commissioned a study looking at the sensitivity of heritage assets to development. The assessment is divided into three stages of work:

- Stage 1 Towns and Key Villages
- Stage 2 New Settlements
- Stage 3 Allocations in other villages

Housing In summer 2021 the Council considered a paper on the potential housing requirement for the district. This went to the Local Plan Leadership Group (LPLG) and Cabinet. The paper [\[insert link\]](#) concluded that there were no exceptional circumstances to justify a different housing requirement than that calculated by the government's standard methodology, and it was necessary to include a buffer to allow flexibility on sites for circumstances to change.

Infrastructure delivery This evidence is still emerging and will be confirmed as the plans allocations and policies move towards Submission stage (Regulation 19). However, the consultants have been considering factors that will feed into the Infrastructure Delivery Plan which looks at the main elements of infrastructure that must

be delivered to secure the planned growth, mostly relating to schools, movement, and community meeting places along with green infrastructure and sets this out in a costed and phased delivery plan.

Landscape The Council has commissioned a study looking at the sensitivity of landscape. The study provides a robust and up-to-date assessment and evidence base to inform the appropriate scale, form and location of future development to minimise harm to the landscape and the setting of settlements. By assessing and mapping the relative sensitivity of different landscapes the study provides a tool for informing landscape change. The study is divided into three parts:

- Part 1: Towns and Key Villages;
- Part 2: Potential new settlement locations; and
- Part 3: Allocations around other villages.

Renewables The key recommendation is that larger sites include renewable energy generation as part of the drive to reduce carbon emissions.

Retail Town centres are in good health, compared to surveys in 2016. Existing food stores are overtrading, leading to an unmet capacity for new convenience floorspace in the district. By the mid-2030s capacity might exist for a small to medium food store in Saffron Walden and a large food store in Great Dunmow.

Strategic flood risk assessment This study identified zones of different levels of flood risk, and none were in the critical high-risk zone. Although some parts of sites included areas of greater risk of local flooding, there was sufficient capacity on site to steer development away from these areas.

Sustainability appraisal See above

Transport The transport evidence base included an assessment of the transport context of the district in addition to comprehensive collection of baseline transport data including traffic count surveys. This data was used in the development of a strategic highway model used to test and compare the different spatial strategy scenarios to understand what the impacts of each scenario will be on the highway network. The outcomes of these assessments informed the decision as to the preferred spatial strategy and the necessary mitigation measures and transport strategy required to deliver the Local Plan. It will enable an assessment of the transport impacts of both existing and proposed development and inform sustainable approaches to transport at a plan-making level. It will include consideration of viability and deliverability of the transport interventions required to enable sustainable growth.

Utilities All major utility companies are engaged in the infrastructure review. No areas have insufficient capacity to prevent growth in the locations proposed. However, as the electricity grid becomes decarbonised and all new build must be all electric, combined with the charging points for electric vehicles, capacity will be a strategic issue affecting a wider area than the district that UKPN needs to address.

Viability The infrastructure required to support the preferred strategy has been costed and the marginal impact on viability has been assessed for the plan period. Broadly the most viable areas are where there are extensions of settlements because the underlying infrastructure already exists, but new communities must provide this anew. The main factors affecting viability are transport infrastructure and education.

Water cycle study This identified how the district is supplied with treated water, wastewater removed, treated and returned to natural sources or buildings. It identified that the district is in one of water stress and effort needs to be made around existing and new building water efficiencies. There are unlikely to be significant abstraction licences authorised, particularly from chalk streams.

Following this consultation, it may be necessary to do further research and or new evidence gathering. Topics we know we must address in more detail for the next iteration of the plan include further transport modelling; and a Green Infrastructure Strategy for Uttlesford.

When and why, we are consulting you

Your views and ideas are especially important to us to help shape where future development goes for the prospects of you and your friends and family in the short, medium, and long term in Uttlesford. This includes good quality and affordable housing, jobs, safe, healthy and active communities with green and pleasant environments for a sustainable future. Therefore, comments on this Regulation 18 Preferred Options Draft Plan are essential to the process of plan preparation and critical to ensuring we develop the best plan for the district. The comments made by the public and others will help confirm if we have the preferred spatial strategy right for Uttlesford or if we need to reconsider certain aspects.

We will be consulting on this document for a period of **6 weeks** from **Day Date Month 2022** to **Day Date Month 2022**. The document will be available to view on our website **[insert link]** and **hard copies will be available in our local libraries and council offices – covid restrictions permitting**. We aim to **hold public drop-in sessions** attended by members of the planning team. You can find out more about **getting involved on our website, in local community publications and in local newspapers**.

Events

Further Community Stakeholder Forum events **will be** held to gather comments on the Draft Plan. **Online virtual events will be made available to provide** the widest possible opportunity for people to engage in the plan making process in the way and at a time that best suits them. It is also a reserve method of consultation should **Covid restrictions return and prevent in person events taking place**. We want to make the process as simple and as engaging as possible to enable everyone in the community who wants to contribute to the plans preparation to be able to do so in the easiest way possible.

Next steps

Comments need to reach us no later than Day Date Month 2022. The online portal is the preferred platform for comment and available on our website [\[insert link\]](#). Comments may also be provided by:

- ✓ Email: localplan@uttlesford.gov.uk
- ✓ Letter, addressed to: **Uttlesford District Council, Council Offices, London Road, Saffron Walden, CB11 4ER.**

If you require any assistance, please telephone 01799 510 510.

Following the consultation, we will review and take all comments submitted into account. Together with any further emerging evidence base, these views will help finalise the preferred strategic spatial option, the strategic allocations to deliver that strategy and the development management policies on which planning applications will be determined in the future. This will comprise the next stage of the plan's preparation – Regulation 19 – the Submission Version of the Plan.

Regulation 19 is the formal consultation stage of the plan making process when it is submitted to an independent Planning Inspector when the Plan will be subject to an independent Examination in Public. You will have opportunity to comment at this stage too.

Should the plan be “found sound” it will be formally adopted and become part of the Statutory Development Plan for Uttlesford District Council.

Timetable

Timeline for the Plan's preparation:

- Issues and options – 2020 – Done
- **Preferred Options Draft Plan Regulation 18 – We are here**
- Submission Plan Regulation 19 – Next stage
- Adoption – Summer 2024

Further Information

A fully interactive map is available which offers constraint mapping, details relating to the spatial options considered and the call for sites assessed. This can be viewed here: [\[insert link\]](#)

All the evidence and supporting documents for the plan's preparation is available on the council's website. We would encourage you to review these alongside the Plan. The detail is contained in these documents to enable us to keep the plan as user friendly and concise as possible.

LOCAL PLAN REGULATION 18: “ A Climate Change-led Plan”

ADDRESSING THE CLIMATE CHANGE CHALLENGE

1.0 INTRODUCTION AND POLICIES

1.1 ‘Climate Change’ is one of the most pressing issues facing humanity in the 21st century. Widely known is the imperative to limit global temperature rise to well below 2°C and preferably 1.5°C above pre-industrial levels. The Climate Change Act (2008) legislated for an 80% reduction in greenhouse gas emissions against 1990 levels by 2050 and then Parliament passed the Climate Change Act 2008 (2050 Target Amendment) Order 2019 in June 2019 committing the UK to reduce net emissions of greenhouse gases to zero by 2050. Climate change and its consequences, including local flooding, heatwaves and drought, are significant environmental challenges. Spatial planning has a vital role in moving to a climate-resilient and low carbon society and the Uttlesford Local Plan has a key role in building local resilience to the impacts of climatic changes for the built and natural environment.

1.2 The Local Plan and the local planning authority are cogs in the governance system that controls how we interact with the environment and on carbon emissions. The policies in this plan will allow for reductions in emissions to allow new development to assist the Country achieve its net zero carbon commitment. For the next iteration of the plan the Council will look at the potential for a local policy to achieve local reduction of emissions over plan period, taking into account UK commitment to net zero. This will set a relevant local target and monitoring framework.

1.3 The Local Plan is the focus for local decision making relating to development, with controls over several factors that impact the climate: the use of renewable energy and land used for its supply; building design; the location, landscaping and layout of new developments with influence on movement patterns; management of open space and biodiversity; access to employment and local services. In addition to the requirement for an Environmental Impact Assessment, the Local Plan brings forward several controls that have major impact on the ability to affect carbon and greenhouse gas emission, such as Health Impact Assessment, Energy Statements, Climate Sustainability Statement, masterplans, and Travel Plans.

1.4 With the implementation of net zero carbon policies, it is Transport emissions that are the largest factor. These impacts are strongly affected by where and what development takes place. Hence the Spatial Strategy that is worst for carbon emissions is the one that encourages most car-borne transport and sees excessive growth in rural areas without an emphasis on access to services and investment in public and active transport. Better Spatial Strategy approaches create opportunities to

reduce emissions through the potential to internalise trips by the co-location of services, employment, amenity and cultural facilities in designs for walkable, well-connected neighbourhoods. The Transport and Movement Chapter includes robust policies that seek to plan for modal shift to walking, cycling and public transport and provide opportunities for people to reduce their car use.

1.5 Beyond the Spatial Strategy, for new buildings themselves, the application of a suite of net zero policies can reduce their operational and embodied carbon and water efficiencies significantly. There is also the opportunity for net zero policies relating to the energy efficiency of the building fabric, sustainable construction, renewable energy generation, and sustainable transport. Critically they are complemented by policies for the natural environment: its protection, enhancement, management and role in biodiversity and greenhouse gas emissions, and as a location for carbon offset schemes. Quality of life and well-being underlie these aims, affected by the 'beauty' in designed places that the National Planning Policy Framework requires of our Local Plan.

1.6 The climate change policies will contribute to delivering the council's Climate Emergency and Action Plan to reduce carbon emissions across the district and from the Council's assets and estate. The focus of the Action Plan is to work with existing organisations on a wide-ranging retrofit programme, reducing energy consumption from the existing built environment. The planning process will ensure energy retrofit policy is implicit for conversion of existing buildings and heritage assets.

1.7 The most important influences planning can have on climate change and energy are in relation to the location of development through the spatial strategy, site allocations, and to provide the framework to embed climate and energy in and across development decision making. The Local Plan policy approach to climate change is through policies that focus on mitigation, adaptation, resilience, or preparedness recognising that as technology advances, and our own behaviours change, the Plan must have an inbuilt flexibility to maintain its soundness and applicability over the twenty-year plan period.

The overall ambitious aim is to ensure that growth and accessibility in the District is as sustainable as possible, to reduce emissions from Council assets and new build to net zero by 2030, and to embrace water resourcing, renewable energy public health, rural resilience and green infrastructure working towards carbon neutrality by 2050.

Climate Change Principles

1.8 New development will be sustainable and natural, historic and cultural assets will be managed wisely for future generations to:

- ❖ Contribute to minimising greenhouse gas emissions in accordance with resource efficiency, energy and waste hierarchies and ensuring minimisation of waste, reduction in embodied carbon and the prioritisation of and encouragement to community and renewable energy;
- ❖ Mitigate against and improve resilience to the effects of climate change;
- ❖ Contribute positively to the health, wellbeing and resilience of communities;
- ❖ Use and reuse land efficiently and minimise impact of development on soils through over compaction, pollution or reduction in the quality in order to conserve the capacity of soils for sustainable production of food and for the natural environment;
- ❖ Protect and enhance the water resources, rivers and chalk streams in the District in order to maintain unique chalk and riverine ecosystems and optimise circumstances for ecology and biodiversity net gain;
- ❖ Enhance the environment, minimise pollution, protect irreplaceable habitats, especially around the chalk streams, strengthening nature recovery networks, embracing multi-functional green infrastructure and ensuring a net gain for biodiversity, and carbon storage in our natural environment;
- ❖ Maximise the ability to make trips by public transport and active modes of transport in and between all developments through careful design and mix of uses including employment that support walking and cycling; and
- ❖ Conserve and enhance our historic environment, heritage and cultural activity.

1.9 The Climate Change principles translate into policies and place responsibility on developers as major players and the Council as a major decision taker by considering:

- Climate Change mitigation measures by:
 - designing new communities and buildings to be energy and resource efficient
 - incorporating renewable technologies
 - reducing existing and potential source of pollution
 - reducing transport related carbon emissions through the promotion of sustainable modes of transport and active modes of travel
- climate change adaptation measures by:
 - buildings, infrastructure and construction techniques that are designed to adapt to a changing climate
 - safe and secure environment which is resilient against the impacts of climate change stresses and extreme weather events
 - enhancing biodiversity and ecological resilience and net gain
- efficient resource management measures regarding:
 - land allocations, density of development, how buildings are designed and used, construction process

- resource consumption - water, energy, construction materials - during construction, operation and whole life carbon impact

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POLICIES ADDRESSING CLIMATE CHANGE

A Strategic Approach to Climate Change

The ethos of the preferred option for the Spatial Strategy recognises that the strongest influence on carbon emissions is travel behaviour and that this is determined by the location and co-location of land uses, building and facilities. It follows that with appropriately located development, the integration of infrastructure and services is key to support low carbon behaviour, the quality of human life and the environment. Buildings, surface transport and waste are sectors where local policy will work towards delivering emission reduction initiatives. Buildings will be required to reduce energy demand through ‘fabric first’ with integrated renewables or efficient heat networks. Low carbon transport will be supported by the provision of electric vehicle charging infrastructure and proposals to facilitate active transport.

In June 2022, the 2021 update to the Building Regulations Parts F and L becomes operational. *This is intended to deliver a 31% saving in carbon emissions in new residential development.* Meeting the 2021 Building Regulations can be achieved with various fabric measures. In 2025, new dwellings are to achieve a 75% to 80% reduction in CO₂ emissions. Thereafter, the government is relying on grid decarbonisation to achieve net zero in all new homes by 2050 though another update to the Building Regulations is anticipated. Nevertheless, legislation is already in place as well as the Planning and Energy Act 2008 that gives local authorities powers to adopt policies to reduce carbon emissions that are more rigorous than the government policy (including the Building Regulations).

As the Local Plan moves through its planning stages to Adoption in 2024 the rise in building standards around resource efficiency, the integrity of the natural world and its resources and the critical relationship between these factors and in creating healthy high-quality places is inescapable. It makes sense to impose, and to encourage the development sector to implement, the highest possible standards. The proposed SPD on Climate Change will underline this role. To be ready, poised, able to advance and exploit green skills and the supply chain will give a commercial advantage but more poignant is the strong role the development process will play to mitigate against climate catastrophe. The viability models must embed these principles as baseline prerequisites unless it can clearly be demonstrated how not absorbing them can achieve the same environmental outcomes. These are the goals that Uttlesford District Council, the Government, together with the growing majority of businesses and our local communities are focused.

The climate-related priorities for the Local Plan that underly the Strategy are summarised in Table 3 below.

Table 3: Local Plan Climate Change Policy Objectives

The overarching objective is to achieve carbon neutrality and climate resilience. We are working towards a net zero carbon authority area by 2050, recognising the role of planning in this by seeking to achieve net zero carbon in all new builds and Council Assets by 2030.

Topic	Key Strategic Priorities
Preferred Spatial Strategy	<p>Reduce need for and number of car-based travel</p> <p>Concentrate development, co-locate facilities and minimise need to travel</p> <p>Include access to and provision of employment opportunities in new schemes</p> <p>Maximise access to public transport and active travel</p> <p>Optimise access and provision of natural green space and climate mitigation measures</p>
Strategic Carbon Reduction	<p>Climate Sustainability Statements</p> <p>Reduce carbon impact, monitor, demonstrator projects</p>
Transport Policies	<p>Increase opportunities for walking and cycling</p> <p>Enhance public transport and progress the rapid bus transit proposals</p> <p>Enhance network for electric vehicle charging</p> <p>Install fastest highest capacity digital infrastructure to reduce travel</p> <p>All road improvements to include active travel, biodiversity, and air quality features</p>
Renewable Energy	<p>Renewable Energy networks or technologies in buildings and development schemes</p>
Water Stress and Drainage	<p>Reduce consumption per new building to maximum 110 litre per person per dwelling</p> <p>Re-use, rainwater, grey water systems</p>
Energy Use in Buildings	<p>Energy Statement</p> <p>Fabric First approach in new buildings and then energy efficiencies and PassivHaus</p> <p>Monitor energy performance</p> <p>Developers to install show home demonstrators with highest standards possible of resource conservation, and how to achieve net zero carbon</p>
Natural Environment and Biodiversity	<p>Protect air quality and water quality and ecology</p> <p>Tree and hedgerow planting</p> <p>Biodiversity enhancement</p> <p>New and improved enhanced access to public green space, allotments, parks, footpath connectivity</p>

Adaptive responses and resilience	<p>Drought mitigation and protection of chalk streams</p> <p>Limited new build from areas subject to localised flooding and protection of those areas</p> <p>Use of Sustainable Drainage Systems (SuDS)</p> <p>Maintain access to energy supplies high grid capacity, storage and measures</p> <p>Encourage renewable energy technologies</p> <p>Encourage businesses to retrofit buildings in conversion proposals and new buildings to highest standards, to protect employee well being</p> <p>Healthy access to open space with trees for cooling and sequestration</p> <p>Design of new development to encourage co-location and walkability</p>
Infrastructure	Support community energy networks
Decision making and behaviours	<p>Encourage waste recycling</p> <p>Re-use construction materials</p> <p>Collaboration with developers and engage in early sustainability assessments</p>

Developers will be required to submit technical reports to justify larger schemes in consultation and agreement with the Council and the Council may call on specialists from the County's Climate Action Team or outside sources, as necessary. These reports will cover, as appropriate to the scheme:

- Climate Change Sustainability Statement setting out the overall approach and how carbon emissions and the use of natural resources particularly water are minimised
- Transport reports including assessments, strategies, and travel plans
- Energy Statement setting out how performance targets are to be met and monitored
- Site Visions, development concepts, masterplans, site infrastructure delivery plans
- Detailed reference to the Council's District-wide Design Code that will be available from mid-2023 with illustrations as to how it has been applied to the site
- Green and Blue Infrastructure Strategy and environmental net gain.
- Proposals for carbon sequester and if off setting with biodiversity net gain off site is required

The local plan's spatial strategy, allocations and policies and the associated infrastructure investment aim to mitigate and adapt to climate change as the key priority.

Climate change will be the primary consideration (subject to relevant legal considerations) when deciding planning applications which will be expected to contribute to the target of a carbon net zero Uttlesford by 2050. Development which accords with the local plan will be approved provided that it demonstrably supports an overall reduction in greenhouse gas emissions as follows:

- i. Locating development to reduce the need to travel by clustering trip origins and destinations where possible;
- ii. Providing high quality travel infrastructure to support the sustainable travel hierarchy as an integral element of new development;
- iii. Proportionate coordination and masterplanning of new development areas;
- iv. Minimising energy use by embedding the highest standards of energy efficient design in new developments and supporting retrofit of existing buildings/conversions;
- v. Accelerating the expansion of renewable and low carbon energy generation within the district;
- vi. Incorporating or providing schemes to offset any remaining carbon emissions from new development;
- vii. Promoting the efficient use of natural resources such as water;
- viii. Ensuring that new developments are provided with necessary recycling and waste disposal infrastructure;
- ix. Taking account of likely future climate change in the assessment of flood risk;
- x. Ensuring that design layout, green and blue infrastructure, (including sustainable drainage schemes) and tree planting provide opportunities for building and urban cooling; and
- xi. Ensuring that planning applications are accompanied by proportionate evidence and information to assess their energy, sustainability and climate change impacts.

Sustainable Development Accreditation Scheme'

The Council is considering a voluntary accreditation scheme to promote developments that choose to go beyond Building Regulations. We are seeking views on this in principle as part of the Regulation 18 consultation. The (energy) standards that would underpin a scheme would cover a range of areas:

Fabric Energy Efficiency

Carbon Emissions
 Energy Use Intensity (regulated and unregulated)
 Renewable/Low Carbon Energy
 Future proofing (Introducing flexibility, lowering peak energy demand, and creating an integrated energy management system)
 Smart Controls and monitoring performance
 Construction Quality

Climate Change Sustainability Statement (CCSS)

In order to provide a Framework for the consideration of climate change in development submissions it is proposed to require an overarching statement that will be required for all sites over 0.5ha, 1,000m² non-residential floorspace or with ten dwellings or more. It should be considered as part of the Vision for the site and complements the Design and Access Statement. It will answer key question areas relating to how new development addresses climate change through positive steps and measures that reflect the commitment of the council and Government to climate change objectives and targets.

The areas which the CCSS would cover are:

1. What are the characteristics of the development which will contribute to climate adaptation and mitigation? To what extent will they address carbon reduction?
2. How will the development contribute to the importance of sustainable and accessible transport options within the wider district? To what extent will travel and accessibility proposals address carbon reduction?
3. How will the development incorporate renewable energy technology and where relevant a wider energy network?
4. How will the development integrate high quality design incorporating the requirements of the (emerging) District's Design Code with more functional requirements relating to water and energy conservation and the move towards being carbon neutral? This should cover how sustainable design and construction techniques will be incorporated.
5. How will the development help to advance green and blue infrastructure strategy principles including the County's Nature Recovery Network, protect and enhance the natural environment and the chalk stream zones, provide suitable tree planting, achieve biodiversity net gain, and where relevant secure long term management funding and enablement?
6. How will the development support health and wellbeing including local employment and access to services in general in the District, and engage with the local community?

STRATEGIC POLICY CC2: CLIMATE CHANGE SUSTAINABILITY STATEMENT (CCSS)

For sites over 0.5 ha, for at least ten dwellings or for 1,000m² of non-residential floorspace the developer must submit a *Climate Change Sustainability Statement* (CCSS) setting out the overall approach to addressing climate change issues and how carbon emissions and use of natural resources including water are treated as efficiently as possible and minimised. The Climate Change Sustainability Statement will address the areas set out in the paragraph above (5.6) as well as the general principles of sustainability in Table 7, namely

- Climate change adaptation and mitigation
- Carbon footprint and energy reduction
- Water Management
- Sustainable Construction and Waste management
- Use of resources

Moreover, the CCSS will support the application should address more widely how the proposals meet all other policies relating to sustainability throughout the plan, including:

- biodiversity and ecology;
- design and construction issues
- land, water, noise, and air pollution;
- transport, mobility, and access;
- health and well-being, including provision of open space;
- culture, heritage, and the quality of built form, including efficient use of land.

Table 7 Areas to be covered in the Climate Change Sustainability Statement

Issue And Objective	Recommended Approach with Early Discussion With LPA
Climate change adaptation	
All developments should be designed to be adaptable to our changing climate in building design and landscape setting	See <i>Town and Country Planning Association's Climate Change Adaptation by Design: a Guide for Sustainable Communities (2007)</i> for adaptations at different scales. Adaptation measures can be integrated into the design of new developments and can have benefits beyond site boundaries e.g., angled facade to increase solar gain in winter, external shutters, tree canopy for shade and evaporative cooling, building overhang for shade, high performance thermal envelope.
Carbon reduction	

Issue And Objective	Recommended Approach with Early Discussion With LPA
All development should be designed to minimise carbon and other greenhouse gas emissions associated with new development	<p>Application of the energy hierarchy to reduce the need; use energy more efficiently; supply energy from renewable sources by:</p> <ul style="list-style-type: none"> • minimising the energy demand of new buildings; • utilising energy efficient supply through low carbon technologies; • supplying energy from new, renewable energy sources. <p>Consider role of masterplanning, scale, layout, building orientation and massing of developments; seek to reduce transport-related carbon emissions through location and the promotion of sustainable modes of transport.</p>
Water Management	
To introduce high levels of water efficiency in new developments in order to respond to water stress especially as it affects chalk streams	All new developments to optimise efficient water use, reuse and recycling, including integrated water management and water conservation; BREEAM standards for non-residential development; Green roof to slow down run-off.
Site waste management	
All new development should be designed to reduce construction waste, maximise recycling opportunities and reduce waste to landfill.	Developments should be designed to reduce construction waste, and maximise reuse and recycling of materials, increase internal and external storage capacity for waste as an integral design element. The Council is supportive of innovative approaches to waste management
Use of resources	
All new developments should be designed to maximise resource efficiency and to use environmentally and socially responsible materials	<p>Four considerations:</p> <ul style="list-style-type: none"> (i) Responsible sourcing – sourcing materials from known legal and certified sources through environmental management systems and custody schemes e.g., sourcing timber accredited by the Forestry Stewardship Council (FSC), or the Programme for the Endorsement of Forest Certification (PEFC) (ii) Secondary materials – reclaiming and reusing material from the demolition of existing buildings and site preparation (iii) Embodied impact of materials – have regard to BRE green Guide to specification (iv) Healthy materials - developers should specify materials with a lower risk to the health of construction workers and occupants such materials with zero or low volatile organic compound (VOC) levels.

ENERGY EFFICIENT BUILDINGS

The key requirements for a carbon net zero dwelling are:

- Ultra-low space heating demand;
- Low total energy use with efficient heating and hot water system and low energy lighting;
- No fossil fuels and low carbon heat using a low carbon heating system (e.g. heat pump), and renewable energy generation;
- Energy flexibility with reduced peak demand and ability to use energy when clean energy is available;
- Reduced performance gap - carbon net zero needs to be delivered after construction and in operation with long term durability, repair and re-usability of the building fabric, embodied and whole life carbon considerations.

For new building, the three elements are:

- i) Carbon used in the building's product and construction stages (including embodied carbon)
- ii) Operational carbon – carbon emissions associated with the building's operational energy
- iii) Whole life carbon - the carbon emissions associated with the construction, use and disposal of a building.

The Net-Zero Carbon development removes as much carbon as it emits, achieved through a combination of on-site measures and offsets/off-site measures. Operational energy is a measure of how much energy a development takes from the National Grid, calculated from the energy required to heat and light the building (regulated energy) plus the energy required to run the appliances (unregulated energy), *minus the amount of onsite renewable energy*. Net zero operational energy is achieved therefore when the amount of carbon emissions associated with the building's operational energy on an annual basis is zero or negative.



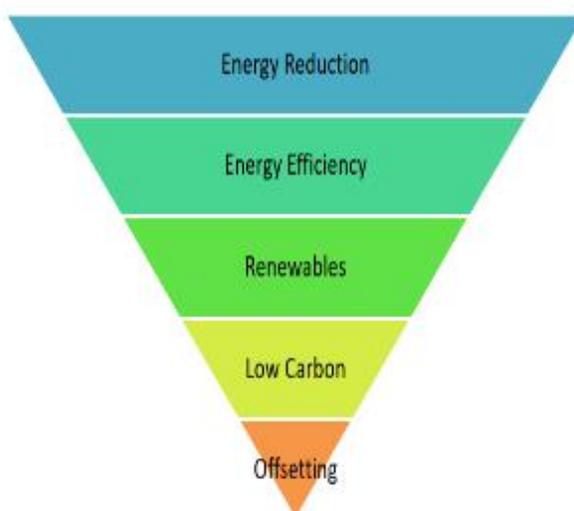
Whole life embodied carbon is when the amount of carbon emissions associated with a building's embodied and operational impacts over the life of the building, including its disposal, are zero or negative. Embodied carbon is the carbon associated with both building materials and the construction and maintenance of a building throughout its whole lifecycle. Most embodied carbon emissions occur near the start of a building project which fits with the planning system and developers are encouraged to show in the Energy Statement what actions are being taken to reduce embodied carbon and maximise opportunities for reuse: the 'circular economy'. This is appropriate for developments of ten or more dwellings or 1000 square metres of floor space. Smaller scale developments are encouraged to do so, although the need for an Energy Statement is not required.

The Energy Statement will address energy efficiency, embodied carbon, renewable energy generation, and have regard to the energy hierarchy. It will cover;

- space heating standards in homes and non-residential buildings¹
- new homes and non- domestic buildings to use heat pumps with no gas boilers
- wherever possible on-site renewable energy generation is to be used, including solar/PV
- addressing the Energy Performance gap between design specification and operation
- the minimisation of overheating risks
- appropriate measures for post occupancy evaluation

¹ 15 kWh/sqm is recommended in the *Greater Cambridge Local Plan - Strategic spatial options appraisal: implications for carbon emissions*, November 2020

The Energy Hierarchy



Fabric First

The focus of planning policy and design guidance on the reduction on energy consumption through the built fabric, orientation, and shading is the 'Fabric First' approach. It can extend to Passivhaus standards with high levels of energy efficiency. Fabric First approach means that with a higher fabric energy efficiency standard, buildings will not need to be retrofitted when more demanding regulations are introduced². It will safeguard against heat decarbonisation technologies because they need highly insulated and draught-proofed buildings to operate efficiently.

POLICY CC3: MINIMISING GREENHOUSE GAS EMISSIONS

Applicants will minimise greenhouse gas emissions and aim for all new developments to be net zero carbon. Proposals will be assessed using the 'energy hierarchy' which orders how energy issues should be addressed:

- i. BE LEAN - minimise operational energy use by using sustainable design and construction measures including the Fabric First approach
- ii. BE CLEAN - utilise any available local energy resources and supply energy efficiently and cleanly giving priority to decentralised energy supply and LOW energy solutions
- iii. BE GREEN - maximise opportunities for renewable energy by producing, storing and using renewable energy on-site

² For example were the Government to proceed with the Climate Change Committee's recent proposal that from 2028 no home should be able to be sold unless it reaches EPC Band C

In order to minimise any energy performance gap between design and construction developers should demonstrate that thermal bridging is minimised (Policy CC8).

Developers are encouraged to incorporate, heat and/or cooling mechanisms, especially where these utilise renewable energy and maximise opportunities to connect to wider heat and cooling networks where these utilise renewable energy.

Developers should ensure that new non-residential development of 1,000m² or more floorspace or with a gross site area of 1ha or more should aim to achieve the highest possible BREEAM rating for the scheme being Excellent or Very Good.

POLICY CC4: THE ENERGY STATEMENT

Developers should provide an Energy Statement for proposals 10 dwellings or over or 1000 m² non-residential floorspace, to demonstrate they have applied the Energy Hierarchy, as set out in Policy CC5. The Energy Statement should include evidence to cover:

- i. An assessment of the energy demand and carbon dioxide emissions for the proposed buildings carried out by a qualified energy assessor, including embodied carbon.
- ii. Design optimisation to consider solar gain, glazing proportions and external shading to demonstrate overheating and cooling have been addressed.
- iii. Optimisation of solar gain, glazing proportions and external shading to demonstrate overheating and cooling have been addressed.
- iv. Identification of any performance gap between design, construction, and operation and how this will be remedied including how the energy and carbon performance of the development will be monitored for five years following occupation in accordance with Policy CC8.
- v. The building fabric performance has been designed and specified to minimise energy loss.
- vi. How the scheme has incorporated renewable energy sources.
- vii. An assessment of the operational standard arising from these measures including the carbon emissions and the provision of any monitoring controls to ensure that performance standard can be maintained.

For extensions or alteration to an existing building, the applicant should show how opportunity is being taken to increase fabric energy efficiency, reduce carbon emissions or apply on-site renewable energy technology in accordance with the scale of the building alteration.

Monitoring

Notwithstanding good intentions of the development industry, standards and planning policy, there is often a gap between the approved design, building specification, as built construction and final energy performance, giving the difference between anticipated and actual as the 'performance gap'. The Climate Change Committee's 2019 report on '*UK housing – fit for the future?*' covers closing the 'performance gap' between how homes are designed and how they perform and recommends the enforcement of standards, monitoring and certification. The planning system can assist in requiring a commitment to focus on the 'as-built' performance and impose the monitoring required in the following policy.

POLICY CC5: MONITORING BUILDING PERFORMANCE

Developers will demonstrate that they are acting to minimise the potential performance gap between design aspiration and the completed development. The effectiveness of measures will be reviewed and ratified as part of the post-completion discharge of conditions. At submission, a risk assessment should be provided for areas that might contribute to the gap between designation and construction/post occupancy. The methodology should be included in the Energy Statement.

For developments of 50 units or sites of 1ha or more, applicants should prepare a monitoring framework that they will operate, maintain and report to the Local Planning Authority to allow the assessment of energy and water use including renewable or low carbon technology, indoor air quality and overheating risk and a plan to deal with any significant gap that is detected.

The Monitoring Framework will set out which features will be monitored, how and frequency, and any mitigation so arising over a minimum of a five-year period. This should apply to not less than 20% of the dwellings (with a proportionate mix between dwelling types) and floor area on non-residential buildings and ensure that the information recovered is provided to the applicable owners, building management company and the planning authority.

The cost of monitoring if not undertaken directly by the developer should be paid for by the developer through the Section 106 Agreement.

CARBON REDUCTION, DECENTRALISED AND RENEWABLE ENERGY

There are several ways to achieve carbon reduction:

- Lowering overall demand
- Increasing on-site generation and efficient systems
- Utilising renewable energy off-site generation such as solar farms
- Design layout through a Master Plan using density and orientation

- Higher building energy efficiency to reduce building operational demand
- Match building performance closely with design standards
- Lowering embodied carbon in buildings and infrastructure

The NPPF encourages the increased use of renewable energy, useable energy generated from renewable resources which are naturally replenished on a human timescale, commonly sunlight, wind, rain, tides, waves, and geothermal heat. Diversity in the nation's energy supply and the role of renewable and low carbon energy are increasingly national imperatives. In Uttlesford larger scale renewable energy is likely to be focussed on solar, potentially wind, and domestic measures such as heat pumps.

Nationally the UK Climate Change Committee has stated that in order to achieve carbon objectives we need at least a fourfold increase in renewable generation deployment by 2050, at all scales from domestic rooftop solar to large solar and wind farms. In Essex the ECAC recommendations for renewable energy are:

1. For Essex to generate 100% of its energy needs from renewable energy in County by 2040;
2. To create a network of community energy neighbourhoods to generate, store and share energy locally by 2035; and
3. To make Essex a centre of innovation for renewable energy innovation.

ECAC's 'Everyone's Essex' programme is to "work across the Authority and the County to hit our net zero targets, by ensuring that the Authority significantly reduces its own carbon footprint whilst also supporting an acceleration in the progress towards sustainable...energy", enshrined in December 2021, in the Renewable Electricity Policy committing the authority to sourcing 100% renewable.

Increasing use of electricity generated from renewable sources underpins the shift away from fossil fuels. Currently the UK uses approximately three times more energy than the electricity grid can produce with the balance being met by fossil fuels. The National Grid is however confident that using smart technology and shifting peak loads around the system there is capacity to supply national transport needs and that this increase can be provided by wind and solar power. ZebraCarbon has worked with UKPN to get as best an estimate of demand as possible for the quantum, typology, and location of the Local Plan's housing on which to base the projection of network utilisation, including electrification of heat, potential domestic electric vehicle charging, and demand from development.

In mid-2021 the renewable generation capacity in Uttlesford was 43.6 MW (electricity) from solar PV farms and an aerobic digester. The *Renewable Energy Study (2022)* states that permitting significant amounts of renewable energy is likely to be the key affordable approach to reducing Uttlesford's carbon footprint, although any

improvements to the climate impact of new energy will not reduce the emissions from existing homes, industry, and travel within the district.

The projected energy use for the end of the Plan period for Uttlesford from a base of 1,275.3 GWh has been projected for two scenarios, based on the assumptions that new dwellings will increase by 14,000 from 38,000 to 52,000 and the average floor area for a new dwelling is estimated at 93 sq m³

- Scenario A – all new dwellings and non-domestic buildings built to prevailing Building Regulations standards. This means 190.1 and 76.9 (GWh/year) respectively
- Scenario B – all new dwellings and non-domestic buildings (employment sites) built to the PassivHaus standard. This means 74.6 and 18.1 (GWh/year) respectively.

The report confirms that a significant expansion of solar energy in the form of large-scale solar farms is the most cost effective and land-efficient form of renewable energy available. Larger development will be required to provide a minimum of 10% of the predicted energy needs from renewable energy. Any shortfall would be met through funds allocated to off-site energy efficiency (Proposed Carbon Offset Fund) and energy generation initiatives or other measures required to offset the environmental impact such as natural environment gains.

In Uttlesford, to provide all energy needs in 2040 by renewables, theoretically, there would be a need for 1,654 ha of solar farms which amounts to 3% of the land in current agricultural use, along with public buildings and car park roofs, lamp posts, village hall roofs etc. By comparison, 14,094ha of agricultural land, 8.5 times as much, would be needed to generate the same renewable energy using 64 wind turbines at 4.5MW each. This is clearly not necessary, as the district already 'imports' energy from offshore windfarms and other sustainable energy sources. However, if the district wants to 'do its bit' to meet energy needs from sustainable sources, then solar farms are one of the most efficient ways of doing that.

³ This is assumes new dwellings will be constructed to high standard energy performance i.e. PassivHaus with space heating energy use of 15 kWh/m² /year and primary energy use of 120 kWh/m² /year, total energy use of 48 kWh/m² /year. The electricity used is based on median use of electricity in Uttlesford dwellings in 2019 on the gas grid and use gas for space heating and electricity for lighting and appliances. The value used is 3,700 kWh per year; Electric vehicle (EV) charging point for each dwelling gives an allowance of 2,467 kWh per year based upon typical annual mileage of 7,400 miles and 3 miles per kWh, applied to 75% of new dwellings ; for new non-domestic energy a target energy use of 55 kWh/m²/year follows the Royal Institute of British Architects (RIBA) Climate Challenge 2030 and *Uttlesford Employment Needs & Economic Development Evidence (November 2021)* predicting 69,700m² new development (offices, research and development, industrial classes, and storage/distribution); proposed developments at Stansted Northside and Chesterford Park totalling 195,000 m² and 65,000m² respectively

	Comparison (2019 energy data)	Local Plan 2040
Scenario	Supplying Uttlesford 2019 electricity use from renewable energy generation in the district	Supplying total projected Uttlesford energy demand from renewable energy generation in the district (assuming heat provision migrated to heat pumps)
	805 hectares of solar farms (2% of agricultural land - could be co-used for grazing and/or biodiversity enhancement)	1,654 hectares of solar farms (3% of agricultural land - could be co-used for grazing and/or biodiversity enhancement)
OR		
	31 x 4.5 MW wind turbines requiring 6,875 hectares (16% of available agricultural land - could be co-used for arable farming)	64 x 4.5 MW wind turbines requiring 14,094 hectares (27% of agricultural land - could be co-used for arable farming)

Table 5 - Projected impact of renewable energy strategy

Decentralised Energy

Decentralised energy is generated off the main grid, including micro-renewables, heating and cooling, combined heat and power, district heating and solar energy. It uses renewable, carbon-neutral and low-carbon sources of fuel and allows local control of electricity generation whilst reducing demand on the grid. Major developments should match their total annual energy demand through a combination of renewable generation capacity, energy storage and smart controls, along with flexibility with building orientation, spatial requirements, and roof pitch.

POLICY CC6: RENEWABLE AND DECENTRALISED ENERGY

New development is expected to be energy efficient in terms of its building fabric and use of at least 10% of operational energy from on-site renewables, in compliance with the Government's Clean Growth Strategy providing on-site renewable generation, including installed solar and ground source heat generation of electricity and heat.

Significant weight will be given to community-led energy schemes where support can be demonstrated and administrative structures are in place to ensure communities will benefit. Proposals providing decentralised, low carbon and, renewable energy initiatives will be supported. Schemes should not result in significant harm, including cumulative impacts, on:

- biodiversity, air and water quality

- visual impacts on landscapes, cultural and heritage assets
- the historic and cultural environment assets and their settings
- the Green Belt and the Countryside Protection Zone
- aviation activities and transport safety
- local community sensitivities, public health and amenity

For major development the performance, delivery, maintenance, and in-use assessment of renewable energy generation will be demonstrated through the Climate Change Sustainability and Energy statements as set out in Policy CC2 proposals for non-residential buildings. Proposals should ensure that roof design is structurally sound for and incorporates solar PV installation.

For standalone and large-scale renewable energy installations:

- i. Significant weight will be given to community led energy schemes where support is demonstrated, and administrative structures are in place to ensure communities will benefit from the project
- ii. Proposals must provide security as to how and when the site will be restored to its previous state when energy production or equipment lifetime ends or when preferable alternative technologies are introduced
- iii. Ground mounted solar energy development proposals will not be supported on productive agricultural land unless exceptionally justified and will be expected to deliver biodiversity net gain
- iv. Domestic and small-scale renewable energy installations will be supported in principle including for commercial and agricultural buildings

SUSTAINABLE CONSTRUCTION and WASTE–

Construction accounts for significant carbon emissions. Buildings that minimise embodied carbon, prioritises fabric first and reduces operational carbon to minimise the impact of new homes on the environment and achieve Net Zero Carbon are strongly encouraged. Designs should be adaptable to be Net Zero Carbon-ready. In terms of protecting natural resources overall development on previously developed land will be prioritised and this will be the case in supporting rural diversification schemes. The loss of productive agricultural land should be avoided.

Proposals for the construction of new buildings and the redevelopment and refurbishment of existing buildings need to be designed to minimise energy consumption. This requirement prioritises ‘passive’ solutions such as high standards of insulation, airtightness, and orientation. As emphasised in the previous section, new development should also be designed to facilitate the incorporation of renewable or low carbon technologies to accommodate changing standards and to respond to climate change in the future.

Sustainable design and construction issues should therefore take place at the earliest stage in the development process. Developers should consider sustainable construction issues in pre-application discussions with the Local Planning Authority and capture this in the Climate Sustainability Statement. Although the choice of sustainability measures varies from development to development the general principles of sustainable design and construction apply to all scales and types of development. Housing developers are encouraged to register for assessment under the Home Quality Mark which will show how resource efficiencies and climate change adaptation measures will be incorporated through layout of the proposed development, orientation, massing, landscaping and building materials.

Overheating

With around 2,000 heat-related deaths each year in the UK and summer temperatures in southern England predicted to rise by 4 degrees by 2080⁴, the Climate Change Act (2008) and the NPPF (2021, paragraph 153) require planning to take a proactive approach to mitigating and adapting to the risk of overheating and high temperatures in homes. High indoor temperatures can be exacerbated by building design such as glazing and increased air tightness but can be mitigated, for example, by solar shading, building orientation, solar-controlled glazing, living walls, green roofs, and landscape schemes integrating multi-functional green and blue infrastructure. Designers should refer to most up to date guidance and best practice examples such as provided by the Chartered Institution of Building Services Engineers (CIBSE).

New development should follow the cooling hierarchy and an early screening assessment of the risk of overheating using BRE's temperature reporting tool in their Home Quality Mark or the PassivHaus Planning Package would frontload consideration of overheating. The Cooling Hierarchy⁵ is:

- i. Passive design to minimise unwanted heat gain and manage heat e.g. by using building orientation, shading, a well-insulated and air tight building envelope, high levels of thermal mass and energy efficient lighting and equipment.
- ii. Passive/natural cooling using outside air to ventilate and cool without the use of a powered system e.g. by maximising cross ventilation, passive stack ventilation, night-time cooling and/or ground coupled passive cooling.
- iii. Mixed mode cooling with local mechanical ventilation/cooling to supplement the above measures using low energy mechanical cooling like a fan
- iv. Full building mechanical ventilation/cooling system using low energy mechanical cooling, and lastly air conditioning

⁴ UK Climate Impacts Programme, www.ukcip.org.uk/

⁵ For application see the London Borough of Islington's Low Energy Cooling Good Practice Guide no. 5,

POLICY CC7: SUSTAINABLE CONSTRUCTION

Non-residential development will be required to achieve a certified 'Excellent' rating under the BREEAM New Construction (Non-Domestic Buildings) 2018 scheme, or other equivalent standards, or if this cannot be achieved; to justify the reasons and to confirm that 'Very Good' will be attained.

New buildings should be designed for flexible uses throughout their lifetime and be "ready" to adapt to new energy forms and building practices to work towards achieving net zero;

- i. New buildings should minimise embodied carbon and reference the BRE Green Guide. They should re-use aggregates of demolished material from the site, and other resources; and use sustainable materials from local suppliers where feasible, thus minimising waste arising from construction sites;
- ii. Developments should incorporate decentralised energy systems, using renewable and low carbon energy;
- iii. Sustainable Drainage Systems (SuDS) and flood resilient design must be included, where feasible;
- iv. Developers should demonstrate how sustainable waste practices in new and existing developments are promoted and implemented.

Developers should sign up to the *Considerate Contractors Scheme*, the national initiative that promotes safe and considerate building practices and neighbourliness, or similar. During construction, development is required to:

- minimise levels of noise, vibration, artificial light, odour, air quality, fumes, and dust pollution;
- consider the routing, timing, and frequency of heavy goods vehicle movements to reduce their impact on amenity and congestion;
- consider the cumulative environmental impacts of other major development and work to co-ordinate the plan of timings of works, deliveries, routes, and location of equipment to reduce the cumulative impacts.
- Ensure that all good quality topsoil and subsoil on the site is reused in green infrastructure and landscaping within the development scheme or in nearby land-based activities, or on sites allocated for carbon sequestration or carbon off setting.

In order to manage heat risk, all development proposals should maximise natural light and heating, and minimise internal heat gain and the risks of overheating through design, layout, building orientation, landscaping and use of appropriate materials. Proposals should minimise internal heat gain through energy efficient design and in accordance with the cooling hierarchy:

- i. reduce the amount of heat entering a building through orientation, shading, fenestration, insulation, green roofs and walls;

- ii. manage the heat within the building through exposed internal thermal mass and high ceilings;
- iii. provide passive ventilation;
- iv. provide mechanical ventilation;
- v. provide active cooling systems.

Construction Waste Management

Nationally we are committed to the position where no waste is sent to landfill and the waste hierarchy is followed by minimising the volume of waste generated, addressing waste as a resource to re-use or recycle, and disposal as the last option.

Developments therefore should be designed to reduce construction waste and maximise the reuse and recycling of materials. Schemes should be designed for future occupants to maximise recycling and reduce waste e.g. by waste storage capacity as an integral element of the design.

Developers should therefore practise:

- Responsible sourcing – sourcing materials from legal, certified sources through environmental management systems and custody schemes including the sourcing of timber accredited by the Forestry Stewardship Council (FSC), or the Programme for the Endorsement of Forest Certification (PEFC);
- Using secondary materials – reclaiming and reusing material arising from the demolition and site preparation
- Reduce embodied carbon impact of materials - to achieve an area-weighted rating of A or B as defined in the Building Research Establishment (BRE) Green Guide to Specification
- Use locally sourced materials
- Use healthy materials that represent a lower risk to the health of both construction workers and occupants e.g. materials with zero or low volatile organic compound (VOC) levels to provide a healthy environment for residents. This should be covered as appropriate in the Health Impact Assessment.
- Explore potential to produce energy from waste.

POLICY CC8: MANAGING WASTE

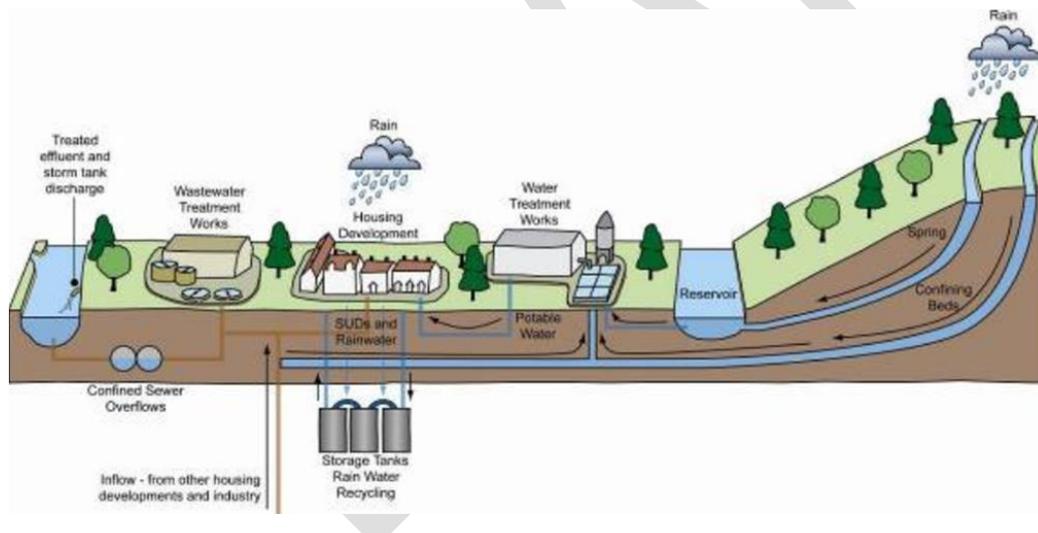
Development proposals should demonstrate how construction and disposal will maximise use of local supply chains in the sourcing / reuse / recycling of waste. On larger schemes where a Health Impact assessment is required this should address safe construction practices and the materials to be used.

Development proposals should integrate and facilitate domestic and business waste recycling facilities in the design of the scheme and buildings.

Proposed new energy recovery facilities are encouraged and should show how they make use of heat produced by the recovery process from agricultural biomass, as appropriate.

WATER EFFICIENCY, QUALITY AND MANAGEMENT OF FLOOD RISK

Climate change is placing pressure on water resources, increasing the potential for a supply-demand deficit, and for environmental damage from over abstraction of water resources. Hot and cold water and waste supply systems require high energy inputs; using water more efficiently therefore reduces energy use and carbon emissions but clearly new development requires the provision of clean water, safe disposal of wastewater and protection from flooding. The water cycle illustrated below shows how the natural and artificial processes interact to collect, store or transport water in the environment. Consultants JBA carried out the Uttlesford Water Cycle Study Phase 1 (WCS) in co-operation with the water companies, the Environment Agency (EA) and information from the neighbouring Local Planning Authorities; it has informed the policies in this chapter⁶.



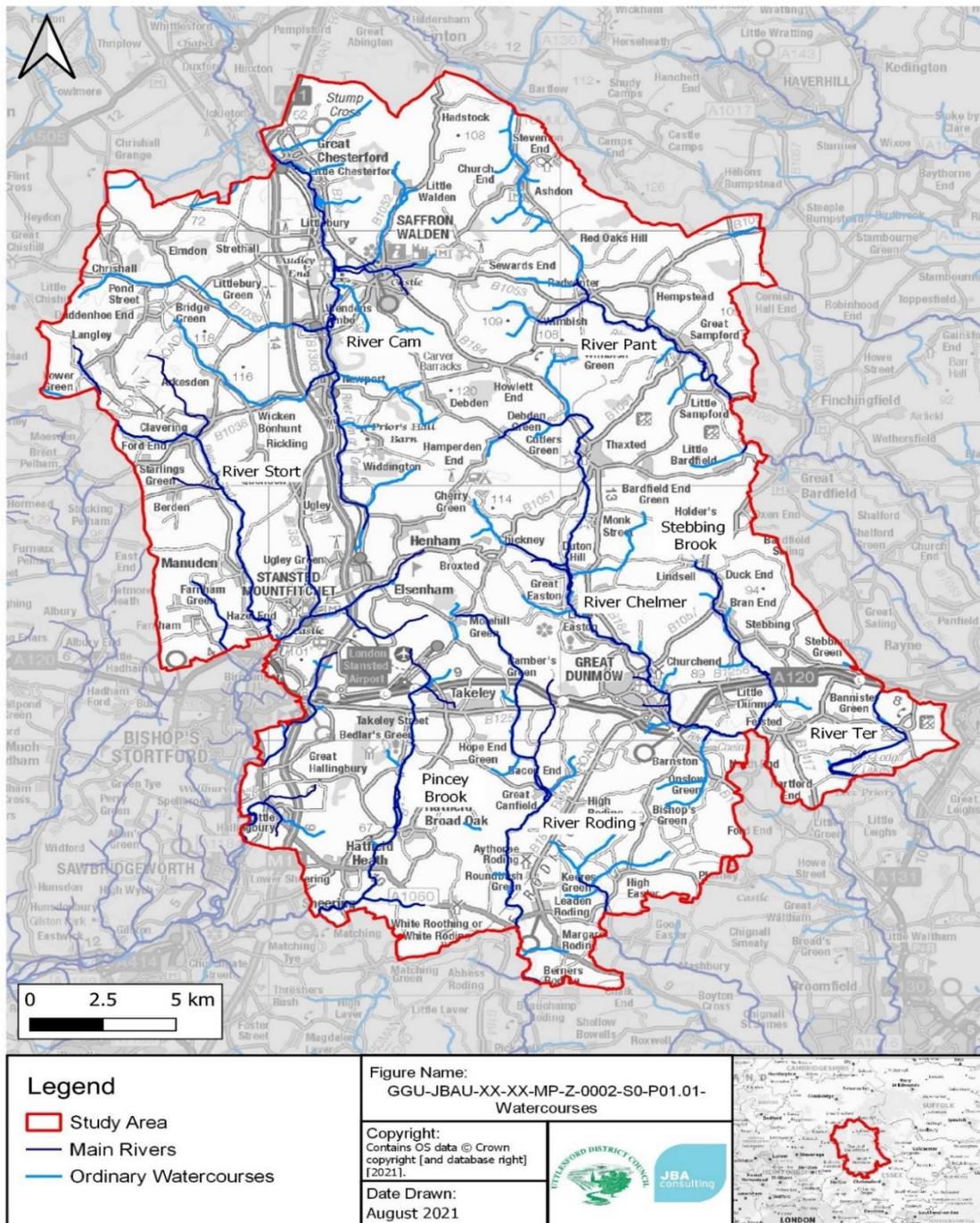
The NPPF states that “Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans” (para. 174). The Council’s interim Supplementary Planning Document on climate change recommends that: “Development should be designed to minimise consumption of water and should make adequate and appropriate provision for water recycling. Development should also protect and enhance local water quality including measures to support improvement to a water body’s Water Framework Directive status.”

⁶ <https://www.gov.uk/government/collections/environment-agency-and-climate-change-adaptation> Environment Agency and climate change adaptation -

There are several organisations engaged in the supply, recycling, management, treatment and quality of water and wastewater as summarised below:

Authority	Key Responsibilities
Environment Agency (EA)	The EA is the environmental regulator in the UK with responsibilities for water quality, flood risk and administering licences for water abstraction. They are a statutory planning consultee and advise on environmental and infrastructure capacity issues across the water cycle.
Natural England	Natural England are the Government's advisors on the natural environment, which they have a responsibility to protect and enhance. In a Water Cycle Study they may provide information on conservation objectives, and the protection of designated sites.
Affinity Water	Affinity Water as the water supplier for the district has a statutory duty under the Water Industry Act to maintain an efficient and economical system of water supply to households with a reliable and sufficient supply of water.
Anglian Water	Anglian Water is the sewerage undertaker for a large proportion of the district. Sewerage undertakers have a duty under the Water Industry Act to provide, improve and extend a system of public sewers (for both domestic and trade flows), to cleanse and maintain those sewers (and any lateral drain) to ensure that the area that they serve is effectively drained. They have a duty to make provision for the emptying of those sewers, normally through sewage treatment works or where appropriate through discharges direct to watercourses.
Thames Water	Thames Water is the sewerage undertaker broadly for the southern part of the District. Thames Water have to provide, improve and extend a system of public sewers (for both domestic and trade flows) and to make provision for the emptying of those sewers.

The main rivers are shown the map below:



Water Efficiency, Conservation and Neutrality

New development cannot rely on an unsustainable increase in water abstraction. Water efficiencies can be undertaken in several ways by reducing the water demand from new houses and achieving “water neutrality” in a region. The mandatory water efficiency standard in Building Regulations Part G⁷ states that potential water

7 The Building Regulations (2010) Part G - Sanitation, hot water safety and water efficiency, 2015 edition with 2016 amendments. HM Government (2016). Accessed online at: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/504207/BR_PDF_AD_G_2015_with_2016_amendments.pdf on: 24/01/2022

consumption must not exceed 125 litres/person/day but permits the tighter and increasingly used target of 110 lppd. The National Water Resources Framework aims to attain an average household water efficiency of 110 lppd by 2050⁸ and the River Basin Management Plan aims to reduce the impact of abstraction. Although policies to reduce water demand from new developments can go further and achieve water neutrality, the behaviour of occupiers can affect water efficiency, as it can with energy efficiency in buildings, e.g., residents replacing low flow devices with higher flow. The application of additional conservation measures such as rainwater harvesting, and potentially grey water recycling, can help to mitigate the reduction in water efficiency in new dwellings post construction.

The Environment Agency (EA) prepares an Abstraction Licensing Strategy (ALS) for each sub-catchment within a river basin to set out how water resources are managed and contribute to implementing the Water Framework Directive (WFD). The licences require abstractions to stop or reduce when a flow or water level falls below a specific threshold, to protect the environment and manage the balance between supply and demand for water users. The licences are time limited, generally twelve-years duration, but shorter licence durations may also be granted, based on the resource assessment and environmental sustainability.

The Affinity Water Final Water Resource Management Plan 2015-2020 notes that in agreement with the Environment Agency water abstraction will be reduced by 5% by 2020, and leakages cut with investment in infrastructure to increase by more than £500 million to ensure high quality water to customers. Water use in the Uttlesford area is relatively high at around 161.27 litres per person per day (l/p/d) for existing customers, compared to a national average of 147 l/p/d and 121.92 and 126.19 in the East and Southeast Affinity Regions with higher levels of metering.

The Environment Agency assesses areas for water stress across the UK⁹, defined as where:

- “The current household demand for water is a high proportion of the current effective rainfall which is available to meet that demand; or
- The future household demand for water is likely to be a high proportion of the effective rainfall available to meet that demand.

The Affinity Water supply region is *classified as being an area of serious water stress*.

Affinity Water have identified several feasible options to balance supply and demand including:

⁸ Housing Standards Review: Cost Impacts, Department for Communities and Local Government (2014). Accessed online at: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/353387/021c_Cost_Report_11th_Sept_2014_FINAL.pdf on: 24/01/2022, suggested meeting a standard of 110 litres per person per day would cost only £9 for a four-bedroom house

⁹ Water Stressed Areas - Final Classification, Environment Agency and Natural Resources Wales (2021). Accessed online at: <https://www.gov.uk/government/publications/water-stressed-areas-2021-classification> on: 24/01/2022

- schemes to reduce leakage,
- install more customer meters
- encourage better use of water with minimal wastage
- additional water resources from groundwater, and surface water
- water and transfers from neighbouring water companies 1

In response planning policy for all new homes will require them not to exceed the target of 110 l/p/d. All applicants are expected to demonstrate how water efficiency is to be achieved in their development e.g. water efficient dual flush toilets, spray taps and showerhead flow regulators.

The aim is to achieve water neutrality by:

- Reducing leakage from the water supply networks.
- Making new developments more water efficient with larger developments, incorporating greywater recycling and/or rainwater harvesting to reduce water demand.
- “Offsetting” new demand by retrofitting existing homes with water-efficient devices and encouraging existing commercial premises to use less water.
- Implementing metering and tariffs to encourage the wise water use.

POLICY CC9: WATER EFFICIENCY AND PROTECTION OF WATER RESOURCES

Development proposals will demonstrate they make positive progress towards achieving ‘good’ status or potential under the Water Framework Directive for surface and ground waterbodies. Water efficiency measures should be designed to minimise consumption of water, protect, and enhance water quality and protect water resources. No development will be allowed that leads to a reduction in ground water levels or reduced flows in water courses particularly the chalk streams such that their ecology is harmed.

All new residential development must achieve a water efficiency target of 110 litres per person per day. Proposals should aim to achieve 90l/p/d, particularly in the sensitive chalk catchments. Major development applications will need to demonstrate the relevant measures that the scheme will incorporate and the anticipated levels of water consumption such as metering.

Development proposals must make adequate and appropriate provision for water recycling, and this should be designed to “future-proof” to incorporate best practice techniques.

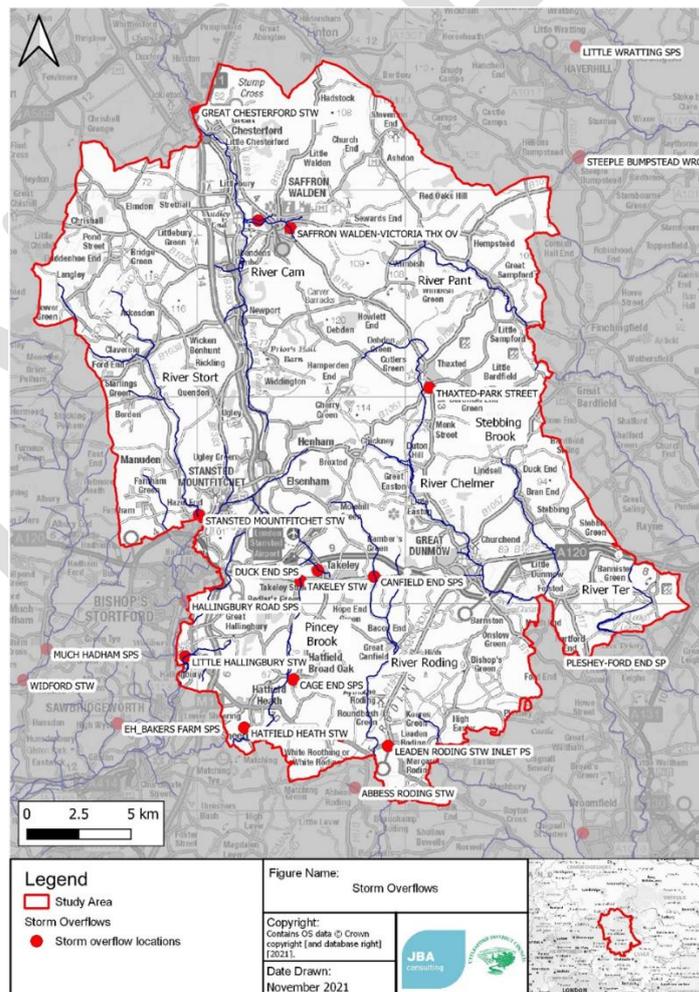
Development will not be permitted where it might cause contamination of groundwater, particularly in the Chalk Protection Zones, or contamination of surface water. If there is the potential for contamination the developer should submit details of effective

safeguards which will need to be in place prior to development taking place to prevent deterioration in current water standards.

Planning proposals which increase the demand for off-site service infrastructure will only be granted permission where sufficient infrastructure exists, or where extra capacity can be provided in time to serve the new development on first occupation.

Flood, Waste and Storm Water Control and SUDS

The Environment Act requires water companies to report and monitor storm overflows and reduce the harm caused to the rivers to which they discharge. There are twelve storm overflows. The EA have threshold of 60 operations in a year above which a storm overflow should be investigated and two storm overflows in Uttlesford in the Thames Water area have exceeded this figure, at Canfield End Sewage Pumping Station and Leaden Roding Sewage Treatment Work Inlet Pumping Station (see map).



Location of storm overflows

Thames Water refer to their wastewater processing plants as Wastewater Treatment Works (WwTW) whereas Anglian Water refer to Water Recycling Centres (WRCs). An increase in the discharge of effluent from WwTW as a result of development in the area can lead to a negative impact on the quality of the receiving watercourse. Under the Water Framework Directive (WFD) a watercourse is not allowed to deteriorate from its current WFD classification. Although small developments in rural areas may be suitable for on-site treatment and discharge, the Environment Agency will not usually permit this where there is a public sewerage system within a distance calculated as 30m per dwelling. There is a localised risk to water quality by septic tanks, especially with proposed clusters of small-scale new development. Hence opportunities should be sought to provide a public wastewater treatment solution where development is clustered particularly in the chalk stream areas in the north. These clusters of proposed development will be subject of master plans that will address environmental constraints.

Since April 2015¹⁰, management of the rate and volume of surface water has been a requirement for all major development sites, through the use of Sustainable Drainage Systems (SuDS). Essex County Council as the Lead Local Flood Authority (LLFA) is the planning statutory consultee for surface water management within major development. SuDS are drainage features which replicate natural drainage patterns, capturing rainwater at source, and releasing it slowly into the ground or a water body. Their design helps to manage flooding through controlling the quantity of surface water and improve water quality, create habitats for wildlife and green spaces for the community.

National standards on the management of surface water are outlined within the Defra Non-statutory Standards for Sustainable Drainage Systems¹¹. The CIRIA C753 SuDS Manual¹² and Guidance for the Construction of SuDS¹³ provide the industry best practice guidance for design and management of SuDS. The Essex County Council sustainable drainage systems handbook¹⁴ contains advice and sets out the minimum operating requirements as required in the National Planning Policy Framework (NPPF). In any case, for SuDS deep infiltration features (such as deep borehole soakaways, or any infiltration feature exceeding 2m in depth) pose a high risk to groundwater quality and should not be favoured unless there are no other disposal options. Depending on the depth of groundwater and source of surface water, these

10 House of Commons: Written Statement (HCWS161) Written Statement made by: The Secretary of State for Communities and Local Government (Mr Eric Pickles) on 18 Dec 2014. Accessed online at: <https://www.parliament.uk/documents/commons-vote-office/December%202014/18%20December/6.%20DCLG-sustainable-drainage-systems>.

11 Sustainable Drainage Systems, Non-statutory technical standards for sustainable drainage systems, DEFRA (2015). Accessed online at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/415773/sustainable-drainage-technical-standards.pdf on: 24/01/2022

12 CIRIA Report C753 The SuDS Manual, CIRIA (2015). Accessed online at:

https://www.ciria.org/Memberships/The_SuDS_Manual_C753_Chapters.aspx on: 24/01/2022

13 Guidance on the Construction of SuDS (C768), CIRIA (2017), Accessed online at:

<https://www.ciria.org/ItemDetail?iProductcode=C768&Category=BOOK> on: 24/01/2022

14 Sustainable Drainage Systems design guide, Essex County Council (2020). Accessed online at:

https://www.essexdesignguide.co.uk/media/2404/suds_design_guide_2020.pdf on: 24/01/2022

features may require an environmental permit. Shallow infiltration features are encouraged, and they provide an opportunity for aquifer recharge. Groundwater quality should be considered as part of the design, and design SuDS in line with CIRIA C753 as above, as well as a clearly outlined long-term maintenance plan with responsible parties identified.

Sustainable Drainage Systems Objectives and Designs:

The way that water runs off the ground surface, and locally the type of Sustainable Drainage System (SuDS) is influenced by the geology of the catchment and the permeability of the surface material and bedrock stratigraphy. Across Uttlesford this is bands of Clay, Silt, Sand and Gravel, as well as chalk in the north.

The objectives of a SuDS scheme will be:

- to improve water quality, reduce volume of surface water runoff, enhance amenity, biodiversity and reduce flood risk;
- to take account of the strategic surface water management objectives established for the site and or wider area;
- to manage water within the site and reduce flood risk; and
- to maintain greenfield run off rate from the site and ensure that the first 5mm of rainfall is retained within site to maintain water quality.

POLICY CC10: INTEGRATED SURFACE WATER MANAGEMENT

New development will regard water as a sensitive natural resource and manage the impacts of climate change primarily through:

- the design and location of development, including sustainable building design and materials, sustainable drainage, water efficiency measures, use of trees and natural vegetation and ensuring no net loss of flood storage capacity; and
- protecting the quality and hydrology of ground or surface water sources to reduce the risk of pollution and flooding, on site or elsewhere.

Planning permission will only be granted where new development takes account of the Environment Agency's flood zones, District Strategic Flood Risk Assessment, and should avoid areas of high risk of flooding and in accordance with principles in the National Planning Policy Framework. All new development will need to demonstrate that there is no increased risk of flooding to existing properties, and proposed development is (or can be made) safe and shall seek to improve existing flood risk management.

New development shall include flood mitigation measures that:

- Can demonstrate that for greenfield sites, the peak rate and volume of run off will not exceed the undeveloped site rate, and that if this is predicted to be the case the limiting volume shall be agreed for events up to 1 in 100 years in consultation with the Environment Agency.
- Waste water discharge should be planned in the priority order of infiltration to ground, discharge to a water body such as SUDs and then discharge to a surface water sewer; there shall be no discharge to a foul water or combined sewer.
- Contribute to the green infrastructure and biodiversity of the borough
- Are designed to reduce surface water run-off rates to those associated with a greenfield site by treating it at its source.

Prior to the commencement of development full details of the proposed SuDS together with implementation, long term maintenance and management of the system shall be submitted to and approved by the local planning authority. This integrated Surface Water Management Plan should minimise drainage into the public drainage and sewage network and should replicate or enable ground and surface water flow whilst decreasing surface run-off.

Development proposals should demonstrate the planning and integration of the use of water management features where multifunctionality can be accommodated including the use of:

- i. Sustainable Urban Drainage Systems
- ii. Installing green roofs on suitable roofing areas up to a 10 degree slope aiming to trap 75% rainfall, subject to appropriate structural design and access
- iii. Incorporating rainwater gardens to receive run off from hard surface which themselves should be permeable
- iv. Using natural water drainage channels and integrate with nature enhancements and green infrastructure

The SuDS shall be designed in accordance with the latest SuDS Guidance prepared by the County as Local Flood Drainage Authority¹⁵. No dwelling shall be occupied, or use commenced until the SUDs system has been implemented and design and management details submitted and approved. It shall thereafter be managed and maintained in accordance with the approved details for:

- full design and performance details
- a timetable for implementation

Development proposals on sites of 0.5ha or accommodating 10 dwellings or more should provide a long-term water management plan that incorporates an outline costed maintenance schedule and arrangements for the establishment of or agreement with a management body to be in place before occupation, together with

¹⁵ [suds | Essex Design Guide](#)

an endowment to cover the first three years of post-occupation maintenance or until 75% of the proposal has been occupied, whichever is the later.

The Chalk Streams

Chalk streams are a rare and valuable habitat and 85% of the world's chalk streams are in England with 29% of these in East Anglia. In their natural state, chalk streams are clear, with little sediment, low nutrient levels and stable temperatures at the spring sources of around 10-11°C. They derive most flow from chalk-fed groundwater, from chalk aquifers of underground water that are replenished when it rains. They are crucial water resources and support unique ecosystems during higher summer temperatures when plants are using water and rainfall is less effective at recharging the aquifer. Along with climate change this results in some stretches of chalk streams in Uttlesford becoming dry along sections of their course.

Some stretches of these watercourses do not meet 'Good' Water Framework Directive standards and the Environment Agency indicates that groundwater and surface water abstractions are reasons for this. Moreover, for growth, there is insufficient water to permit more to be abstracted and much of Affinity Water's supply area contains chalk streams. In addition to the abstraction issues, the chalk streams have been modified by being straightened, deepened, widened which has affected their ecology and water availability.

The Rivers Stort and the Cam within Uttlesford are designated as chalk streams. Latest reports indicate that the Cam has a "Poor" status under the Water Framework Directive, and the Stort is "Moderate". Pollution from wastewater treatment works (WwTW) and agricultural runoff are understood to be the reason for The Stort not achieving Good status. In the River Cam, surface water abstraction from agriculture and groundwater abstraction from agriculture and the water industry are cited as reasons for not achieving Good status. Furthermore, low river flow can exacerbate water quality issues by increasing the concentration of pollutants.

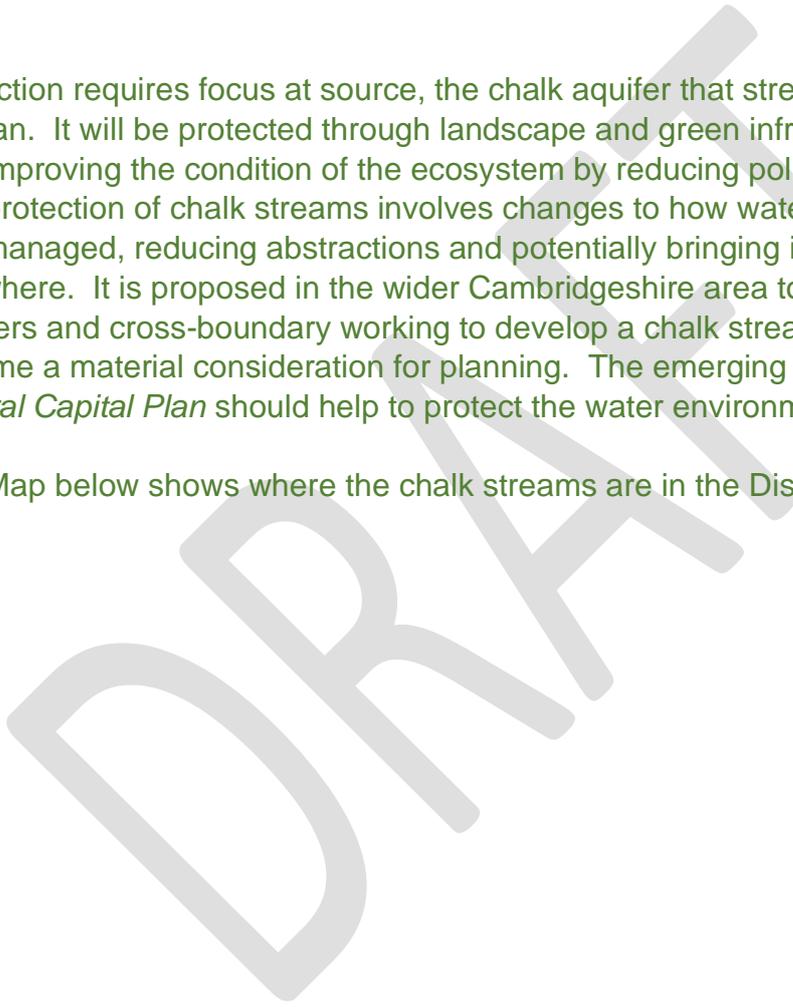
Action is needed to help preserve chalk streams and increase the biodiversity, aiming to return them to their natural physical state by removing obstructions and artificial banks. Affinity Water runs a 'Revitalising Chalk Rivers programme' to create resilient river systems by restoring the rivers and enhancing habitats. They work with the Environment Agency, landowners, and other partners to meet Water Framework Directive objectives. Chalk-stream ecological health depends on water quantity and the naturalness of the flow, water quality, physical habitat quality (the physical shape of the river and addressing biological factors). It is clear that WwTWs need to have tighter phosphorus discharge limits and roads are the primary pathway of sediment to chalk streams. Therefore roadside drainage grips should not feed directly into chalk streams use; and that there is considerable potential for chalk stream areas can be

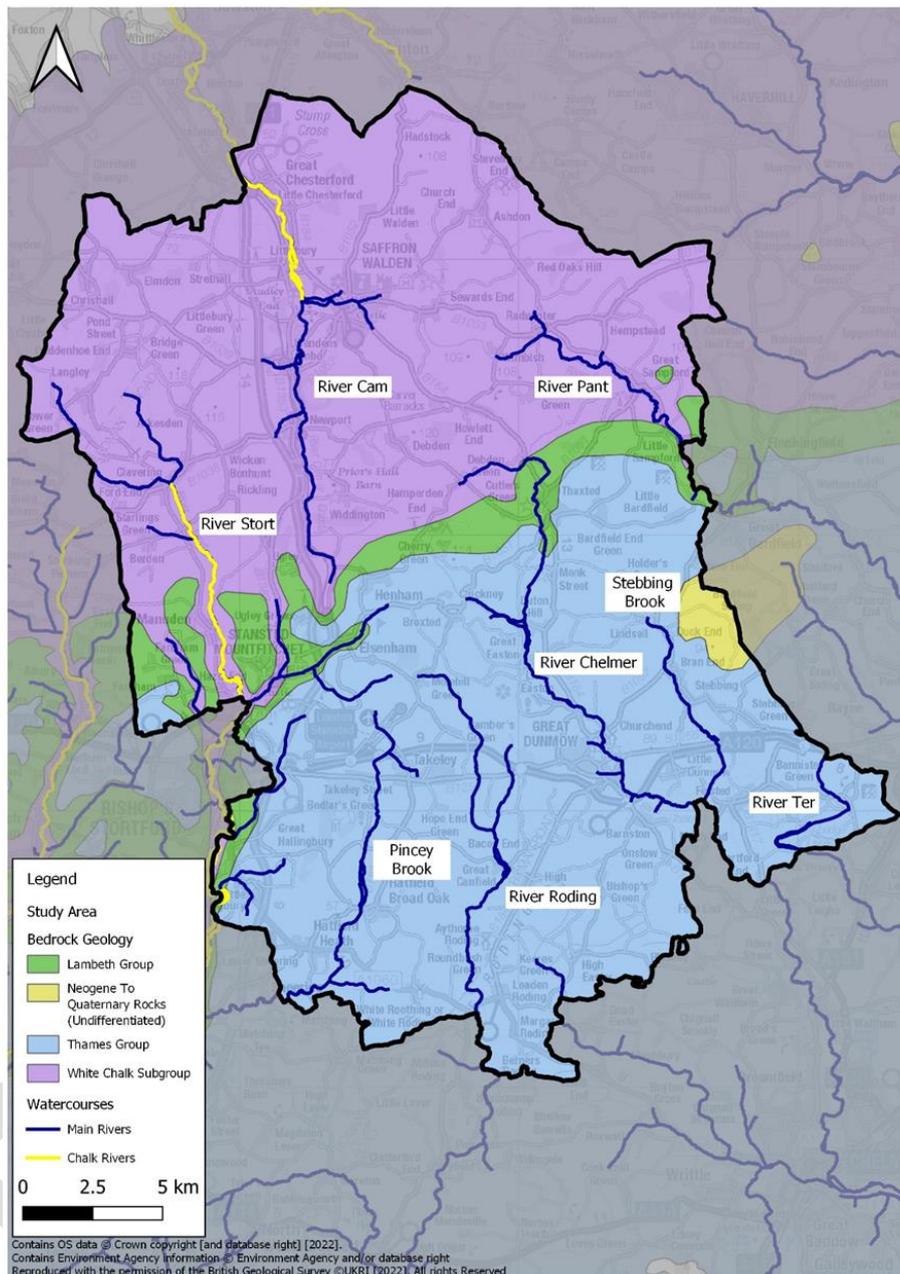
sites for Biodiversity Net Gain and for inclusion in Nature Recovery Networks and Local Nature Recovery Strategies.

Whilst it is acknowledged that chalk streams are especially vulnerable, development proposals with water edge frontages including rivers, streams, lakes, and ponds should make provision for ecological improvement areas and buffer strips with a view to protecting and where appropriate enhancing water dependent habitats and species. Where development proposals will be on land with a culverted watercourse de-culverting and restoration to an open watercourse should be explored and are strongly encouraged as a means of creating 'blue infrastructure' and enhancing biodiversity net gain.

Protection requires focus at source, the chalk aquifer that stretches underneath East Anglian. It will be protected through landscape and green infrastructure management and improving the condition of the ecosystem by reducing pollution and contamination. The protection of chalk streams involves changes to how water is abstracted, stored and managed, reducing abstractions and potentially bringing in supplies from elsewhere. It is proposed in the wider Cambridgeshire area to work with multiple partners and cross-boundary working to develop a chalk streams strategy and for it to become a material consideration for planning. The emerging Water Resources East *Natural Capital Plan* should help to protect the water environment.

The Map below shows where the chalk streams are in the District.





Implications for the Local Plan

Population growth and demand for new housing is increasing pressure on chalk streams in terms of land use, demand for water, water quality and habitat loss. Some proposed development will be in recognised 'water-stressed' areas. To reduce the impact of development, adequate infrastructure should be in place to ensure there is no increase in unsustainable abstraction or overloading of the sewer network or sewage treatment infrastructure. Proposed development 'rules' for chalk streams might include measures such as:

- Buffer strips precluding development alongside chalk streams;
- SuDS maintenance standards;
- Water-efficiency standards;

- Ambitious water efficiency, aiming for water-neutrality, with use of grey-water;
- Building Regulations in chalk catchments protect chalk streams by setting water-efficiency targets higher than the current optional standard of 110 l/ h/d; and
- Maximising environmental net gain using the Environment Act 10% improvement on the pre-development value to target and to enhance chalk-stream habitats, and for chalk-stream habitats to feature strongly in Local Nature Recovery Strategies.

POLICY CC11 CHALK STREAMS PROTECTION AND ENHANCEMENT

In order to help protect the ecology and water quality of chalk streams a designated area for protection is proposed for the chalk stream stretches elements of the Rivers Stort and Cam comprising 15m from the top of the banks. Within this riparian buffer zone, no development will be permitted apart from domestic extensions, soft landscaping and small amenity recreational areas. The Proposed Policies Map will show a designated protected area for the riparian chalk stream stretches affected.

All development proposals within the catchment area of a chalk stream, a chalk stream impact study must be submitted (and can be included in the Climate Change Sustainability Statement) that sets out:

- i. implications for water resources and sewerage systems and impact on the chalk stream;
- ii. an assessment of impact on groundwater hydrology and flow into chalk streams; and
- iii. assessment and mitigation measures for any potential pollution arising from construction process and building materials.

Planning approval will be contingent on adequate water supply and treatment infrastructure with no additional burden on chalk aquifer abstraction. In order to achieve this, developers will be requested to make contributions to help cover the costs of addressing such impacts.

Where there is an off-site requirement for biodiversity net gain from elsewhere the chalk streams and riparian areas can be considered a suitable location subject to a design and planting plan that demonstrates sensitivity towards the ecology of the stream and environs and proposes appropriate planting or other sensitive and suitable environmental works; such a scheme will be welcomed and must be carefully implemented and its environmental impact and benefits identified, monitored and reported over ten years and be overseen by an appropriate body such as the Environment Agency.

Within these protected areas schemes to enhance the environmental quality of the zone, projects as part of a planning proposal that include biodiversity net gain or carbon offsetting with tree or vegetation planting will be encouraged. Restoration measures include restoring natural flows, floodplain reconnection, channel realignment, reconnecting rivers to groundwater, removal of barriers to fish passage, and the rewilding of degraded rivers.

NATURAL AND RURAL ENVIRONMENT – DIVERSIFICATION AND GREEN AND BLUE INFRASTRUCTURE

Rural Development and Diversification

The key role of Planning in supporting the transition to a low carbon lifestyle, and tackling climate change embraces the economy and agricultural interests of rural areas, its communities, landowners, food producers and businesses. The Plan must be sensitive to these different needs in order to tackle climate change across the District. Policies must equally address the sustainability of rural areas and support opportunities for appropriate development, agricultural diversification, regenerative environmental land management and biodiversity. There are strong links to the provision of areas for carbon sequestration, Biodiversity Net Gain offsetting, tree planting, natural water control which may provide opportunities for landowners and farmers to diversify. Landowners and farmers can provide services, including ecological good practice, to the community and policy can encourage the growth of small, and increasingly 'green' business, a characteristic of the Uttlesford economy.

Diversification proposals for agricultural and land-based rural businesses will sustain the rural economy and enhance, restore, or maintain the character of the landscape and increase soil carbon through land management techniques and reducing pollution. Whilst planning has fewer controls over agriculture, there are clear links between the practices of farms and estates that impact on wider public goods such as habitat, natural flood management, biodiversity, food and fuel, soils, and countryside access for active lifestyles. Working with landowners on 'Estate Plans' to help influence the management of estates is another opportunity that might be opened up through early discussion with landowners and promoters in the rural development process. Diversification proposals on privately managed estates will be supported where a proposal demonstrates sustainable practices and outcomes. This is preferably supported by an agreed Estate Plan that delivers and secures multiple wider public benefits such as employment and enterprise opportunities, sustainable access, social and cultural facilities, environmental enhancements, biodiversity increases, conserving and enhancing heritage assets (including a focus on saving heritage assets that are 'at risk') and improvements to land management. It is therefore important to facilitate

the reuse of buildings in the countryside but in a manner which makes a positive contribution to both the rural landscape and the rural economy.

The Local Plan has limitations because its purpose relates mostly to new development and can influence current uses of land only if permission is required to change under the planning system. Hence requirements for agricultural land area to be managed in a more environmentally sustainable manner, or for management of existing woodland to be altered to improve biodiversity, can only be achieved if this is specifically related to mitigating the impacts of planned development. Policies and potential Green Infrastructure (GI) land allocations or protections which seek to create new areas of accessible green infrastructure, green infrastructure projects and support organisations which are involved in environmental improvement, GI provision and management can be included at the next iteration of the plan.

POLICY CC12 RURAL SUSTAINABILITY AND RE-USE OF RURAL BUILDINGS

The re-use of rural buildings outside the defined development limits will be supported provided that:

- i. the development would not place unacceptable pressures on the surrounding rural network in terms of traffic levels, road safety, countryside character or amenity unless these can be satisfactorily mitigated;
- ii. the development does not lead to the loss of viable employment space;
- iii. the development does not have an adverse impact on the viability of the remaining agrarian functional unit; and
- iv. it does not result in the conversion of annexes and buildings into separate dwellings.

Such a development should not have an adverse impact on the landscape or heritage character of the countryside, amenity value and biodiversity and should not result in a significant increase in noise and light levels.

Development proposals on non-allocated sites outside settlements will be required to provide a detailed grading of soil structure and quality, and proposals on potentially productive agricultural land will only be supported where an overriding need has been demonstrated.

Proposals that include renewable energy initiatives including solar are encouraged.

Climate change: Nature and Biodiversity

The success of both the rural diversification and the natural habitat policies relies on a shared vision for agriculture and all land interests working together; the National Farmers Union supports this way of addressing climate change in an integrated approach to land management. The Local Plan has only a part to play here but can influence the enhancement to nature, biodiversity and to green infrastructure. The Council is preparing a Green Infrastructure Strategy for inclusion in the final version of the Plan and included here is its scope and approach to biodiversity.

Draft SCOPE for Green and Blue Infrastructure Strategy(GI)

GI as a well-established planning concept is defined as “a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.” It must be central to the design of new places, creating new green spaces, but also serves the protection, enhancement, and improved connectivity of existing green and blue infrastructure assets. GI balances growth with environmental protection and net gain. It is a key theme in national planning policy and the government’s 25 Year Plan to improve the environment including through the wider Local Nature Recovery Network.

Green Infrastructure should form a multifunctional network through the creation of linear and other green and blue infrastructure features with stepping-stones or corridors within development sites to help wildlife move. Such infrastructure includes:

- Open spaces such as parks, open space and playing fields
- Wildlife areas for biodiversity net gain
- Woodlands, street trees and fields
- Allotments, private gardens, green roofs and walls
- Sustainable drainage systems and soils
- Footpaths, bridleways and cycleways
- Water bodies such as lakes, ponds, streams and rivers sometimes called ‘blue infrastructure’.

The key challenges for green infrastructure in Uttlesford include:

- Potential cooling and for carbon fixing via planting especially street trees
- Potential for carbon sequestration and offset
- Role in the Nature Recovery Network
- Establishing a new country park(s)
- Adapting and mitigating impact of pressure on Hatfield Forest
- Amenity value for increased access to the countryside and footpath network
- The north-eastern part of the District is in the ECAC Climate Focus Area

- Providing for Biodiversity Net Gain in all development schemes, aiming for 20%
- Creating a buffer zone around river habitats and water courses especially the chalk streams
- Functional roles in the Green Belt and Stansted Countryside Protection Zone
- Land management issues, such as coordination between landowners, farmers, users, and the planning system.

Essex Green Infrastructure Strategy

The Essex Green Infrastructure Strategy was formally adopted by the County Council in March 2020. It highlights a need for a coordinated approach to ensure the protection, enhancement, management, and expansion of green infrastructure in Greater Essex. A core action is the establishment of a Local Nature Partnership (LNP). Its role is part of the challenge to climate change by:

- Helping to deliver the outputs of the DEFRA 25-Year Environment Plan and Environment Act
- Producing a Local Nature Recovery Strategy
- Delivering Biodiversity Net Gain through development proposals including the national tree planting target
- Delivering multifunctional green infrastructure and sustainable land management through Environment Land Management schemes.

The Government's vision for Local Nature Partnerships is for self-sustaining strategic partnerships of a range of local organisations, businesses and people that will help the local area to manage the natural environment as a system. The LNP will help to deliver against the objectives of the Essex Climate Action Commission (ECAC); of particular relevance to the Local Plan is to arrive at:

- 30% of Essex to enhance biodiversity and the natural environment by 2040; and
- farmland in general will adopt sustainable land stewardship practices that focus on soil quality and biodiversity, water management.

The Council will be preparing a Green Infrastructure Strategy during 2022. Comments elicited through the Regulation 18 consultation will help finalise it for the next iteration of the Plan. The consultation questions are:

- What types of GI should it consider specifically for Uttlesford?
- Do you own or are aware of land available which could be used for a strategic GI project, such as a wetland scheme, land for local food production, parkland, riverside protection areas, scope for copses or tree planting?
- What uses would multifunctional green and blue spaces accommodate? Do you see any conflict? E.g. Walking, cycling, nature conservation,

- ornithology, animal grazing, play space, environmental education, active recreation
- iv. Is there locally relevant evidence to help develop the GI Strategy for Uttlesford?
 - v. What are the current GI characteristics of Uttlesford that you value and would wish to protect and enhance?
 - vi. Where do you consider there to be opportunities for improvements to or creation of green and blue infrastructure in Uttlesford?

The overall scope of the strategy will cover:

1. Map and assess the baseline local ecological network to include:
 - geological character and main landscape types
 - key natural systems
 - designated sites
 - protected habitats and species
 - irreplaceable natural habitats, such as the Chalk Streams
 - landscape features, new habitat corridors, and isolated sites that hold nature conservation value
 - open space audit
 - biodiversity and geodiversity value of previously developed land
 - potential for habitat enhancement or restoration, climate change adaptation and mitigation and for biodiversity
2. Connectivity across the District and beyond recognising that GI extends beyond administrative boundaries, and potential to enhance corridors and routes through designation, Master Plan, or policy requirements
3. Needs arising from predicted growth in the District, such as mitigating of visitor pressure on Hatfield Forest, creation of a large country park with public access; extension cycle and footpath network especially between key settlements
4. Outline Local Plan policies to guide development schemes, providing GI, enhancing biodiversity, providing SuDS, creating multifunctional spaces where this does not conflict with biodiversity sensitivities
5. Proposed establishment of a District-wide Environmental Fund to which developers will be required to contribute where GI cannot be adequately accommodated on site and which would serve as an offset fund for parish/local or larger scale projects on land areas to be identified, to include capital and revenue maintenance financing; would link to the proposed carbon offset fund.
6. Biodiversity Net Gain (BNG) principles and requirements
Local authorities have a legal duty to have regard to conserving biodiversity¹⁶ intended to make a significant contribution to the Government's commitments in

¹⁶ Section 40 of the Natural Environment and Rural Communities Act 2006

the national Environment Plan which became law in November 2021¹⁷ The Uttlesford GI Strategy will assist in delivering its aims.

With 90% of the district agricultural with suppressed biodiversity value, working with landowners on the Environmental Land Management schemes and exploring how this approach can be accommodated in larger scale developments will be an aim of the GI Strategy. Use and support for enhancing this 'natural capital is a key plank in climate mitigation. Although the requirement is for a mandatory 10% BNG on new developments, because of the relative paucity in biodiversity across the district combined with the deterioration the chalky stream ecology, and the need to create larger and connected areas for nature, the Local Plan policy will require 20% net gain.

The policy will recognise the potential for grouping development schemes' requirements for a more comprehensive off-site provision, including maintenance endowment or payments, utilising the facility of the proposed Environmental Fund, as appropriate. This may better provide more significant BNG or wider environmental gains, acknowledging that multifunctional green space may not always be compatible with biodiversity areas.

Biodiversity

The Council's declaration of a climate emergency in late 2019 was paralleled by the declaration of a biodiversity emergency. The two are linked and impact on quality of life. All development is required in the NPPF to consider the impact on ecology, habitats, species, soil, and water environments. Of considerable importance is the tree cover and woodland presence and developers will be required to plant suitable trees to support the natural regeneration of impoverished areas and to capture carbon as part of carbon sequestration, to create and extend wildlife corridors, reduce local flooding as well as providing amenity and recreational benefits. Allotments and orchards, the provision of parks and small play areas can all contribute to biodiversity. Schemes will be required to demonstrate how nature is accommodated in layouts, and how it has been enhanced and will be managed, including joint land management agreements with adjoining landowners and farmers especially around the margins and along ecological corridors.

Funding and monitoring will be required as part of community stewardship in larger schemes and/or Section 106 Agreements. The measuring of environmental enhancement and biological net gain continues to be under discussion and as yet, no clear metrics have been stipulated. Here in the Regulation 18 version of the Local Plan, an interim arrangement until the metric has been agreed suggests choice in the use of several measures, all for consultation through the Reg 18 Plan process.

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¹⁷ 25 Year Environment Plan. (Paragraph: 009 NPPG)

The 'metrics' considered include:

- The area of new land improved for biodiversity
- The area of land with an agreed scheme to enhance biodiversity either in its own right or as part of a multifunctional approach to green infrastructure
- Use of standard metrics for the quality of a river water course
- Number of trees planted and as a proportion of the existing trees cover (Policy CC14 requires 15% cover)
- The preparation of an agreed management for community access
- Increase in the number of invertebrate species over a grid over five years
- Creation of new wetland areas
- Increase in the number of healthy soil indicator species in sample areas over five years
- Creation of SuDS – area as a ratio of the site area
- Number of bat and bird boxes and bee hotels

Setting Minimum Biodiversity Net Gain at 20%

This Regulation 18 Plan seeks a requirement for a minimum of 20% biodiversity net gain (BNG) compared to the minimum 10% required by the Environment Act. The requirement for BNG leads to increasing biodiversity on a development site from that present, prior to development taking place together with, if necessary, off-site compensation. The 25 Year Environment Plan sets out the ambition that biodiversity net gain is a feature of all new development and is set out in NPPF paragraph 170.

Currently seeking a minimum of 10% BNG it was considered that it “strikes the right balance between ambition, certainty in achieving environmental outcomes, and deliverability and costs for developers” whilst the Defra impact assessment set considered that in practice this level of net gain could be achieved. Clearly, a minimum 20% net gain requirement would provide even greater benefits for biodiversity and would increase access to nature and make this available to residents in a District which has relative restricted access to natural areas because of lands use and historic ownership patterns.

More analysis will be required for the GI Strategy study to be developed. Certainly, the pressure on Hatfield Forest is acknowledged and the outcome of a mitigation study is similarly anticipated whilst acknowledging that across the District the area of land that is protected and managed for nature is relatively small compared to other areas of the country. This means less protection for habitats and wildlife, fewer opportunities for communities to interact with nature, and a greater need to restore biodiversity across the area, including where possible, through the planning and development process. A higher BNG requirement will lend strength to measures required to address this relative shortfall.

There are precedents in other Local Plans. The Biodiversity and Development supplementary planning document (SPD) to the Lichfield Local Plan sets out the 20% requirement, following consultation with the local community and stakeholders. It includes a biodiversity opportunity map, setting out the opportunities that off-site provision could provide for and securing biodiversity net gains for a period of at least 25 years through legal agreements. Warwickshire County Council's Green Infrastructure Strategy requires an assessment of development sites to ascertain their biodiversity 'distinctiveness' and losses predicted to occur due to development are offset through direct provision on site or off-site or by paying a tariff to the County Council which funds biodiversity offset schemes, along the lines of the proposed Environment Fund for Uttlesford.

Policy CC13: Biodiversity

Development proposals must demonstrate through an Ecological Statement prepared by a competent ecologist or otherwise approved by the Chartered Institute of Ecology and Environmental Management, the retention and enhancement of biodiversity following a full ecological survey of the site, and how enhancement will be achieved. The Ecological Statement should show how it has:

- a) Explored options to avoid or reduce causing harm to existing biodiversity on site;
- b) Explored the options to enhance biodiversity;
- c) Provided for the loss of on-site biodiversity that cannot be mitigated by offset proposals outside of the site boundary;
- d) Helped to deliver the county and district GI strategies; and
- e) Prepared a Biodiversity Management and Monitoring Plan.

The proposed development scheme must demonstrate how it achieves a minimum of 20% Biodiversity Net Gain. Where the full 20% Net Gain cannot be achieved on site, the developer is expected to offset by undertaking, or funding projects off-site. The developer should provide biodiversity management funding for thirty years in accordance with the management plan.

Developers are required to liaise with adjoining landowners and public authorities and with Essex County Council (Green Infrastructure) regarding the wider impacts on biodiversity when preparing development proposals and in consideration of biodiversity on adjoining and inter-connected areas. Developers must demonstrate that liaison with other authorities and cross border ecological and biodiversity impacts of the scheme have been satisfactorily incorporated and addressed.

Trees

Trees are one of the most important components of green infrastructure and have an equally important role in climate adaptation and mitigation. They contribute to cooling, shading, the microclimate around buildings and public areas, water and river management, street amenity, streamside cooling and provide habitats for a myriad of species from their canopies to their roots. Ancient Woodlands and veteran trees are irreplaceable and development proposals that cause their harm or loss will not be considered. Landscape proposals should consider the role of existing trees from the beginning with the urban design and layout designed to enhance their beneficial characteristics; the design code includes details of this required approach. The Green Infrastructure Strategy will provide more context and detail.

The NPPF 131 says that “trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined and that opportunities are taken to incorporate the most appropriate trees elsewhere in developments (such as parks and community orchards), and that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible.

Policy CC14: Trees, Hedgerows and Woodlands

In all development proposals mature trees and hedgerows should be retained, and, along with protected and veteran trees and woodland, be incorporated into the design and layout of new schemes. Where proposed development might affect these trees an accurate assessment by a competent arboriculturist should be undertaken and protective measures put in place.

All major development will provide, through the retention of existing and or / the establishment of new, canopy coverage equal to at least 15% of the site area. New canopy should provide a mix of species that are resilient to pests, diseases and climate change and support biodiversity.

Trees in new development schemes should be used to fulfil one or more potential functions, including shading, and the selection of species, size, hedging, density and location for planting must be undertaken with care to ensure success, and in accordance with the emerging District Design Code.

In schemes 10 dwellings and over or 0.25ha applicants should make provision for the long-term management and maintenance of trees, hedgerows, green infrastructure, and biodiversity to include a maintenance plan for their establishment and ongoing management. Appropriate maintenance funding should be provided through the Planning Agreement or as part of the stewardship scheme in new communities.

CARBON SEQUESTRATION and OFFSETTING

Local Plan Policy needs to address the role of carbon sequestration as a complementary action to capture as much carbon as possible. The Plan can allocate land for this purpose for example through the new park(s) proposal or establish agreements with landowners and farmers, to identify land and impose a suitable agreement. Tree planting is one mechanism, and the Council will provide advice on the selection of species which accord with BNG objectives.

Under the Kyoto protocol, additional woodland planted since 1990 contributes to the UK's carbon dioxide emissions target. The general trend for the rate of accumulation of carbon in woodland is increasing whilst the total carbon stock in UK forests is estimated to have increased, from around 3.2 billion tonnes of CO₂ equivalent (CO₂ E) in 1990 to 4.0 billion tonnes of CO₂ E in 2020¹⁸. The Forestry Commission has suggested that carbon sequestration from woodland planting is 3.5 tonnes (CO₂ E) per hectare for 100 years, an average as sequestration levels vary depending on the age of the woodland¹⁹. A recent IPCC report estimated that “global urban trees sequester 217m tonnes of carbon annually”.²⁰

It is suggested that at least a hectare of land is allocated in the District for new tree/hedgerow species planting and which might be combined in part with land set aside for biodiversity net gain, depending on competing uses, soil suitability and inter-connections with nature networks or the Nature Recovery proposal. Because of the geography of the District it might be appropriate to allocate two sites in the north and south, potentially as adjuncts to larger development sites. Both would require a carefully structured agreement to embrace legal land ownership, planting design, establishment and management agreement to ensure perpetuity. Contributions would be derived from developers as part of their proposals. Deciduous woodland would be appropriate to the clay soils and/or thinner soil habitats associated with and as part of a programme to enhance the ecology of the chalk stream and environs overall. The Council would work in partnership also with landowners and the County Council to establish such site(s) and to co-ordinate with the Nature Recovery Partnership and proposed network.

¹⁸ Emissions and sequestration are presented as tonnes carbon or tonnes carbon dioxide (CO₂); to convert from tonnes CO₂ to tonnes carbon multiply by 12/44

¹⁹ https://www.forestryresearch.gov.uk/documents/8142/Ch4_Carbon_FS2021.pdf

²⁰ Intergovernmental Panel on Climate Change (IPCC) released a new report on 4th April 2022 on how to tackle climate change. And see glossary.

Carbon offsetting

Where developers confirm that their schemes cannot meet the policy objectives to achieve the highest and viable net zero aspirations on site the attainment of the net zero standard should be explored through offsite measures. The pressing need to reduce emissions at source remains preferential as expressed in Policy CC3. A 'Carbon Offset' is defined as a unit of carbon dioxide or (CO₂E) that is reduced, avoided, or sequestered to compensate for emissions occurring elsewhere. These 'offset credits' would be a compensatory measure to help meet the carbon and greenhouse gas target. At a national or global scale many businesses and organizations are increasingly buying Green House Gas (GHG) offsets to help meet (voluntary) commitments to reduce their GHG emissions²¹. However, to meet the strategic ambition for new building developments to be net-zero carbon, this would be a combination of the highest resource efficiency standards, onsite renewable energy and financial or in-kind contributions to a proposed carbon offset fund. This may be combined with the Environment Fund to achieve biodiversity ambitions as explored in the previous section.

A Carbon Offset Fund (COF) for allocated site(s) and the cumulation of funds managed for carbon saving projects. Offsetting would only be used to meet an energy generation shortfall after onsite renewables have been maximised and not to avoid energy use targets.²²

In concept, the Fund would be 'long-term temporary' until regulatory regimes, viability economics and the development industry can deliver true carbon neutral or carbon positive developments on-site using sustainable materials, high energy efficiency standards and integrated renewables. The scope of the COF could be:

- EV Charging stations and mobility hubs
- Community energy projects or solar farms
- Carbon sequestration through woodland and hedgerow planting
- Chalk stream protection zone enhancement
- Country Park(s) special woodland creation
- Biodiversity Net / Environmental Gain
- Measures to encourage behaviour change e.g. walkways and cyclepaths and environmental education
- Grant/loan provision for energy efficiency retrofit of homes

²¹ Source – World Resources Institute).

²² for a project to be termed a 'carbon offset', it should align with recognised offset principles such as those outlined by the UK Environmental New Homes Policy Playbook which require carbon offsets to demonstrate real, measured and independently verified carbon savings to compensate for the equivalent residual emissions

POLICY CC15: CARBON SEQUESTRATION AND OFFSETTING

Proposals are required to offset carbon emissions through investment in carbon capture and sequestration sites or as contributions to projects as agreed in order to help meet the climate change policies in the Local Plan. Such sequestration projects are likely to embrace:

- Opportunities to create woodland or wetland areas
- Increase hedgerows, trees and the extent of woodland cover and biodiversity
- Ecological enhancement of the designated protected zones around and including the chalk streams and public parks or green and blue infrastructure areas

If the selected site is not currently owned, set aside, or managed specifically for this purpose, developers will be required to submit a management plan to cover the planting, creation, and maintenance of the proposed area. A financial contribution will be required, to be agreed through the Section 106 process.

In addition, IF proposals are unable to meet the policy requirements for on-site carbon reduction for energy and resource efficiency and for renewable energy, and where it is clearly demonstrated that net zero carbon cannot be achieved through on-site measures, all developers are required to contribute to carbon off-setting. This will normally be by making a financial contribution to the Council's Carbon Offset Fund proportionate to the scale of development and overall impact of the development.

ADDRESSING CLIMATE CHANGE: VIABILITY OVERVIEW-

It is important that achieving the net zero goals and meeting the policy requirements in the Plan do not impact on the viability and deliverability of quality and timely schemes. Indeed, the Planning Practice Guidance on viability states that: *"It is the responsibility of site promoters to engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant. Policy compliant means development which fully complies with up to date plan policies. A decision maker can give appropriate weight to emerging policies. The price paid for land is not a relevant justification for failing to accord with relevant policies in the plan. Landowners and site purchasers should consider this when agreeing land transactions."*²³ The PPG²⁴ sets out that benchmark land value should: *"be based upon existing use value; allow for a premium to landowners; reflect the*

²³ Planning Practice Guidance. Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities and Local Government. Para. 002, Ref. ID: 10-002-20190509, Revision date: 9 May 2019. <http://www.gov.uk/guidance/viability-levels-of-vulnerability>

²⁴ Paragraph 014 Reference ID: 10-014-20190509 PPG

implications of abnormal costs; site-specific infrastructure costs; and professional site fees.”

The government announced in late April 2022 that it is looking into axing Section 106 of the Planning Act 1990 and to introduce an infrastructure levy aimed at helping to build more affordable housing. The aim is that the new levy will take a three-pronged approach: developing a new model to help local authorities capture value from developments more efficiently; building more affordable homes; giving local authorities the infrastructure they need to do so. How this impacts on cost and the overall viability of a scheme remains to be seen but the underlying principles of meeting climate change objectives underpin this Local Plan. It is expected that the development sector as a whole works in partnership to help their achievement.

DRAFT

GLOSSARY OF TERMS

ASHP: Air source heat pump

BCIS: Building Cost Information Service, provides cost and price data for the UK construction industry. It is a part of the Royal Institution of Chartered Surveyors

BEIS: UK national government department for Business, Energy, Innovation and Skills

BIODIVERSITY: The variability among living organisms from all sources, including terrestrial, marine, and other aquatic ecosystems and the ecological complexes of which they are a part; this includes diversity within species, between species and of ecosystems.

BUILDING ENVELOPE: The external elements of a building (external wall, roof, windows)

BUILDING REGULATIONS: Part L of the Building Regulations: Volume 1 – Dwellings; Volume 2 – Buildings other than dwellings. Most building work carried out in England must comply with the Building Regulations. The Building Regulations are made under powers in the Building Act 1984

CAPACITY FACTOR: (sometimes mistakenly referred to as 'load factor') considers the generation characteristics of a specific technology and can be defined as: The actual energy yield produced over a period expressed as a proportion of the energy yield that would have been produced if the energy plant had operated at its full generation capacity continuously over the same period. Capacity factors vary considerably between technologies; for example, solar PV may typically have a capacity factor of 0.1 whereas a large-scale wind turbine may have one of 0.25. This effectively means that, in terms of energy yield, a 1 MW wind turbine is not directly comparable with a 1 MW solar PV farm. In this case, although both can generate the same maximum instantaneous output of 1 MW in ideal conditions, the wind turbine will typically produce more energy over the course of a year as the wind tends to blow during day and night, whereas the sun only shines on the PV farm during the day. The use of energy generation yields in MWh or GWh will therefore provide a more meaningful measure of renewable energy deployment than simply using generation capacities in MW or GW

CARBON FOOTPRINT: The total greenhouse gases emissions generated directly and indirectly by human activities, which are expressed as carbon dioxide equivalent during the period of a year

CARBON INTENSITY: Amount of carbon emitted during the production of a unit of energy

CARBON NEUTRAL: A state by which the amount of greenhouse gas emissions released into the atmosphere because of an activity is balanced by an equivalent amount being taken away via "offsetting", or removing from the atmosphere, an equivalent amount of carbon. Carbon neutrality is not associated with a commitment to reduce overall greenhouse gas emissions

CARBON OFFSET: a unit of carbon dioxide or (CO₂E) that is reduced, avoided, or sequestered to compensate for emissions occurring elsewhere

CARBON OFFSET FUND (COF) Offset schemes need to save energy or carbon at the same rate that it is emitted though for tree planting there will be a long delay. To establish the rate of payment for developers most schemes rely on a fixed price in £/tCO₂ usually set as the cost of solar PV installations. The LPA collects payments into the fund to reflect the true costs to maximise onsite measures such as transportation and maintenance, and procures or manages additional new renewable energy provision and local projects

CIRCULAR ECONOMY: a non-linear model of economic development based upon elimination of waste and pollution, keeping products and materials in use, and regenerating natural systems

CLIMATE CHANGE: A change in the state of the climate that can be identified (e.g., by using statistical tests) by changes in the mean and/or the variability of its properties, and that persists for an extended period (typically decades or longer).

CLIMATE CHANGE ADAPTATION: Adjustments to natural or human systems in response to the actual or anticipated impacts of climate change, to mitigate harm or exploit beneficial opportunities. Source: National Planning Policy Framework. Ministry of Housing, Communities and Local Government (now Department for Levelling Up, Housing and Communities), Jul. 2021
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

CLIMATE CHANGE MITIGATION: Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions. Climate change mitigation: Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions. Source: National Planning Policy Framework. Ministry of Housing, Communities and Local Government (now Department for Levelling Up, Housing and Communities), Jul. 2021
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

CO2 Carbon dioxide

ECAC Essex Climate Action Commission

ECOSYSTEM SERVICES: Ecosystem services describes the benefits provided to people by natural capital (ecosystems and the biodiversity they contain). Services broadly comprise:

- Provisioning services e.g. food, fibre, fuel and clean water;
- Regulating services e.g. climate control, flood regulation, carbon storage, pest control and pollination;
- Cultural services e.g. recreation, spiritual, educational, intrinsic and aesthetic value. • Supporting services (e.g. soil formation, photosynthesis, biodiversity) originally distinguished are now typically seen as functions or processes associated with natural capital 'stocks'. Ecosystem services may be described as 'flow', as explained below

EDG Essex Developers Group

EPC A, EPC B Energy Performance Certificate Ratings – from A (most efficient) to G

ENERGY PERFORMANCE GAP The difference between the predicted energy use of a building when it is designed compared to actual use. Usually occurs due to a combination of faults or changes in the construction process, modelling inaccuracies, and unanticipated user behaviours

EMBODIED CARBON Carbon emissions that already happened during the production, transport, and assembly of goods before they are used or operated (such as building materials and construction)
Embodied carbon: the total GHG emissions and removals associated with the materials and construction processes throughout the whole lifecycle of a home

EV: Electric vehicle

FABRIC FIRST APPROACH: A 'fabric first' approach to building design involves maximising the performance of the components and materials that make up the building fabric itself, before considering the use of mechanical or electrical building systems. Buildings designed and constructed using a fabric first approach aim to minimise the need for energy consumption through methods such as:

maximising airtightness; • increasing the levels of insulation; • optimising solar gain through the provision of openings and shading; • optimising natural ventilation; • using the thermal mass of the building fabric.

FULL LIFETIME OF DEVELOPMENT: Residential development should be considered for a minimum of 100 years, unless there is specific justification for considering a shorter period.

Source: 'Flood risk and coastal change'. Planning Practice Guidance. Ministry of Housing, Communities and Local Government (now Department for Levelling Up, Housing and Communities), Mar. 2014
<https://www.gov.uk/guidance/flood-risk-and-coastal-change>

FHS Future Homes Standard

The consultation proposed two levels of emission reductions for new dwellings from 2020: either 20% or 31% over current 2013 Part L standards, and for the 2025 Future Homes Standard a 75-80% reduction together with low carbon heating systems. Regarding *Future Homes Standard*, for 2025, the Government proposed that homes built to the Future Homes Standard would have 75-80% fewer carbon emissions than one built to current Building Regulations. This followed on from a commitment made in the 2019 Spring Statement that by 2025 the new Future Homes Standard for new build homes would require new homes to be future-proofed with low carbon heating and world-leading levels of energy.

FOREST” CARBON SEQUESTRATION: “Forest” carbon sequestration is the process of increasing the carbon content through photosynthesis. Once sequestered the carbon is stored in the woodland within living biomass, soil and leaf litter and contributes to the forest carbon stock. The Woodland Carbon Code is a voluntary standard, introduced in July 2011, for woodland creation projects set up to sequester carbon. Projects are placed on the UK Woodland Carbon Registry, validated and then verified on a regular basis to confirm the progress of carbon sequestration²⁵. A total of 708 projects were registered under the Woodland Carbon Code as at 31 March 2021, covering around 32,000ha of woodland and projected to sequester 11.1m tonnes of carbon dioxide.

FULL LIFETIME OF DEVELOPMENT: Residential development should be considered for a minimum of 100 years, unless there is specific justification for considering a shorter period. Source: 'Flood risk and coastal change'. Planning Practice Guidance. Ministry of Housing, Communities and Local Government (now Department for Levelling Up, Housing and Communities), Mar. 2014
<https://www.gov.uk/guidance/flood-risk-and-coastal-change>

GREEN ECONOMY: A model of economy where the reduction of the environmental impact of business enterprises results in economic advantages for the companies themselves.

GREEN FINANCE: Financial activity that employs financial instruments and services promoting the development of sustainable business models and mobilise investment that ensure a clean and resilient growth with environmentally positive outcome.

GREEN GROWTH: A model of economic development that promotes environmental sustainability and synergies between environment and economy.

GREEN INFRASTRUCTURE: Green infrastructure is the term used to describe the network of natural and semi-natural spaces and corridors in a given area. These include open spaces such as parks and gardens, but also allotments, woodlands, fields, hedges, lakes, ponds, playing fields, coastal habitats, footpaths, cycle routes and water courses. Crucially, GI provision is not limited to traditional green

²⁵ Information on Woodland Carbon Code projects is provided at www.woodlandcarboncode.org.uk/

spaces such as parks and other open spaces, but can involve various interventions to thread nature into streetscapes, or provide corridors of connectivity between the GI features described above, known as 'assets'. GI is defined by its multifunctionality. A single GI asset can deliver a range of benefits to people (both physical and mental wellbeing), as well as biodiversity and landscape. GI can help to create high quality, attractive and functional places that will provide a setting for day- to-day living. It can also address the negative impact of habitat loss and fragmentation by promoting habitat creation, enhancement and connectivity (on site as part of development or through biodiversity off-setting), and plays an important role in reducing local temperatures, climate change adaptation and mitigation, and alleviating flood risk and soil erosion. Green infrastructure is the tool by which ecosystem services can be planned and delivered through policy.

GREEN PUBLIC PROCUREMENT: A process whereby public authorities seek to procure goods, services and works with a reduced environmental impact throughout their life cycle when compared to goods, services and works with the same primary function that would otherwise be procured.

GREEN SKILLS: Green skills are knowledge, experience, values, attitudes, and abilities that support carbon reduction and resource efficiency to increase climate resilience and enhance natural assets.

GHGs Greenhouse gases

GREENHOUSE GASES (GHG): the gases in the Earth's atmosphere, including carbon dioxide and methane, which have a heating effect when released into the atmosphere. GHG is often simplified to 'carbon'. These gases were set out in the Kyoto Protocol (as amended in 2015) and contribute directly to climate change owing to their positive radiative forcing effect. HFCs, PFCs, SF₆ and NF₃ are collectively known as the 'F-gases'.

Gas	Predominant UK Source	Global warming potential relative to CO₂ (=1)
Carbon dioxide (CO ₂)	Product from combustion from fossil fuels including oil, gas, and coal in all areas – domestic, industrial, commercial and transport 1	1
Methane (CH ₄)	fermentation (livestock stomachs), methane from waste disposal	28 - 36
Nitrous oxide (N ₂ O)	The agriculture sector dominates emissions of N ₂ O. 265 - 298	. 265 - 298
F Gases		
Hydrofluorocarbons (HFCs)	Refrigeration and air-conditioning fugitive emissions, aerosols 14,800	14,800
Perfluorocarbons (PFCs)	Electronics and sporting goods manufacture	12,200
Sulphur hexafluoride (SF ₆)	Manufacture and filling of large electrical switchgear	17,200
Nitrogen trifluoride (NF ₃)	Electronics and sporting goods manufacture	22,800 9

Greenhouse Gas (GHG) trap heat in the atmosphere and contribute to climate change. This causes the greenhouse effect. As in table above, Water vapour (H₂ O), carbon dioxide (CO₂), nitrous oxide (N₂ O), methane (CH₄) and ozone (O₃) are the primary greenhouse gases in the atmosphere.

kWh: Kilowatt-hours (a unit of energy)

LONDON ENERGY TRANSFORMATION INITIATIVE LETI Guidance²⁶

Following diverging views on best metrics to drive net zero carbon design, six industry bodies across the built environment came together in 2019 to establish an agreed approach that would be resilient to changes in national policy. This culminated in a summary published by LETI and has become a common goal across much of the industry, supplemented with other summary documents, all focussed on collaborative industry buy-in. The principles are reflected in acknowledged design guides including the UKGBC New Homes Policy Playbook and the RIBA 2030 Climate Challenge. The building fabric target is also reflected in the Committee on Climate Change evidence that underpins the UK's Sixth Carbon Budget. The LETI approach instead focuses on best practice energy demands limits applicable in any net zero ready building and carbon is not assessed. The LETI approach is dependent on all principles being followed as they are interrelated.

MEASURING CARBON EMISSIONS The accepted route to measuring GHG emissions is to consider a basket of these five gases and the two families of gases in proportion to their prevalence. As carbon dioxide (CO₂) is the most prevalent (being a product of combustion and several industrial processes), GHG emissions are measured as the equivalent of a 'basket' of these gases and referred to as carbon dioxide equivalent written as CO₂e and measured in SI units of mass, i.e., kilogrammes, tonnes, etc. Net Zero Carbon is therefore defined in these terms
tCO₂/y Tonnes of carbon dioxide per year

'MERTON RULE' :a planning policy, developed by Merton Council in 2003, which required new developments to generate at least 10% of their energy needs from on-site renewable energy equipment, to help reduce annual carbon dioxide emissions in the built environment. The policy then spread out nationally, but with the expectation of the commitment to zero carbon in 2016 the policy was considered redundant

MMC Modern method of construction – a process that uses off-site construction techniques, such as mass production and factory assembly, as alternatives to traditional building methods. The location of the production site may be at a distance from the development or can be on site (with large-scale developments)

MW or MWh? –megawatts (MW), refers to the generation capacity of the technology (i.e., its maximum instantaneous output or 'nameplate' rating) or megawatt-hours (MWh) refers to the generation yield of the technology (i.e., the amount of energy it is likely to produce over a specified time – normally a year). A domestic solar photovoltaic system, for example, might be rated at two kilowatts (its maximum instantaneous power output when light conditions are optimum), and over the course of a year it might typically generate 1,800 kilowatt-hours, which would provide around half the annual electricity needs of a typical UK household

MVHR Mechanical Ventilation with Heat Recovery - a continuous source of ventilation that extracts stale, moisture-laden air from a building and resupplies fresh, filtered air back in

NET BIODIVERSITY GAIN: weaving nature more effectively in and around developments, not only to improve quality of life but also to reverse wider biodiversity loss.

²⁶ The 2021 London Plan At 542 pages excluding supplementary guidance, the London Plan is the most in-depth spatial development strategy published in the UK. It contains a number of policies controlling energy and carbon limits for major developments across the city alongside detailed Energy Planning Guidance. The London Plan approach is based on a ratcheted % improvements over building regulations. This is based on the methodology adopted in the Code for Sustainable Homes in 2006 and predates recent LETI/UGBC/CCC /CIBSE/RIBA work on alternative approaches. This approach has required updates to reflect changes in carbon emission factors and will require further updates when Building Regulations are changed in 2022 and 2025. As Building Regulations do not monitor unregulated energy, this is instead reported through the London Plan's 'Be Seen' policy (see section 13). A call off contract between the GLA and consultants AECOM (supported by the BRE) is used to support and review major development policy compliance.

NET ZERO (OR NET ZERO CARBON) Carbon neutrality is a state of net-zero carbon dioxide emissions. This can be achieved by balancing emissions of carbon dioxide with its removal or by eliminating emissions from society. Source Wikipedia but note definition of net zero is further discussed in the body of the report. Net Zero carbon is also the state where there is a balance between the amount of greenhouse gases released into the atmosphere by a human activity, and the amount which is removed. A commitment to net zero carbon is associated with a commitment to reduce greenhouse gas emissions to achieve this balance.

NET ZERO CARBON – CONSTRUCTION (or net zero Carbon – Whole Life operational) When the amount of carbon emissions associated with a building's product and construction stages up to practical completion is zero When the amount of carbon emissions associated with the building's operational energy on an annual basis is zero or negative

NET ZERO CARBON – OPERATIONAL ENERGY When the amount of carbon emissions associated with the building's operational energy on an annual basis is zero or negative

NET ZERO CARBON – WHOLE LIFE When the amount of carbon emissions associated with a building's embodied and operational impacts over the life of the building, including its disposal, are zero or negative

NPPF National Planning Policy Framework (Last updated in 2021)

(N)PPG (National) Planning Practice Guidance (Updates by topic on a regular basis)

NET ZERO: The point at which the amount of greenhouse gases being put into the atmosphere by human activity in the UK equals the amount of greenhouse gases that is being taken out of the atmosphere.

Source: Powering our Net Zero Future. Energy White Paper. Department for Business, Energy, and Industrial Strategy. HM Government, Dec. 2020

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/945899/201216_BEIS_EWP_Command_Paper_Accessible.pdf

OPERATIONAL CARBON: Carbon emitted during the operation of a building or vehicle.

OPERATIONAL ENERGY: the GHG emissions arising from all energy consumed by a home, in use, over its lifecycle. The operational energy comprises of regulated and unregulated energy consumption. The regulated energy is building energy consumption resulting from the specification of controlled, fixed building services and fittings, including space heating and cooling, hot water, and ventilation while the unregulated energy is the energy consumption that is not controlled by Building Regulations, including, but not limited to, energy consumption from IT equipment, lifts, and appliances (BRE, 2018).

PERFORMANCE GAP: a performance gap is a disparity that is found between the regulated energy use predicted and carbon emissions in the design stage of buildings and the energy use of those buildings in operation

PHPP Passivhaus Planning Package – a methodology for assessing carbon emissions for different development standards

PLANNING PRACTICE GUIDANCE: (PPG) online resource providing vital additional and detailed guidance on aspects of the NPPF. Periodically updated to include interpretations of Ministerial Statements relevant to planning. The critical sections of PPG are on 'Climate Change', 'Renewable and

low carbon energy', and 'Flood risk and coastal change'. Paragraph 011 of the 'Climate change' section directs planners to the Climate Change Committee for further information and guidance.

PV Photovoltaic – the conversion of light into electricity – and typically is in the form of 'solar panels'- solar panels generating electricity

RESILIENCE: The capacity of people and places to plan for, better protect, respond to and to recover from flooding and coastal change [or other impacts of climate change].

Source: National Flood and Coastal Erosion Risk Management Strategy for England. Environment Agency, Jul. 2020

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/920944/023_15482_Environment_agency_digitalAW_Strategy.pdf

RETROFITTING: Refers to the addition of new components, technology or features to a building, to reduce carbon emissions and increase efficiency. This may include the introduction of smart meters, improved insulation, or the fitting of new windows.

RP Registered provider of affordable housing. Typically a housing association but other organisations can provide affordable housing

SCOPE EMISSIONS • Scope 1 – Direct emissions from owned or controlled sources (such as company vehicles) • Scope 2 – Indirect emissions through purchases made (such as electricity, heat and steam) • Scope 3 – All other indirect emissions from a company's supply chain and associated activities (such as business travel, transportation and distribution, and purchased goods and services)

SEQUESTERED CARBON: carbon dioxide removed from the atmosphere and incorporated in biomass such as timber

SMART HOME CONTROL SYSTEMS: Smart gas and electricity meters help to deliver accurate bills and enable pre-paying customers to track and top-up their credit. The consumption and price data recorded by smart electricity meters enables innovative smart tariffs which can vary the cost of electricity – rewarding consumers with a cheaper rate if they use electricity at off-peak times or when there is excess clean electricity available (HM Government, 2021b, p.72-73). Home energy management systems can be controlled remotely or automatically to optimise energy use and to minimise costs to consumers (HM Government, 2021b, p.73). Smart appliances, including heating appliances, can respond to price signals such as those from smart tariffs, or from national or local flexibility markets (HM Government, 2021b, p.73)

SOCIAL VALUE: Social value is defined through the Public Services (Social Value) Act 2012 which came into force in January 2013 and requires all public sector organisations (and their suppliers) to look beyond the financial cost of a contract and consider how the services they commission and procure might improve the economic, social and environmental well-being of an area. compromising the ability of future generations or populations in other locations to meet their needs

SUSTAINABLE PROCUREMENT A process whereby organisations meet their needs for goods, services, works and utilities in a way that achieves value for money on a whole life basis in terms of generating benefits not only for the organisation, but also for society and the economy, whilst minimising damage to the environment.

SUSTAINABILITY: A characteristic or state whereby the needs of the present and local population can be met without

U VALUE: The rate of transfer of heat through a structure

UKGBC: UK Green Building Council

UPFRONT CARBON: the total GHG emissions associated with materials and construction of a home up to practical completion

WHOLE LIFE CARBON: the total of all the GHG emissions and removals in the construction, operation and demolition of buildings and infrastructure

ZC Zero carbon

NATURAL CAPITAL: Natural capital (as defined by the Natural Capital Coalition) is another term for the stock of renewable and non-renewable resources (e.g. plants, animals, air, water, soils, minerals) that combine to yield a flow of benefits to people. All this means is that any part of the natural world that benefits people, or that underpins the provision of benefits to people, is a form of natural capital. Natural capital is a stock, and from it flows ecosystem services or benefits. These services (where service is defined as 'a system supplying a public need') can provide economic, social, environmental, cultural and spiritual benefits. The value of these benefits can be understood in qualitative or quantitative (including economic) terms, depending on context.

DRAFT

PRINCIPAL REFERENCES

Title	Source	Date	Content
The Future Homes Standard	DCLG	2019	Sets out the government's plans that by 2025, a Future Homes Standard will be introduced for new build homes to be future-proofed with low carbon heating and high levels of energy efficiency
Future Buildings Standard	DCLG	2021	Sets out the options for new standards for non-domestic buildings, with a preference for a 27% reduction in carbon emissions. This consultation and response forms the basis for the changes in Building Regulations for non-domestic buildings in 2021
Draft National Policy Statement for Renewable Energy Infrastructure	DBEIS (EN-3) Strategy: Build Back Greener	2021	Provides the primary policy for decisions by the Secretary of State on applications they receive for nationally significant renewable energy infrastructure
Net Zero Strategy: Build Back Greener	HM Government	2021	The strategy sets out the government's vision for a decarbonised economy by 2050 and the long-term plan to achieve that transition. It includes an ambition that by 2035, no new gas boilers will be sold and a target of 600,000 installations of heat pumps a year by 2028.
Building the Case for net zero: A case study for low carbon residential developments	UK Green Building Council	2022	The report gives insight into some of the key considerations that developers, housebuilders, local authorities and consultants need to think about when planning new large-scale residential communities
The Climate Crisis: A Guide for Local Authorities on Planning for Climate Change	TCPA & RTPI	2021	The RTPI and the TCPA believe that climate change should be the top priority for planning across the UK. The Guide sets out how planning can act locally, by making best use of existing policy, legislation, and technology
LETI Climate Emergency Design Guide	LETI (London Energy Transformation Initiative)	2020	Proposes a set of KPI's for reducing energy consumption and GHG emissions; suggests fabric u-values and other measures to achieve these targets for a variety of buildings. Covers wide range of proposals and examples for new building and net zero, embodied energy and data feedback loop.
Net Zero And Sustainability Design Guide – Net Zero Annex	Government Property Agency	2020	The guide provides Key and optimising targets for achieving net zero Operational Energy alongside Whole Life Asset Management considerations
Net Zero Carbon Toolkit	Levitt Bernstein, Elementa, Etude	2021	by. Cotswold, West Oxfordshire and Forest of Dean District Councils (commissioning body), funded by LGA 2021. Illustrated toolkit for new

Title	Source	Date	Content
	and Passivhaus Trust		and retrofit housing, with benchmarks for net zero. and practical design for construction processes and checklists
Climate Change 2022 – Impacts, Adaptation and Vulnerability	Intergovernmental Panel on Climate Change (IPCC)	2022	The IPCC report provides an assessment of climate change impacts and risks as well as adaptation.
Net Zero: Making Essex Carbon Neutral	Essex Climate Action Commission (ECAC)	2021	The report sets out a comprehensive plan for Essex to: reduce its greenhouse gas emissions to net zero by 2050 in line with UK statutory commitments; and to make Essex more resilient to climate impacts. ECAC makes recommendations considered necessary for Essex to be net zero by 2050 as well as achievable. Many recommendations will be well underway, by 2030. Supporting technical reports to 'net zero: Making Essex Carbon Neutral'
Essex Developers Climate Action Charter	Essex Developers Group	2022	The Charter secures collaboration across the development industry to respond to climate change across the built environment sector; Action Plan being prepared

Agenda Item 6

Protecting and Enhancing Uttlesford

Well-Designed Places

0.0 Achieving high-quality, beautiful, and sustainable design is a core principle of the NPPF. It states that ‘good design is indivisible from good planning’. The importance of design of the built environment and its contribution to making better places for people is emphasised. Paragraph 134 of the NPPF states that ‘development that is not *well* designed should be refused’. Therefore, poor design should certainly be refused, and that mediocre or generic design should also be refused. To be *well* designed the development must follow a design-led process and accord with the principles set out in the National Design Guide and more pertinently the principles set out in the forthcoming Uttlesford Design Code and the Essex Design Guide.

0.0 Design is not only a judgement of aesthetics, but also the thoughtful synthesis and coordination of the many elements a new place must consider and incorporate. It is key to ensuring sustainability, transport and infrastructure aims and requirements are provided in a holistically considered and complimentary way. Good design is as much a process as it is an outcome, and it underpins all the aims of this Local Plan. The requirement for high quality design will apply to public and private buildings across all scales of development, as well as to infrastructure projects.

Good design goes far beyond the look of buildings, to create successful places which:¹

- i. Reduce and mitigate the effects of climate change, follow the energy hierarchy, maximise resilience, and use a resourceful selection of materials and construction techniques (see climate change policies for further requirements)
- ii. Prioritise movement by active travel means and contribute to healthy lifestyles. The layout and street design must adhere to a hierarchy with wheeling² at the top followed by walking, cycling, public transport, utilities and logistics, private vehicles
- iii. Have an integrated network of routes for all modes of transport with a clear structure and hierarchy of safe, connected, and accessible streets
- iv. Understand and relate well to the site including its immediate, local, and wider context
- v. Rest upon rigorous design-led analysis of the site conditions to create coherent and locally distinctive places that respond to distinct local character and history whilst not preventing or discouraging appropriate innovation
- vi. Provide high quality, green open spaces with a variety of landscapes, activities, and play
- vii. Improve and enhance water management
- viii. Support rich and varied biodiversity
- ix. Create well-located, high quality, safe, and attractive places that support social interaction where people enjoy living, working, visiting, and a good quality of life
- x. Have a socially inclusive mix of uses, home tenures, types, and sizes considering a range of existing and emerging working practices, intergenerational interaction (between different generations of the public), multigenerational living (different generations of families), and co-living arrangements with some or all shared facilities
- xi. Use appropriate building types and forms and are efficient in how land is used
- xii. Have well-considered parking, servicing and utilities infrastructure for all users

¹ National Design Guide

² Wheelchairs and pushchairs

- xiii. Create healthy, comfortable and safe internal and external environments which are well-related to external amenity and public spaces, with attention to detail for storage, waste, servicing and utility design
- xiv. Have an appearance that is appealing, appreciated and distinctive, creating a positive identity and sense of place which responds to local character and identity
- xv. Are well-managed, maintained, and adaptable to changing needs and evolving technologies, employing management structures that foster a sense of ownership

0.0 Towns and villages in the district have grown over time, historically responding to their location and cultural heritage, the surrounding landscape and built form, movement patterns and building use, relationships to green infrastructure and public spaces, and with traditional materials reflecting the geology of the wider area. These elements underpin the character and identity of Uttlesford's built environment.

0.0 Local characteristics must be identified through site analysis plans prepared as part of any planning application or development framework and be used to inform a positive, distinctive, and place-specific response. Local characteristics should then inform a layout and appearance that is appealing, appreciated and distinctive. The Essex Design Guide notes that new neighbourhoods within developments 'should have a defining character, with distinctive features or materials that make it distinguishable from other areas of the development' (ref). Developments overall should be distinguishable from others in Essex and elsewhere in the country. Developments which are generic and lack Uttlesford specific features will not be supported. It is key that analysis of generic existing developments is not presented to justify more of the same.

0.0 Land must be used as efficiently as possible and site capacities should be optimised to enable sustainable places and reduce the amount of land used for new housing. An approach to density must be informed by design-led and site-specific considerations including accessibility by active travel means, public transport provision, landscape and heritage constraints, and local building typology, layout and form.

0.0 In Uttlesford higher densities (35dph and upwards) will be restricted where access to facilities and public transport is poor, due to the requirement for use of the private car, and the associated space required for parking. Conversely, where access to new public transport is envisaged, densities will need to be higher to support the new public transport. Fundamentally then, densities are inextricably linked to parking requirements and public transport provision, with landscape, character, amenity, and heritage sensitivities being a vitally important but more flexible consideration in the setting of densities.

0.0 Trees can deliver economic, social and environmental benefits. In more built-up areas they are particularly important for improving air quality and providing important habitats for wildlife. Trees can reduce the landscape impact of new development, and they will also help mitigate, and adapt to climate change. This is because trees remove carbon dioxide from the atmosphere and provide shade, shelter and alleviate flooding. This includes existing and newly planted trees within sites, and as part of the wider public realm. Trees need to be maintained and protected from threat of removal and guidance for how to achieve this is included in the Uttlesford Design Code and the Essex Design Guide.

0.0 Older people's housing typologies should be incorporated within new places and generally avoid separate 'out of town' facilities where the level of care provided allows. Innovative typologies offer an opportunity for older people to live in vibrant, sociable, walkable, and productive

intergenerational communities and are defined in more detail in the Uttlesford Design Code and the Essex Design Guide.

0.0 A 20th Century 'zoning' approach has contributed to places reliant upon private car journeys, and to alleviate this the Council encourages mixed uses to be distributed throughout walkable residential neighbourhoods as far as possible. Uses that are sensitively distributed throughout mixed-use places based upon traditional high streets, civic buildings, and public squares will be supported over those provided in private car reliant 'out of town' industrial, retail, and commercial sheds.

0.0 Large-volume buildings such as industrial, commercial, warehouse, retail superstore and agricultural sheds have seriously damaged the visual and place quality of large parts of the built-up areas and some rural areas, even where the development brings economic benefits. To avoid anonymous and solely functional development which encourages use of the private car, the Council will apply the principles set out in the policy below and the Uttlesford Design Code and the Essex Design Guide.

0.0 Another important aspect of high-quality design is community safety, including crime reduction. To maximise community safety development should seek to adhere to the guidelines set out in the national Planning Practice Guidance and the Secured by Design guides.³

0.0 The Council is committed to the provision of public art within developments and in the public realm. Public art can make an important contribution to the character and visual quality of new places. Public art can also contribute to community cohesion, skills and active participation in planning and development if an inclusive and comprehensive engagement process is undertaken for the conception, vision, production, and experience of the art. See also cultural infrastructure chapter.

0.0 New places must be well-managed, maintained, and adaptable to changing needs and evolving technologies, employing management structures that foster a sense of ownership.

Policy D1

Well-Designed Places

All new development in Uttlesford including buildings, spaces and the public realm must be well-designed, reduce and mitigate the effects of climate change, display a high level of architectural quality which responds positively to local context, and contribute to the creation of high-quality places through a design-led approach building on a thorough site appraisal informed by the forthcoming Uttlesford Design Code and the Essex Design Guide and underpinned by good design principles.

Proposals for new development must seek to optimise the capacity of the site by responding appropriately to the accessibility, scale, character, party wall condition, and grain of the existing built form. Proposals must also demonstrate how they respond to the landscape, local and longer-views and the natural and historic environments.

All new major⁴ development must embody the following principles:

³ Secured by Design development guidance

⁴ Major development is defined as sites over 1 hectare, 10 or more dwellings or more than 1000sqm of floorspace.

- i. Encourage site design and individual building design that minimises energy consumption, provides resilience to a changing climate, follows the energy hierarchy, uses a resourceful selection of materials and construction techniques
- ii. Create well-connected, healthy, accessible, and safe places that integrate well with existing neighbourhoods and prioritise the needs of pedestrians, cyclists and public transport services above the use of the private car
- iii. Provide high quality, green open spaces which improve and enhance water management, support rich and varied biodiversity, and have a variety of landscapes, activities, and play
- iv. Understand and relate well to the site including its immediate, local, and wider context, responding positively to local character and context to create places with a distinct identity and positive sense of place
- v. Provide buildings that exhibit architectural quality
- vi. Where possible, provide a socially inclusive mix of land uses, home tenures, types, sizes and densities with well-defined public and private spaces. The Council will seek to secure these mixed-uses with legal agreements.
- vii. Create attractive, multi-functional, well-located, safe, attractive inclusive, overlooked and well-maintained public realm, and enhance the setting of existing public realm to support social interaction, healthy lifestyles, and a sense of place.
- viii. Embed public art as an integral part of proposals
- ix. Provide streets and spaces that are overlooked, active and promote inclusive access
- x. Include parking facilities that are well integrated as part of the overall design
- xi. Provide public open space, contribute, and plan for the maintenance of green infrastructure
- xii. Retain existing trees and other landscape features where appropriate and explore opportunities for new tree planting
- xiii. Provide opportunities to promote healthy living and to improve health and wellbeing, prioritising active travel and providing opportunities for and access to facilities for sport and physical activity
- xiv. Refer to Secured by Design principles to reduce crime and encourage safer communities
- xv. Include a housing mix that responds to **Policy H1** and include typologies that respond to local needs for example intergenerational and multigenerational dwelling types.
- xvi. Have well-considered parking, servicing and utilities infrastructure for all users.
- xvii. Create healthy, comfortable and safe internal and external environments which are well-related to external amenity and public spaces, with attention to detail for storage, waste, servicing and utility design
- xviii. Include a maintenance and management plan (including plan showing adopted, private, and managed space) to ensure places are well-managed, maintained, and adaptable to changing needs and evolving technologies

The Council will require the use of masterplans by developers for all major schemes and will require site-specific design codes where appropriate. The Council will consider the use of Planning Briefs and Design Codes on other development sites.

All applications must be accompanied by (as a minimum):

- i. An overall co-design programme with local people and other relevant stakeholders including measurable community buy-in as set out in the National Model Design Code.
- ii. A comprehensive and thorough documentation and analysis of baseline conditions as informed by Uttlesford Design Code and the Essex Design Guide.

- iii. A clear vision and concept for the site co-designed with local people and relevant stakeholders.
- iv. Design principles and strategic objectives derived from this vision and used to inform and assess subsequent proposals.
- v. A development and land use plan showing the mix and type of development to come forward, including the broad locations of necessary supporting services, including local centres, open space, play and sports space, community, retail, commercial, health, and education.
- vi. Framework plans establishing the intended form and grain of development, area types linked to the Uttlesford Design Code, character areas, nodes, landmarks, contextual interfaces, densities and building typologies.
- vii. A movement plan establishing the street hierarchy and typologies, and sustainable transport measures prioritising and maximising walking, cycling and public transport.
- viii. A green infrastructure plan setting out the network and typology of green infrastructure, links, flood mitigation areas, areas of ecological importance, biodiversity enhancement, water resource management and natural environment protection.
- ix. A phasing and delivery plan, demonstrating a logical pattern of development that helps build community with supporting facilities provided at the right time.
- x. Site wide energy strategy considering renewables, passive considerations including layout and form, and opportunities for heat networks.

Design codes should demonstrate how good placemaking can be achieved and set parameters and principles that subsequent planning applications must adhere to. The National Model Design Code sets out what needs to be included in a design code, but as a minimum the following topics must be covered:

- i. Sustainable and passive design including site layout, massing, form, energy use and materials.
- ii. Green infrastructure including biodiversity, SUDs, hard and soft landscaping, outdoor activities, play.
- iii. Street types including approaches to hierarchy, enclosure, parking, servicing, utilities, materials and surfaces, hard and soft landscaping.
- iv. Mixed uses, building form and typology, layout, enclosure, massing.
- v. Materials, detailing, character, boundary treatments that achieve a distinct local character
- vi. Robust management and maintenance proposals that foster a sense of ownership for residents.

Development must be in accordance with the parking standards as set out in [Appendix 00](#). There are certain circumstances (town centre locations, increased active travel accessibility, increased provision of green infrastructure) that standards can be flexible, and these are detailed in the forthcoming Uttlesford Design Code and the Essex Design Guide.

All development within residential and mixed-use areas, including town and local centres, should have active frontages at street level, and provide a clear distinction between areas of public and private realm.

Proposals for new development should demonstrate how they respond to and enhance the amenity value of an area through consideration of matters such as overlooking, natural light, micro-climate, outlook and amenity space, referencing [Appendix 00](#).

New buildings should be designed with flexibility and adaptability in mind, so that they can respond to changing social, environmental, economic and technological needs. New development must be designed such that it does not prejudice future development or design of adjoining sites.

Consideration should be given to smart technology solutions that support high quality design outcomes. See also infrastructure and housing chapters.

The Council will actively encourage development proposals that establish bespoke design solutions and residential typologies as opposed to application of standard 'off-the-shelf' housing types and layouts.

The Council encourages applicants to run design competitions to generate a high-quality architectural response to building design and layout.

In residential neighbourhoods and mixed-use areas, including town and local centres, the townscape impacts of any large floorplate developments will be minimised through incorporation of finer grain frontages that wrap around the larger unit. This approach also applies to large surface and multi-storey car parks as well as servicing areas in these locations.

Proposals for new development must ensure that new streets are tree lined, that existing trees are retained wherever possible, and that opportunities are taken to incorporate new trees elsewhere in developments. Proposals must also demonstrate that appropriate measures are in place to secure the long-term maintenance of newly planted trees. Reference should be made to any street tree guidance which is adopted in future, as part of Uttlesford Design Code and the Essex Design Guide.

New public open spaces and amenity areas require accessible paths and applicants will need to demonstrate detailed considerations of path corner and centre line radii, surfacing and materials, gates, widths, and gradients.

Development proposals must be in accordance with the forthcoming Uttlesford Design Code and the Essex Design Guide and other relevant Local Plan policies, and sites must adhere to the Design Code coding plan and relevant area type which in turn define the applicable design coding and guidance. The Design Code will cover the following subjects as set out on page 7 of the National Model Design Code: context, movement, nature, built form, identity, public space, uses, homes and buildings, resources, and lifespan.

For sites over 100 dwellings, a net-zero show home must be provided, to be built to net zero standards as set out in the climate change policies to demonstrate the characteristics of such a home and used as an education tool to teach new residents how to use any new technologies that might be employed.

Influencing climate resilience through place making and design

0.00 As well as the clustering and connectivity of facilities, employment and community hubs, the density of development also impacts land take, resource use and hence carbon footprints. However, Research by Transport for New Homes and University College London/Place Alliance has shown many large-scale new developments fail to meet these objectives often due to carbon dominant design, a lack of mixed land uses, and limited public service provision. In part this is due to the culture of private car dominance with its concomitant impact on carbon emissions. The policies and requirements in the Local Plan together with the design code and emphasis on development frameworks set out in the design chapter are intended to redress this in Uttlesford.

0.00 The future of larger developments in Uttlesford requires integration of local services, infrastructure and employment opportunities in a relatively dense form that is essential to address car dominance and to achieve self-containment and internalisation of travel. A low density and large estate of (mostly) homes will not deliver a step change in local, community-based activity and low carbon behaviour even when located near a rail station; whereas a new community with a full range of services, shops, activities, entrepreneurial employment growth, and community sport, recreation and cultural activity will both encourage, and depend on, more local active travel and resilient places.

0.00 In the most rural areas with limited growth clustering of facilities will be encouraged to provide locally or within easy active (or vehicular) travel distance of everyday needs as part of a velo-village concept that will be developed by the Council and to support the local economy through such rural diversification. The proposed 'clustering' of village communities is indicated in the transport and movement chapter. The vision needs to be tied together holistically from the beginning of the design process with infrastructure providers (as emphasised in the infrastructure chapter) and through a masterplan with detailed requirements and codes. This is essential to achieving the coordination of delivery, layout, carbon reduction features and place keeping management, even when delivered by a range of developers. These design policies encapsulate this general expectation of the secondary but nevertheless important, climate design requirements for healthy homes; masterplans; density; design codes that will incorporate energy generation and natural cooling, open space access, active connectivity as required by the other low carbon policies.

Well-Designed Buildings

0.0 New buildings, and extensions or alterations to buildings, should normally be well-related in size and scale in relation to existing development or the host building so that they are sensitive to their surroundings. The surroundings may include the immediately adjacent buildings, the street scene or the wider character and appearance of the area. Innovative and contemporary designs may differ from their surroundings in some ways but if well designed will still respect their context overall.

0.0 The design of a building or extension can have a significant impact on the overall appearance of a development. The detailing, including use of materials, design features and layout of windows and doors, are all important considerations to creating well-designed buildings and extensions.

0.0 Development can take a contemporary/modern or traditional/historic design approach but must be compatible with its surroundings having regard to the points set out in policy below. However, a successful traditional building style for new developments can be reliant on trades or crafts which are lost or rare. New developments which meet the net zero carbon aims of **policy 00** will likely require a specific approach to form, massing, window size and type, materials, colours, and external solar shading. Taking these points into account it is likely that a contemporary design approach (drawn strongly from local character and identity) may be the more successful, resourceful, sustainable, and economical option.

0.0 Car parks and service bays should be hidden from street views with buildings, gates, doors, and/or soft landscaping and trees. Active street frontages should be provided. Monolithic or uniform buildings will not be permitted. Bin storage should not appear conspicuous within a development proposal.

0.0 The Applicant must also have regard to the forthcoming Uttlesford Design Code and the Essex Design Guide, which provides specific information about local character and distinctiveness and provides key principles which should be applied to any new development.

Development proposals can demonstrate how they will reduce the potential for overheating and reliance on air conditioning systems by:

1. Minimising internal heat generation through energy efficient design;
2. Reducing the amount of heat entering a building through orientation, shading, fenestration, insulation and the provision of green roofs and walls;
3. Managing the heat within the building through exposed internal thermal mass and high ceilings;
4. Maximising passive ventilation and cooling;
5. Providing mechanical ventilation and active cooling systems (only when necessary).

Policy D2

Well-Designed Buildings

This policy covers the design of all new buildings and extensions and should be read in conjunction with the Uttlesford Design Code and the Essex Design Guide.

Planning permission will be granted for new buildings and extensions and alterations to existing buildings that:

- i. Respond to context and respect the character, identity, and appearance of the area in which they are located and/or host building. Development can take a contemporary or traditional design approach but should be compatible with its surroundings having regard to, and taking inspiration from scale, layout, siting, form, massing, architecture, materials, details, boundary treatments, and landscape; and
- ii. Are of a high-quality design; and
- iii. Are well-proportioned; and
- iv. Have visually coherent elevations; and
- v. Have active elevations where the building or extension overlooks public realm or is visible from public vantage points; and
- vi. Create safe, accessible and inclusive environments; and
- vii. Use sustainable design principles and minimise use of natural resources in accordance with **Policy 00**; and
- viii. Maximise opportunities for natural lighting and ventilation; and
- ix. Are oriented to optimise passive design features for solar gains, shading, reduce pockets of pollution, and glazing ratios for natural daylight levels that manage risk of overheating, thermal efficiency/bridging; and
- x. Accord with appropriate space standards set out in **Appendix 00**; and
- xi. Avoid detrimental impacts on occupiers of surrounding properties, particularly in terms of noise, privacy, overshadowing and access to natural daylight as set out in **Appendix 00**.

Development proposals must be in accordance with Uttlesford Design Code and the Essex Design Guide and other relevant Local Plan policy and sites must adhere to the Design Code coding plan and relevant area type which in turn define the applicable design coding and guidance.

[Policy D3 and supporting text relates to specific sites and so will be coming the next LPLG on 18 May]

Fabric first

0.0 The Council recognises that there can sometimes be conflict between best practice principles of placemaking, sustainable design, and building character, particularly around site layouts for solar orientation, window sizes for solar gain, external shading to reduce overheating, massing for efficient form factor, detailing to achieve high built fabric standards, and visual effects of some solar panels. Whilst sustainable design should take top priority, the Uttlesford Design Code and the Essex Design Guide sets out approaches that can achieve a good balance of all considerations and principles.

By focussing on the long-term durability, repair and re-usability of the building fabric, embodied and whole life carbon considerations can be ameliorated. The focus of planning policy and design guidance on the reduction on energy consumption through the built fabric, orientation, and shading is the 'Fabric First' approach.

Policy D4 Fabric First

Proposals should demonstrate how they are:

- i. Maximising airtightness and design out cold-bridging where there is discontinuity in the insulation at junctions such as floor/wall;
- ii. Using super-high levels of insulation in walls, roofs and floors;
- iii. Optimising solar gain through the provision of openings and shading;
- iv. Optimising natural ventilation;
- v. Using the thermal mass of the building fabric
- vi. Improve thermal performance of glazing
- vii. Consider mechanical ventilation and heat recovery systems to improve heating efficiency;

Streets for all

0.0 New places must prioritise movement by public transport and active travel and contribute to healthy lifestyles. The layout and street design must adhere to a hierarchy with wheeling at the top followed by walking, cycling, public transport, utilities and logistics, private vehicles. New places should also have an integrated network of routes for all modes of transport with a clear structure and hierarchy of safe, connected, and accessible streets. Applications must demonstrate that all users have been considered and provided for, including but not limited to people who are parents of young children, use wheelchairs, are younger, older, ambulant disabled, visually impaired, or hearing impaired.

Targeted improvements to the highway network will be supported through studies and scheme development, where they complement the aim of securing a significant increase in the proportion of trips made by walking, cycling and public transport.

Policy D5 Streets for all

Developers must work with the Council and the Department of Transport, Highways England, and Essex Highways and using the Essex Design Guide and forthcoming Uttlesford Design Code to ensure the design and management of streets will follow a 'Streets for All' approach, including by:

- i. Understanding the 'movement and place function' of streets as the starting point for improvement;

- ii. Ensuring that streets are welcoming for all, and respond to the needs of those with reduced mobility;
- iii. Delivering new and improved walking and cycling routes;
- iv. Maximising the ability of pedestrians and cyclists to navigate easily, safely and without delay, and minimising barriers and obstacles to their movement;
- v. Providing frequent opportunities for people to rest, linger and socialise, and for children to play, particularly in streets with a high 'place function';
- vi. Setting aside space for cycle parking (including for bike-sharing schemes where appropriate), high-quality public transport waiting areas, and other facilities that will support sustainable modes of travel;
- vii. Incorporating increased levels of greenery including trees where possible;
- viii. Offering shelter from wind and rain, and shade from the sun;
- ix. Delivering priority for public transport and facilities for public transport users;
- x. Providing appropriate places and routes for servicing, deliveries and 'drop-off';
- xi. Mitigating the impacts of air and noise pollution and carbon emissions from road transport;
- xii. Ensuring the efficient movement of people and goods on streets with a high 'movement function' and;
- xiii. Harnessing new mobility innovations such as traffic signals technology and ULEV charging infrastructure.

Car Parking Design

0.0 The quality and provision of car parking can be a major determinant on the quality of place, particularly in residential areas. Well-designed streets provide sufficient and well-integrated car parking making it more attractive for people to choose to walk or cycle for short trips helping to improve levels of physical activity, air quality, local congestion and the quality of the street scene.

0.0 If it is not provided in the right place, it is unlikely to be used properly. The location and provision of parking must respond to basic place making design principles, with on-plot and on-street parking provided near the home. Rear courtyards should be avoided unless there is a strong rationale for their use (enabling pedestrianised public spaces for example).

0.0 Where parking is provided on-street, consideration must be given to using different surface materials to define the use of different areas.

0.0 Where possible, unallocated on-street parking provision, which is more land-efficient than parking courts, should be provided.

0.0 The growth of on-line (internet) sales will result in an increasing number of delivery vehicles parking up in residential areas. The design of on-street parking should consider the provision of short stay drop-off areas.

0.0 In locations with high levels of public transport accessibility, the parking standards may be relaxed to minimise pressure on land and encourage alternative modes of transport.

Policy D6 Parking Design

Parking should be unobtrusive and suitably integrated into the public realm and street scene, with street trees and soft landscaping used to soften the visual impact of parked cars, particularly on-street. The provision of parking must not dominate the public realm.

Parking within new residential development should be designed such that it is conveniently located (including car barns⁵ as detailed in the Uttlesford Design Code), overlooked, secure, and clearly identifiable so that it can be used in the way it is intended for.

Measures should be taken to prevent and avoid anti-social parking that undermines the quality of the street environment, and the Design Code has further details.

For larger developments, there must be a range of parking solutions, with shared and unallocated parking provided, and areas for car clubs.

The use of permeable surfaces for areas of parking will be supported, as will the use of more attractive surface materials, such as tar spray and pea shingle dressing, concrete or clay block paving, granite or concrete setts, stable blocks and cobbled edges.

All forms of parking should be connected to and enabled for smart infrastructure and electric vehicle charging.

Cycle storage must be provided so that cycles are as convenient to choose as a car for short trips.

Covered and secured cycle storage should be in prominent and accessible locations, for all ages and range of physical and mental abilities, as part of the design of new homes.

Cycle parking could be provided as part of the internal arrangement of residential garages.

Cycle parking must be provided at key destinations and must be easily accessible, prominent, safe, conveniently located and secure. Welfare facilities for cyclists should also be provided at all large employers.

Secure and overlooked cycle parking should be closer than car parking spaces (or car drop off bays) to the entrances of schools, shops and other services and facilities.

Parking situations that will be resisted:

- i. Providing all cycle storage in garages and sheds
- ii. Over reliance on integral garages with frontage driveways
- iii. Avoiding frontage car parking with little or no softening landscaping
- iv. Rear courtyards that are not overlooked
- v. Parking courtyards enclosed by fencing; poorly overlooked, poorly lit and poorly detailed
- vi. Over-reliance on tandem parking arrangements, particularly triple tandem
- vii. Failing to anticipate and respond to displaced and other anti-social parking
- viii. Views along streets that are dominated by parked cars, driveways or garages
- ix. Cycle parking that is located further away to the entrances to shops, schools and other facilities than car parking spaces and car drop off bays
- x. Relying on garages being used for parking allocations associated with homes

⁵ Car barns provide secure car parking in a larger building which is not directly adjacent to homes but is accessible. This approach enables a more efficient use of land (freeing up land for other uses) and more pedestrian and play friendly environments directly around homes.

Design Review and Building for a Healthy Life

0.0 The NPPF reinforces the role and importance of design review, which is a way of assessing the design quality of new developments by an independent panel of experts to help support high standards of design. Guidance on the Design Review process can be found via the Design Council.⁶

0.0 Building for a Healthy Life is a national design toolkit and assessment tool which is specified in the NPPF (paragraph 133) which can be used by Local Authorities to help raise design quality in the built environment. The Council has developed an Uttlesford specific version which showcases examples of good schemes within Uttlesford.

9.22 In Uttlesford, it is envisaged that all major applications will be subject to an independent Building for a Healthy Life assessment or design review. Schemes subject to review will include residential, commercial and mixed-use development proposals, infrastructure, community facilities, public realm and open space proposals. Please also see the relevant section on Health Impact Assessments.

Policy D7 Design Review and Building for a Healthy Life

The Council requires all major applications to be assessed through design review or an independent Building for a Healthy Life assessment.

The Council will refer schemes to the East of England Design Review Panel operated by Shape East, the Essex Quality Review Panel, Design Southeast, or Design for Homes.

The Building for a Healthy Life assessment must be undertaken by an independent accredited assessor available through Design Southeast⁷ or Design for Homes.⁸

The Council encourages design review to take place early in the process to allow scope for input into the emerging design. The final scheme submitted to the Council should include a report on the design review process and how the scheme has responded to this.

The Council encourages the Building for a Healthy life documentation to be used as early as possible in the design process and ideally before a layout has been drafted, to enable the site principles, opportunities, and constraints to be agreed.

Shopfronts

0.0 Shopfronts can contribute much to the locally distinctive character of towns and villages. They are important elements in the townscape and can contribute significantly to the attractive quality of any street scene. The design of new shopfronts should reflect this and seek to preserve or enhance and be appropriate to, the character and appearance of the building and its location. New and modified shopfronts should respect the design of the building and not obscure, damage or harm, existing architectural features.

0.0 Existing shopfronts that contribute to the appearance or special interest of a building or the street scene should be retained. Particularly in listed buildings or conservation areas, or where they are of design or historic significance in their own right or as part of a group. Any modifications necessary should be sympathetic to the original design.

⁶ Design Review Principles and Practice, Design Council, 2013

⁷ [Home - Design South East](#)

⁸ <https://www.designforhomes.org>

0.0 The Council will seek to protect existing shopfronts that make a positive contribution to the appearance and local distinctiveness of an area, for example through their architectural and historic merit. Special regard will be given to the need to preserve the appearance of shopfronts, taking into account the quality of design, historic importance and location. Good examples of shopfronts should be retained wherever possible.

This policy should be read in conjunction with the guidance set out in the Council's supplementary planning document for shopfront design.

Policy D8 Shopfronts

The Council will support the retention and enhancement of historic shopfronts and other shop fronts of quality that contribute positively to the character and distinctiveness of the locality and historic environment.

Proposals for new shopfronts will be supported where they are of a high quality of design and preserve or enhance the amenity of the locality, including the character and appearance of built and historic environment.

Shopfront alterations which detract from the public amenity due to poor quality design or inappropriate scale, proportions, materials or detailing will be refused.

The Historic Environment

In Uttlesford the historic environment is a rich, complex and irreplaceable resource. It has developed through a history of human activity spanning many thousands of years. Some of the resource is hidden in the form of archaeological deposits. Other elements such as the historic landscape are the highly visible result of many years of agricultural, industrial and commercial activity. The "built" part of the historic environment is equally rich with towns, villages and hamlets set in the gently rolling countryside. There is a wealth of fine buildings, many of them ancient and listed and these buildings with their varied styles and methods of construction span many centuries.

The historic environment is a fundamental part of the District's environmental infrastructure but it is sensitive to change and needs to be properly understood to make sure it is managed and conserved. There may be opportunities to enhance the historic environment and it is important that these are realised. It is equally important that adverse impacts associated with development, whether they are direct such as new building or indirect such as traffic generated by development, are minimised.

The Council will continue to work in partnership with archaeology, design and other specialists to make sure that only development which protects and enhances the historic environment is approved.

The Council has carried out a series of Conservation Area Appraisals leading to management plans and some communities have produced their own design advice through Town and Village Design Statements. New development will be expected to comply with such advice where this has been approved by the Council.

Policy D9

Protecting the Historic Environment

Development must preserve or enhance the significance of the historic environment.

Development proposals for the re-use of heritage assets will be favourably considered where the proposals represent the optimum viable re-use and are consistent with their conservation. In determining applications, the council will require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Relevant historic environment records should be consulted, and the heritage assets assessed using appropriate expertise where necessary. Proposals will be considered against the wider social, cultural, economic and environmental benefits that the historic environment can bring.

Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, the council requires developers to submit an appropriate desk-based assessment and a field evaluation.

Proposals to introduce energy efficiency and renewable energy measures affecting heritage assets will be viewed positively and weighed against harm to the significance of the heritage asset and the wider historic environment.⁹

The Council will work proactively to safeguard heritage assets identified on the Local Buildings at Risk Register and the national Heritage at Risk Register by using statutory powers to secure urgent works and repairs as necessary, where there is identified harm, immediate threat or serious risk to its preservation.

The Council will continue to work alongside owners and relevant partners including, Essex County Council, Historic England and other heritage bodies to secure their restoration and optimum viable re-use.

Design of Development within Conservation Areas

There are 37 individual Conservation Areas in the District distributed across 31 parishes. It is important that the development pressures on the District are managed in ways that protect and enhance the built environment and avoid inappropriate development. The Council has produced and published Conservation Area Appraisals for all the conservation areas and applied Article 4 directions in a number of settlements as appropriate to limit certain permitted development rights within these areas.

Within a Conservation Area, most renewable energy equipment can be installed on or within the curtilage of a non-listed building without planning permission. Where planning permission is required the policy identifies the criteria which need to be met to make sure there is no loss of the special interest or significance of the Conservation Area.

Development adjacent or even some distance from a conservation area may impact on the setting of that conservation area and subsequently the significance of the heritage asset. Applications for development outside of the conservation area which would impact upon its character and setting need to refer to the Conservation Area Appraisal, and justify how the proposed development would conserve or enhance the character of the Conservation Area as identified in the appraisal.

Policy D10 Design of Development within Conservation Areas

⁹ ECAC study due end of 2022

Development must conserve or enhance the character and appearance of the features of a Conservation Area including plan form, the relationship between buildings, the arrangement of open areas and their enclosure, the grain or significant natural or heritage features. Outline applications will not be considered. Development involving the demolition of a structure which positively contributes to the character and appearance of the area will not be permitted.

Development will only be permitted if the following criteria are met:

1. There is no detrimental visual impact and no substantial pollution of any type (air, water and ground, noise);
2. It does not damage key views in, out or within the Conservation Area, including very visible secondary elevations;
3. There is no loss of character or historic significance of the Conservation Area;
4. There is no detrimental impact on the sustainability of communities and economic vitality; and
5. It makes a positive contribution to local character, appearance or significance.

Development Affecting Listed Buildings

There are over 3,700 Listed Buildings or structures in the District. This represents about one quarter of the number of listed buildings in Essex which is itself one of the most richly endowed of all English counties. In addition, any building or structure within the curtilage, which belonged with the main building when it was listed, and which was built before 1 July 1948, is also viewed as a Listed Building. Features listed in this way are referred to as 'Curtilage Listed'.

The Listed Buildings in the District vary widely both in age, character and their vernacular materials. Clay tile, slate and long straw thatch are used for roof materials. The stock of buildings with long straw thatch is big enough to be a cluster of regional architectural importance which it is important to retain and repair with long straw when needed. Although timber framed buildings predominate, some historic buildings are constructed of brick and stone. External finishes include many excellent examples of pargetting, flintwork and weatherboarding. Every period from before the Norman Conquest is represented, but over 40% of all Listed Buildings date from the 17th century.

When considering the special architectural or historic interests of a Listed Building the following are broad examples of what will be taken into account: the structural frame or fabric; the plan form; roofing material; external cladding; the proportion, detail and arrangement of doors and windows, interior floor plans; interior finishes and features of special interest to the building. Proposals to remove later additions which detract from the significance of the building with a view to replacing these with features which better reveal the significance of the heritage asset e.g. the replacement of non-original windows will normally be treated sympathetically provided the design and quality of the materials, etc respects the historic nature of the building.

Proposals for the conversion of a Listed Building may result in a form of development which would not normally be allowed e.g. conversion to a dwelling outside development limits. Such a proposal maybe approved if the applicant can demonstrate that the conversion scheme is the most appropriate way to secure the future of the listed building and the conversion can be carried out in a sympathetic manner without damage to the fabric, setting or architectural and historic interest of the building.

Whilst some minor measures to improve the energy efficiency of a Listed Building can be undertaken without the need for consent any works which would affect the special architectural or historic

interest of a listed building would require Listed Building consent. Applicants are advised to have early discussions with the Council's Conservation Officer.

Applications for development affecting a Listed Building need to describe the significance of the Listed Building or structure affected including any contribution made by their setting and should explain how the proposal would preserve its special character and significance. This should be proportionate to the asset's significance.

Policy D11 Development affecting Listed Buildings

Development affecting a Listed Building will be in keeping with its scale, form, character, materials and surroundings. Demolition of a Listed Building, or development proposals that adversely affect the setting, or alterations that impair the special architectural or historic interest of a Listed Building will not be permitted.

In cases where planning permission might not normally be granted for a change of use favourable consideration will be given to conversion schemes that represent the most appropriate way of conserving the Listed Building, its architectural and historic characteristics and its setting.

Development involving the installation of renewable energy equipment on a Listed Building will be acceptable if the following criteria are met:

1. Locations other than on a Listed Building have been considered and dismissed as being impracticable;
2. There is no irreversible damage to significant parts of the historic fabric; and
3. The location of the equipment on the Listed Building would not cause harm to its character or appearance.

Scheduled Monuments and Sites of Archaeological Importance

There are 79 Scheduled Monuments in the District, shown on the policies map. Any work which might affect a scheduled monument either above or below ground level will require consent from Historic England. Within the District, over 4,000 sites of archaeological interest are recorded on the Historic Environment Record (HER) maintained by Essex County Council. These sites are not shown on the policies map and enquiries should be made to the County Archaeologist. The Historic Environment Record represents only a fraction of the total. Many potentially important sites remain undiscovered and unrecorded. Archaeological sites are a finite and non-renewable resource. As a result it is important to make sure that they are not needlessly or thoughtlessly destroyed.

The desirability of preserving an ancient monument and its setting is a material consideration in determining planning applications whether the monument is scheduled or unscheduled. There is a presumption in favour of the preservation of nationally important sites and their settings. The need for development affecting archaeological remains of lesser significance will be weighed against the relative significance of the archaeology.

Applicants proposing development affecting a scheduled monument or site of archaeological significance need to consult Historic England's National List for England (NHLE) and explain how the significance of the heritage asset will be affected. The developer will be expected to fund the pre-application survey work and any agreed preservation or recording work.

Policy D12 Scheduled Monuments and Sites of Archaeological Importance

Where nationally important archaeological assets, whether scheduled or not, and their settings, are affected by proposed development there will be a presumption in favour of their physical preservation in situ for example through modification of design, layout, drainage, landscaping or the siting and location of foundations. The Council will seek the preservation in situ of archaeological assets unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss or all of the following apply:

1. The nature of the heritage asset prevents all reasonable uses of the site;
2. No viable use of the site itself can be found in the medium term through appropriate marketing that will enable its conservation;
3. Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
4. The harm or loss is outweighed by the benefit of bringing the site back into use.

In situations where there is evidence to suggest that historic assets or their settings would be affected, an archaeological field assessment should be submitted as part of any planning application. The assessment must define the significance of the assets and the impact of the proposed development thus allowing an informed and reasonable planning decision to be made. In the circumstances where preservation in situ is not possible or feasible, then development will not be permitted until a programme for excavation, investigation and recording has been submitted and agreed by way of a pre-commencement condition.

Historic Parks and Gardens

There are seven Historic Parklands, Parks or Gardens identified on the Policies Map whose character remains relatively intact and are included in the Historic England Register of Historic Parks and Gardens. The desirability of preserving historic parks and gardens and their settings is a material consideration in determining planning applications whether the park or garden is designated or undesignated. Development which would substantially harm Audley End Park as a Grade I historic park and Bridge End Gardens, Saffron Walden as a Grade II* historic garden will only be acceptable in wholly exceptional circumstances.

Applications for development affecting a designated historic park or garden need to refer to the Historic England Register and explain how the proposed development preserves and where appropriate enhances the design, character, appearance and historic significance of the District's registered parks and gardens and how the proposed development impacts on the significance of the registered parks and gardens.

Policy D13 Historic Parks and Gardens

Development will only be permitted provided it sustains and enhances the significance of Historic Parks and Gardens such as their principal or associated buildings and structures, formal and informal open spaces, ornamental gardens, kitchen gardens, plantations and water features.

Non-Designated Heritage Assets of Local Importance

The District benefits from a wealth of non-designated or listed buildings that are considered to be locally significant and make a positive contribution to the character and distinctiveness of Uttlesford. This may be due to their historic, aesthetic, evidential or communal value, or a combination of these factors. This may include houses, shops, schools, village halls, churches and even important walls, railings or fingerposts.

The Council's Local List of Heritage Assets identifies assets which although not statutorily listed make an important architectural or historical contribution to the local area and merit protection from development which adversely affects them.

The Council may identify new heritage assets at any stage of the planning process and their identification would be a material consideration in any planning decision.

Policy D14 Non-Designated Heritage Assets of Local Importance

The planning authority will seek to ensure the retention, enhancement, and viable use of heritage assets of local interest. The design and the materials used in proposals affecting these assets should be of a high standard and in keeping with their character and local significance.

Development proposals which would have an adverse impact upon the character, form and fabric of the heritage asset of Local interest and/ or would have a detrimental impact on the setting of the asset will be refused. Development proposals will instead seek to enhance the heritage asset of Local interest.

The Natural Environment

The strategy is to protect and enhance biodiversity within the District working with partners including the Essex Biodiversity Project and the Essex Wildlife Trust and through controls on development to reduce potential impacts on sites which may have importance for biodiversity.

Uttlesford has a range of important sites and habitats for biodiversity, recognised through designations, from national to local importance. Sites of Biodiversity or Geological Importance are identified on the Policies Map and these represent a tiered network for the conservation of biodiversity and geodiversity within the district. There are no European or international wildlife sites in Uttlesford, but there are sites in neighbouring districts and the Council has taken account of the impact of development in Uttlesford on these sites through its Habitats Regulations Assessment. Sites within Uttlesford include the statutorily protected national designations (Sites of Special Scientific Interest (SSSIs) and the non-statutorily protected Local Nature Reserves and County Wildlife Sites. Sites with protected species, important habitats and sites which are important for their historic landscape interest will be protected and where possible enhanced.

There are 14 nationally designated sites made up of 12 Sites of Special Scientific Interest (SSSI) and 2 National Nature Reserves (NNR).

There are 280 locally important nature conservation areas which are designated as Local Wildlife Sites (LoWS). Many of these are ancient woodlands but there are also good examples of grassland habitats. There are 42 special road side verges which are protected for their flora. There are 18 proposed Local Geological Sites (LoGS) which range in size from single erratic boulders to quarries. All these sites are identified on the Policies Map.

SSSIs and NNRs have the maximum degree of protection from development because the type and/ or quality of habitat means it is unlikely that it can be replaced elsewhere or its loss compensated for. Locally designated sites also make a significant contribution to the biodiversity, geodiversity and green infrastructure of the District. Because there are a large number of them and they are distributed across the District they act as a network of sites allowing the movement of wildlife between sites as well as creating the distinctive landscape character of Uttlesford of woodland, verges and greens and water bodies. Developments that can make a positive contribution to the network of sites by habitat creation linking sites will be positively considered, especially if it

contributes to the Essex Wildlife Trust Living Landscape initiative. Advice on incorporating biodiversity in developments can be found on the Essex Biodiversity Project website.¹⁰

Development proposals with water edge frontages including rivers, streams, lakes, and ponds should make provision for ecological buffer strips with a view to protecting and where appropriate enhancing water dependent habitats and species.

Where development proposals will be carried out on land with a watercourse currently culverted, opportunities for de-culverting and restoration to an open watercourse should be sought as a means of creating blue infrastructure and enhancing development site.

Hatfield Forest at 403ha is the District's largest SSSI and it is also a National Nature Reserve. Hatfield Forest is a medieval hunting forest of mixed deciduous woodland and parkland and extends beyond the SSSI designation. The forest provides an important recreation resource to the residents of Uttlesford and is a strategic area of green infrastructure which is important to protect. Hatfield Forest faces existing pressure from visitors, particularly in the winter months when paths in the forest can be damaged and habitat loss has occurred. Any increase in visitor numbers needs to be carefully managed so as to minimise harmful impact on the forest.

Natural England and the National Trust have developed a Mitigation Strategy outlining a package of on-site Strategic Access Management Measures (SAMM) to protect and restore the condition of Hatfield Forest. New housing development within the Hatfield Forest Zone of Influence (Zoi) will be required to contribute to the Hatfield Forest SAMM to mitigate the recreational impact.

Uttlesford District Council is currently working with Epping Forest District Council, East Hertfordshire Council and Harlow Council, Natural England and the National Trust to confirm the zone of influence and identify a methodology and potential housing allocations over their relative Plan periods, in order to identify how the cost should be attributed according to the impact of new development.

Ahead of the SAMM being finalised, financial contributions may be sought towards mitigation measures on residential development proposals in consultation with Natural England and the National Trust.

Although not protected by national legislation development resulting in the loss or deterioration of irreplaceable habitats such as ancient woodland will be refused.

An ecological survey and impact assessment will be required for any development affecting or with the potential to affect:

- A national or locally designated site;
- Protected species;
- Species on the Red Data List of threatened species; and
- Habitats suitable for protected species or species on the Red Data List.

Ecological surveys and impact assessments must be carried out by a suitably qualified person. Field surveys must be conducted at the optimum time for the species. Further information can be obtained from the Natural England Standing Advice for Protected Species.

Protection of wildlife habitat sites on the Essex Coast: Residents of Uttlesford have access to protected wildlife habitats in the vicinity of the Essex Coast, for recreation. The Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS) Supplementary Planning

¹⁰ [Ecology and Biodiversity | Essex Design Guide](#)

Document (May 2020) was adopted by the Council in September 2020. Net additional dwellings within the zone of influence are required to pay the Essex Coast RAMS Tariff in accordance with the Supplementary Planning Document (SPD). The tariff is due for all permissions outlined in the SPD, including net additional dwellings granted through both permitted development¹¹ and planning consent. Usage of the wildlife sites, including by Uttlesford residents, will be monitored through visitor surveys. For Uttlesford, the zone of Influence relates to the Blackwater Estuary SPA and Ramsar. However, the zone of influence related to the different wildlife habitats may be updated in the future, according to usage.

Policy D15 Protecting and Enhancing the Natural Environment

The Council will seek to optimise conditions for wildlife and habitats to improve biodiversity and tackle habitat loss and fragmentation.

Development proposals will be supported where they protect and enhance sites internationally, nationally and locally designated for their importance to nature conservation, ecological or geological value as well as non-designated sites of ecological or geological value. An ecological survey will be required to be submitted with the application if the development site affects or has the potential to affect any of the following:

1. An internationally designated site, for example Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar site.
2. A nationally designated site; for example: SSSI's & National Nature Reserves.
3. Locally Designated Sites; for example: Local Wildlife Sites.
4. Protected species;
 - a. Species on the Red Data List of threatened species; and
 - b. Habitats suitable for protected species or species on the Red Data List.

Where a site of International designation for nature conservation importance is adversely affected by the proposals, permission will be refused unless the District Council is satisfied that: there are imperative reasons of overriding public interest, which could be of a social or economic nature, sufficient to override the harm to the site; there are imperative reasons of overriding public interest relating to human health, public safety or benefits of primary importance to the environment.

A biosecurity protocol method statement will be required for all development proposals where there is potential to impact sites protected for biodiversity importance to ensure the introduction of invasive non-native species of both flora and fauna is prevented.

Development proposals which would result in significant harm to a biodiversity or geodiversity interest will only be considered after alternative sites that would result in less or no harm have been assessed and discounted. In the absence of alternative sites development proposals must include adequate mitigation measures. Where harm cannot be prevented or adequately mitigated against, appropriate compensation measures will be sought.

¹¹ Article 3 (1) of the Town & country Planning (General Permitted Development)(England) Order 2015 (page 8) requires permitted development to be subject to regulations 75-78 of the Conservations of Habitats and Species Regulations 2017 (general development orders)

To ensure that mitigation or compensation measures, which may include Biodiversity Offsetting, take place these will be secured by conditions or planning obligations upon any approval that may be granted and will need to include financial support for continued maintenance.

If significant harm to biodiversity or geodiversity cannot be adequately mitigated against, or compensated for, permission will be refused. The design of development should incorporate measures to improve the biodiversity or geodiversity value of the development site.

Such measures should include making a contribution to the network of biodiversity sites, including open spaces and green infrastructure and water bodies which make links between habitats and support wildlife. Measures should also attempt to link wildlife habitats together, improving access to, between and across them.

These measures will be secured by condition or planning obligations upon any approval that may be granted and may need to include a biodiversity management plan and financial support for continued maintenance.

Measures to enhance biodiversity should be designed so as not to increase the risk from bird strike to the operation of aircraft at London Stansted Airport; where appropriate the implementation of a bird hazard management plan will be secured by condition or planning obligation.

Protection of Hatfield Forest: Where appropriate, contributions from proposed residential developments will be secured towards recreational mitigation measures at Hatfield Forest Site of Special Scientific Interest (SSSI) and National Nature Reserve (NNR).

Protection of Wildlife Habitats on the Essex Coast: Contributions will be secured from development towards mitigation in accordance with the Essex Coast RAMS Habitats Regulations Assessment Strategy Document 2018-2038 and Essex Coast RAMS Supplementary Planning Document 2020. The Essex Coast RAMS tariff will be applied to net additional dwellings, within the zone of influence, including Permitted Development which is required to comply with the Habitats Regulations.

Landscape Character

As set out in the Spatial Strategy of the Local Plan, the strategy for the rural areas in Uttlesford is to promote a sustainable rural economy and to address any issues of rural deprivation while at the same time protecting the important countryside assets including agricultural land, historic and landscape features and biodiversity. Strategic Policy 00 – Protection of the Countryside in the Spatial Strategy section sets out the principle of the protection of the countryside for its intrinsic character and beauty. Policy 00 also sets out the approach to development in the Green Belt and the London Stansted Airport Countryside Protection Zone.

This section of the Local Plan sets out more detailed policies that will be applied when considering planning applications for development in the Countryside. These policies relate to: protection of landscape character; re-use of rural buildings; change of use of agricultural land to domestic garden; and new community facilities within the countryside.

The District is made up of three main types of landscape. The largest area is the farmland plateau landscapes which are gently rolling landscapes with medium to large arable fields but well wooded in places. The landscape is cut into by river valleys providing in places long distance views across the valleys. The open nature of the skyline of the ridge tops is particularly visually sensitive to new development. There are four river valley landscapes in Uttlesford based on the Rivers Cam, Stort, Pant and Upper Chelmer. The valleys have flat or gently undulating valley floors and are served by several tributaries. The open skyline at the top of the valley slopes is particularly sensitive to change through development, as are the more intimate views between the lower slopes and the valley floor. The North West corner of the District is characterised by chalk upland landscapes which are rolling landscapes of broad round back ridges. They are characterised by expansive arable farmland providing panoramic views. The open nature of the skyline of the chalk ridge tops is particularly visually sensitive to change. Each of these landscape character types can be subdivided into Landscape Character Areas and 26 of these areas have been identified in Uttlesford. Detailed profiles of the Landscape Character Areas setting out the visual, historic and ecological characteristics, sensitivities to change and planning guidelines are set out in the Landscape Character Assessment for Uttlesford (Chris Blandford Associates; 2006).

The landscape holds evidence of human activity in Uttlesford stretching back at least 50,000 years. Some irregular shaped fields are pre 18th Century but are probably of medieval origin and some maybe older. Larger more regular fields can be evidence of fields enclosed in the early post medieval period and later in the 18th and 19th Century as part of the parliamentary Enclosure Act. A number of small commons and linear roadside greens can also be found; the former have all been enclosed but the latter still largely survive as wide road side verges.

Throughout Uttlesford there is a network of minor roads which evolved in Roman and Saxon times when the area was first settled so they follow the contours of the landscape. They are of historical importance because they retain their original alignment linking ancient settlements. They are infinitely variable and picturesque. Some are sunken lanes with steep banks indicating that they are the routes of early settlers; others are broad byways indicating that they are early coaching routes. The lanes are identified on the Policies Map.

Although the following policy will be most frequently used when considering applications within the countryside there may be instances where development within or on the edge of settlements can have an impact on the broader landscape. This policy will apply to development within and beyond development limits.

Policy D16 Protection of Landscape Character

Development will be permitted provided that:

1. Cross-valley views in the river valleys are maintained with development on valley sides respecting the historic settlement pattern, form and building materials of the locality;
2. Panoramic views of the plateaux and uplands are maintained especially open views to historic buildings and landmarks such as churches;

3. It preserves and enhances the historic settlement pattern, especially scale and density, and that it uses materials and colours that complement the landscape setting and landscape character. Such development should be well integrated with the surrounding landscape;
4. It preserves and enhances the landscape pattern and structure of woodland areas, hedgerows and individual trees and does not diminish the role they play in views across the landscape;
5. It preserves and enhances the historic landscape character of field patterns and field size, greens, commons and verges;
6. No material harm is caused to the form and alignment of protected historic lanes; and
7. It preserves and enhances the landscape significance and better reveals cultural and heritage links
8. Landscape visual impact assessments are required to accompany all major schemes, with scope and key views agreed with the Council in advance.

Change of use of Agricultural Land to Domestic Gardens

Proposals to change agricultural land to domestic garden will be acceptable where there is no material change to the character or appearance of the surrounding countryside and should not create wedges of domestic garden intruding into an agricultural landscape. Proposals could include, for example, unworkable corners of fields. Proposals should include appropriate boundary treatments like native hedges or post and rail fencing which do not have the effect of urbanising the area or changing the openness of the countryside. If structures in the new garden, like sheds etc, would change the open character the Council may impose conditions removing permitted development rights when granting planning permission.

Policy D17 Change of Use of Agricultural Land to Domestic Garden

Change of use of agricultural land to domestic garden will be permitted if the proposal, particularly its scale and means of enclosure, does not result in a materially negative change in the character and appearance of the surrounding countryside.

New Community Facilities within the Countryside

In line with the Essex Rural Strategy 2016 – 2020 (RCCE 2016) and successor documents published by Essex Rural Partnership the Council seeks to promote vibrant, mixed and sustainable rural communities. Applications to provide and/or improve community facilities in the District will be favourably considered, providing the scale of the development is proportionate to the size of the catchment population it serves. Community facilities include buildings such as village or community halls, youth clubs, places of worship, education, childcare facilities and healthcare facilities.

Policy D18 New Community Facilities within the Countryside

The provision of new or replacement outdoor sport, recreational or community facilities is considered acceptable beyond development limits.

Facilities will be permitted if the following criteria are met:

1. The need for the facility can be demonstrated;
2. The need cannot be met on a site within the development limits; and
3. The site is well related to the settlement.

Environmental Protection

New development can have a negative impact on the environment and property through its potential to pollute. Furthermore, opportunities for new development, particularly on previously developed land, can be constrained by existing pollution issues. The overall aim of environmental protection policies is to ensure the sustainable and beneficial use of land. Within this aim, polluting activities that are necessary for society and the economy should be minimised and subject to appropriate controls in order to reduce their adverse effects and contain them within acceptable limits. There is already legislation and policy in place to help control pollution, including the Environment Act 1995, which gives local authorities' powers to control pollution and address contaminated land including ways to deal with cumulative impacts of development.

Pollution

The planning system plays a vital role in making sure all new development takes into account pollution levels and ways to minimise these. Pollution can come from many sources, including light, noise, air, odour and vibrations, all of which can have a damaging effect on the local environment, amenities and health and well-being of residents and visitors.

All development will be assessed on the level of pollution it would generate and the effect it would have on the surrounding area including the natural and historic environment. Assessments will be made in relation to the benefits of the development, such as job creation, affordable housing, and sports provision, against the degree of impact caused by the development.

The Council will expect the development to mitigate any negative effects caused and also take into account any controls and mitigation measures that could reasonably be imposed by condition e.g. hours of operation.

Developments sensitive to pollution such as homes and schools will not be permitted in areas where they would be adversely affected.

Policy D20 Pollution

The potential impacts of exposure to pollutants must be considered in locating development, during construction and in use.

Planning permission will not be granted where the development and uses would cause adverse impact to occupiers of surrounding land uses or the historic and natural environment, unless the need for development is judged to outweigh the effects caused and the development includes mitigation measures to minimise the adverse effects.

Developments sensitive to pollutants will be permitted where the occupants would not experience adverse impact, or the impact can be overcome by mitigation measures.

Air Quality

Saffron Walden has an AQMA that contains some road junctions where there is a risk that levels of nitrogen dioxide do not meet the national air quality objective. The Council will promote measures to improve air quality and will only support development if it would not prejudice achievement of the national air quality objectives.

Where possible development should contribute to improvements in air quality. The Council will bring forward proposals to address poor air quality in the AQMA through the UDC Air Quality Action Plan 2017 - 2022(ref).

Poor air quality is also experienced alongside the M11 and the A120. A zone 100 metres on either side of the central reservation of the M11 and a zone 25 metres either side of the centre of the A120 have been identified to which Policy EN16 applies. Since both zones run through the countryside where there is strict control on new buildings it is unlikely there will be many proposed developments close to either road.

When determining whether adverse effects are significant, reference will be made to the requirements set out within current UDC Air Quality Technical Planning Guidance.

Policy D21 Air Quality

Development will not be permitted where it might lead to significant adverse effects on health, the environment or amenity from emissions to air. Applicants must have regard to relevant UDC Air Quality Technical Guidance and are required to undertake an appropriate air quality assessment and to demonstrate that:

1. There is no adverse effect on air quality in an Air Quality Management Area (AQMA) from the development;
2. Pollution levels within the AQMA will not have a significant adverse effect on the proposed use/users;
3. Development has regard to relevant UDC Air Quality Technical Guidance;
4. Development within or affecting an Air Quality Management Area (AQMA) will also be expected to contribute to a reduction in levels of air pollutants within the AQMA;
5. Development will not lead to an increase in emissions, degradation of air quality or increase in exposure to pollutants at or above the health based air quality objective;
6. Any impacts on the proposed use from existing poor air quality are appropriately mitigated; and
7. The development promotes sustainable transport measures and use of low emission vehicles in order to reduce air quality impacts of vehicles.

Applicants shall, where appropriate prepare and submit with their application, a relevant assessment, taking into account guidance current at the time of application.

Where development proposals would be subject to unacceptable air quality standards or would have an unacceptable impact on air quality standards they will be refused.

Where emissions from the proposed development approach EU Limit values or national objectives the applicant will need to assess the impact on local air quality by undertaking an appropriate air quality assessment. The assessment shall have regard to guidance current at the time of the application to show that the national objectives will still be achieved.

Larger development proposals that require a Travel Plan and Transport Assessments/Statements as set out in Policy 00 will be required to produce a site based Low Emission Strategy. This will be a condition on any planning permission given for any proposed development which may result in the deterioration of local air quality and will be required to ensure the implementation of suitable mitigation measures.

Noise

This policy aims to make sure that wherever practicable, noise sensitive developments are separated from major sources of noise such as road, rail and air transport and certain types of industrial development.

The Civil Aviation Authority annually produces Noise Exposure Contours (ref) for London Stansted Airport which are available on their website. Calculation of exposure to aircraft noise takes into account the level of use of each departure route and glide path, the number of aircraft movements on each path and aircraft type. Noise contours are calculated for each year, and can be provided for future scenarios using assumptions when required. Monitoring of air noise will help to make sure that the policy continues to be applied to the most appropriate area. Noise sensitive developments include residential uses.

Aircraft movements are a particular major source of noise in Uttlesford. London Stansted Airport Noise Strategy and Action Plan 2013-2018 (Building on a Sound Foundation) sets out what controls there are on noise generated by departing and arriving aircraft (Sections 5.1 and 5.2). The Strategy also sets out what controls there are on aircraft noise generated by ground operations (Section 5.3) and what the night noise restrictions are (Section 5.4). The Action Plan will be reviewed and, if necessary, revised at least every five years and whenever a major development occurs affecting the noise situation.

The Civil Aviation Authority annually produces Noise Exposure Contours for London Stansted Airport which reflect each departure route and glide. Wind energy developments can adversely impact on aerodromes, radar and other navigation systems used for air traffic control and aircraft instruments. In relation to ground based radar, the movement of wind turbine blades are a moving target for the radar beam. This can be mistaken for an aircraft or create clutter that can interfere with the radar systems ability to track aircraft near the wind energy development. A proliferation of wind energy developments can have cumulative adverse effects on the safety and efficiency of aircraft tracking, and ground based radar when they are close to the line of sight of the radar. Hence new development must take into account flight paths and navigation considerations.

Policy D23 Noise Sensitive Development

People's quality of life will be protected from unacceptable noise impacts by managing the relationship between noise sensitive development and noise sources. To achieve this development will be required to adhere to the noise standards identified within it.

A. Noise Sensitive Development

Residential and other noise sensitive development will be permitted where it can be demonstrated that users of the development will not be exposed to unacceptable noise impact from existing, temporary or future uses. Noise sensitive uses proposed in areas that are exposed to noise at the Lowest Observed Adverse Effect Level (LOAEL) or the Significant Observed Adverse Effect Level (SOAEL) from existing or future industrial, commercial or transport (air, road, rail and mixed) sources will be permitted where it can be demonstrated good acoustic design has been considered early in the planning process, and that all appropriate mitigation, through careful planning, layout and design, will be undertaken to ensure that the noise impact for future users will be made acceptable. Noise sensitive uses proposed in areas that area exposed to noise at the Unacceptable Adverse Effect level will not be permitted. For surface transport noise sources, the Unacceptable Adverse Effect Level is considered to occur where noise exposure is above 66dB LAeq,16hr (57dB LAeq,8hr at night). For aviation transport sources the Unacceptable Adverse Effect is considered to occur where noise exposure is above 60dB LAeq,16hr.

B. Noise Generating Development

Noise generating development will be permitted where it can be demonstrated that nearby noise sensitive uses (as existing or planned) will not be exposed to noise impact that will adversely affect the amenity of existing and future users. Proposals will be is acceptable in noise impact terms, and where required will, through good acoustic design, appropriately mitigate noise impacts through careful planning, layout and design. Noise Generating Development that would expose users of noise sensitive uses to Unacceptable Adverse Effect noise will not be permitted.

C. Noise Impact Assessment

A Noise Impact Assessment will be required to support applications where noise sensitive uses are likely to be exposed to significant or unacceptable noise exposure. The Noise Impact Assessment will:

- i. assess the impact of the proposal as a noise receptor or generator as appropriate; and
- ii. demonstrate in full how the development will be designed, located, and controlled to mitigate the impact of noise on health and quality of life, neighbouring properties, and the surrounding area.

D. Mitigating Noise Impact

Where proposals are identified as being in the Lowest Observed Adverse Effect Level (LOAEL) or the Significant Observed Adverse Effect Level (SOAEL) categories, either through noise exposure or generation, all reasonable mitigation measures must be employed to mitigate noise impacts to an acceptable level that is as low as is reasonably achievable

6. Delivering jobs and supporting a vibrant economy

This section covers:

- Introduction and key challenges
- Drivers contributing the economy of Uttlesford
- Existing employment areas
- Other considerations
- Jobs Growth and Employment Land Needs to 2040

Introduction

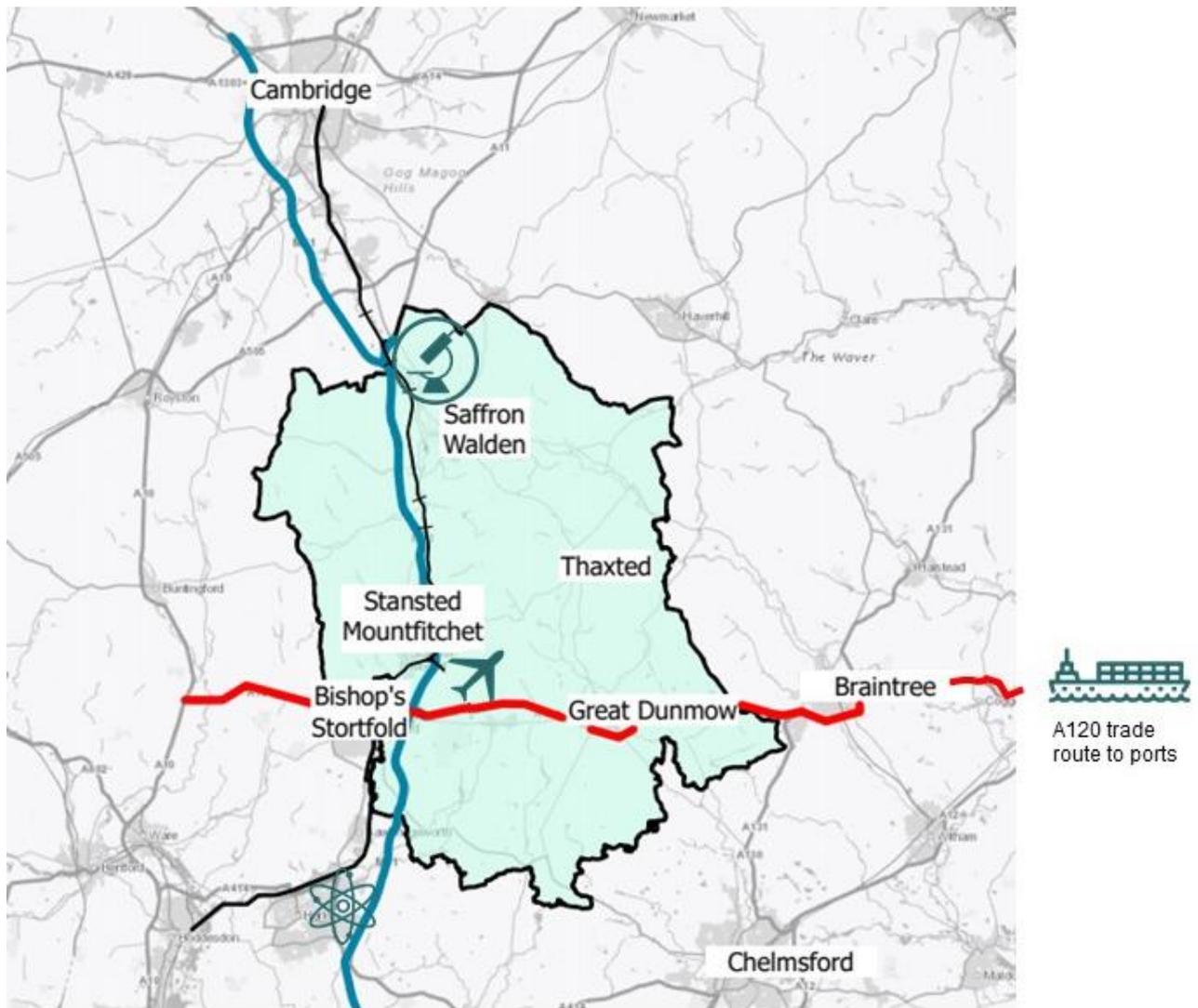
1. The Plan seeks to provide a positive policy framework, which supports jobs, business and investment to build a strong and competitive economy. It sets a framework to reflect the different drivers within Uttlesford's economy with the aim to build and sustain a vibrant, diverse and resilient local economy; that encourages both large and small scale opportunities throughout Uttlesford in appropriate locations, in line with our Spatial Strategy.
2. Uttlesford is a rural district. The district is home to a high proportion of micro-enterprises (91%) and a lower proportion of small, medium-sized and large enterprises when compared to the East of England and England as a whole. However, it is important to acknowledge that parts of Uttlesford are well-connected – by road and rail to London and Cambridge; by road to Colchester and the east coast ports; and by air to destinations around the world. It also has an economic structure that does not differ greatly from that of areas with a stronger urban character: While Uttlesford has more micro businesses and both a land-based sector and a visitor economy, the bulk of employment is in sectors and businesses that are not intrinsically rural. The strategic context is illustrated in [Figure 6.1](#).
3. Uttlesford has seen relatively rapid employment growth in recent years, outperforming surrounding areas in comparative terms. The following drivers contribute to the economy of Uttlesford:
 - Vibrant market towns and rural centres
 - The rural economy
 - The visitor economy
 - Chesterford Research Park
 - London Stansted Airport and environs
 - The Green economy
4. Stansted Airport and Chesterford Research Park drive regional employment and business opportunities, whereas the remaining strands reflect the local economy of Uttlesford. To support strong and vibrant rural communities and a diverse district wide economy, a nuanced approach is adopted, considering the strengths and needs of each economic driver. Each driver is explored further in the sections below. Prior to the pandemic Stansted Airport was the single largest employment site in the East of England, and it is currently the second busiest airport in England. It also has plan to grow up to 43 million passengers per annum.

5. The lasting impact of the Covid-19 pandemic is yet to crystalise, however the following is acknowledged:
- Certain sectors were hit hardest: London Stansted Airport and the aviation supply chain; businesses in town centres, retail, hospitality and personal services; the visitor economy, arts and entertainment venues and associated services
 - The office market is uncertain, however demand will be expected to focus on small to medium sized units, with little demand for larger head quarter office space.
 - Rural areas traditionally have greater home working and flexible working. Evidence suggests a possible reduction of office need by 30%. A proactive and flexible approach to live/work provision is considered an acceleration of an existing trend
 - Unemployment rose sharply in Spring 2020, however the claimant count in Uttlesford remains significantly below regional and national averages (4.4% in May 2021)

Key challenges

1. A number of key challenges were identified in the first consultation on the Local Plan (Issues and Options 2021), including the need:
- for a clear vision and strategy to protect and attract business
 - to consider the needs of all sectors contributing to the economy, including warehousing, logistics, offices
 - to locate employment with new homes
 - to ensure that growth of rural businesses is not inhibited by lack of suitable premises
 - to support agricultural diversification and limit loss of agricultural buildings to employment and conversion to residential
 - to support growth of existing businesses and new start-ups
 - to ensure development protects and enhances the natural environment and our historic and cultural heritage
 - to support and develop a thriving economy within environmental and planetary needs
 - to release existing brownfield sites in the vicinity of Stansted airport for non-aviation related, where not required for aviation related uses

Figure: 6.1: Map of Major Settlements, Transport Links and Employment corridors in Uttlesford



KEY

-  Uttlesford district
-  M11 and north south axis of the UK innovation Corridor
-  A120 trunk road and axis of the west east employment corridor
-  West Anglia Main Line railway

-  Stansted airport and business hub
-  Chesterford Research Park – in close proximity to science & research parks around Cambridge
-  Proposed campus for Public Health England and a new Kao data campus for NVIDIA supercomputer
-  Ports: Felixstowe and Harwich

Policy EMP1 relates to specific sites and so will be coming the next LPLG on 18 May

Drivers contributing the economy of Uttlesford

Vibrant market towns and rural centres

2. The market towns of Saffron Walden and Great Dunmow are our two largest settlements and important centres for retail, heritage and culture, leisure and tourism, and business. They service the surrounding rural towns and villages. They are home to just over a quarter of business units in Uttlesford.
3. Saffron Walden is the largest settlement. This is less well located with respect to the strategic road network. Nonetheless, given the size of the settlement there is limited existing employment land provision – with current provision focused on the Shire Hall Industrial Estate.
4. The local office market in Saffron Walden is focused typically on units of 500 – 1,500 sq.ft.. Some inquiries from small businesses are reported, for satellite offices instead of commuting to London or Cambridge.
5. The Great Dunmow area has the strong local industrial market with a range of local businesses, providing around 4,100 jobs (around 9%) with a relatively broad employment base. Wholesale and retail is the largest employment sector (900 jobs) followed by Admin and support services (almost 500). There are slightly higher levels of employment relative to the region in real estate, construction, wholesale/retail and other services.
6. Across the industrial estates in the Great Dunmow area there are very limited vacant premises, and almost no vacant development land. Substantial residential growth is coming forwards, with a lot of consented residential development, and there is a need to bolster the employment role of the settlement to support sustainable development through managing commuting.
7. Evidence recommends the allocation of 5-10 ha or more of employment land at Great Dunmow and 2-4 ha additional employment land at Saffron Walden, to support sustainable development. The pattern of employment allocations will continue to be considered as the Local Plan Strategy is developed.
8. The Council will support employment provision in the market towns and rural centres and will consider the re-purposing of vacant retail space for other employment use.

The rural economy of Uttlesford

9. Around two-thirds of the population live in Rural Areas¹ which accommodate a significant portion of economic activity within the district, including:
 - Around 26% of employment is in rural areas and 53% is outside the key towns/areas

¹ Rural Areas are those outside Saffron Walden, Great Dunmow, Stansted Mountfitchet, Birchanger and the environs of Stansted Airport.

- 32.5% of local business units
 - 42% of medium and large enterprises
 - 86% of local businesses in rural areas of Uttlesford are defined as micro (employ 9 or fewer persons). This drives the stronger focus on micro-businesses across the District relative to the regional and national averages.
10. Generally, changes in rural economies reflect a shift from land-based industries to diversification and the rise of the service sector. Adapting to climate change and the changes in agriculture requires flexibility to adapt to different land-based opportunities, green economy industries, local production and encouraging a circular economy. The Council supports diversification of the rural economy.
11. There are also shifts in the make-up of rural communities. Based on commuting patterns, rural areas of Uttlesford are generally home to people who work elsewhere in the district or in other districts. These residents tend to be relatively well qualified and work in high order occupations
12. Rural areas of Uttlesford accommodate diverse economic activity. The largest employment sectors in these areas are Wholesale and retail (12.9%), Accommodation and food services (12.6%), Professional, scientific and technical activities (11.7%), Manufacturing (10.1%), Administrative and support service activities (10.1%) and Construction (9.3%).
13. Agriculture and agricultural land is important to the district. 81% of land use in Uttlesford is agricultural, and 7.5% is forest, open land and water². Agriculture, forestry and fishing contribute 2.4% to total employment³ in the district. Agriculture also adds considerably to the management of our landscape, which residents value and upon which tourism relies.
14. The legislative drivers below are and will continue to change use of the land:
- The Climate change ambition for agriculture to be net zero by 2040 is driving three pillars of work:
 - » Improving productive efficiency to reduce emissions
 - » Storing carbon on farmland in soils, bigger hedgerows and trees
 - » Renewables and the bioeconomy
 - The Agriculture Act 2020 provides the legislative framework to implement new approaches to farm payments and land management in England, whereby farmers will be paid to produce 'public goods' such as environmental or animal welfare improvements
 - The Environment Act 2021 seeks to make provision about targets, plans and policies for improving the natural environment, including Biodiversity Net Gain and Local Nature Recovery Strategies.

² Land Use Statistics England 2018. Published 16 July 2020. Ministry of Housing communities & Local Government. (table 400a)

³ Employment by Sector. Icen 2021 (table 4.3 p19)

15. The Council supports the diversification and growth of Uttlesford's rural economy. Potential opportunity and growth areas include:
- Focus of floorspace provision of small (potentially shared) units in rural areas
 - Focusing on micro businesses:
 - an alternative to working from home, particularly in relation to office type premises.
 - for growth of non-office-based sectors (e.g. manufacturing)
 - workshop space, particularly incubator space for small businesses
 - Land based uses including Agri-tech, Agri-food and Forestry-tech sectors may provide opportunity to deliver growth and support sustainable food production, maintain plant and animal health and support and enhance natural habitats
 - Cultural sector organisations and businesses, including creative industries and makers, arts organisations and practices
16. There is a need to allow farmers of modernise/replace buildings, expand and diversify, both from an economic and environmental sustainability perspective
17. Providing sufficient housing and affordable housing in rural areas is vital to unlocking the potential of rural businesses.
18. Rural areas play an important role in the economy of Uttlesford. Protecting employment sites and providing new employment opportunities in the rural areas can help prevent the decline of traditional rural employment and address the issue of increased out-commuting. The role of existing employment areas is recognised and these should be retained in accordance with Policy **EMP2**.
19. The following climate change policies are likely to impact rural diversification and employment:
- re-use of rural buildings is subject to climate change Policy CC21;
 - Renewable energy Policies CC9 to CC11.

Policy EMP2: A Sustainable Rural Economy

Proposals which sustain and enhance the rural economy by creating and/ or safeguarding businesses and jobs will be supported where they are of an appropriate scale to their location, protect the environmental quality and character of the rural area and protect the best and most versatile agricultural land (Grades 1, 2 and 3a). The following types of development are considered to be acceptable:

- 1. Schemes for farm diversification involving small-scale business and commercial development that contribute to the operation and viability of the farm holding;**
- 2. Small-scale tourism proposals, including visitor accommodation;**
- 3. Proposals that recognise the economic benefits of the natural and historic environment as an asset to be valued, conserved and enhanced;**

4. **The expansion of businesses in their existing locations dependent upon the nature of the activities involved and provided the development does not conflict with other policies in the Local Plan;**
5. **Small scale rural enterprise and employment development which are well-designed and are consistent in scale and environmental impact with their rural location;**
6. **Hubs offering employment space for micro and small business and shared facilities, enabling flexibility of space and people in small businesses to meet and collaborate**
7. **The use of land for agriculture, forestry and equestrian activity;**
8. **Proposals must have no unacceptable effect on water quality or flooding, watercourses, biodiversity or important wildlife habitats.**

In relation to development in rural areas with no or poor sustainable public transport the following apply:

9. **Development must be sensitive to its surroundings**
10. **Opportunities to make a location more sustainable (e.g. improving cycle and safe walking networks, public transport or vehicle sharing) must be demonstrated and exploited**
11. **Preference will be given to previously developed land, and sites that are physically well-related to existing settlements or development**
12. **Development that may or would result in unacceptable impact on local roads, verges, hedgerows and natural habitats will not be permitted**

Visitor economy

20. In 2018, Uttlesford's visitor economy represented the second most important income strand⁴ for the district after retail spending. It is centred around:

- the historic market towns of Saffron Walden and Great Dunmow, Thaxted, and other regionally and nationally important visitor attractions
- London Stansted Airport

21. Key strengths/opportunities for Uttlesford's visitor economy include:

- Historic market towns of Saffron Walden and Great Dunmow are a draw for many shoppers and visitors - both offer the markets, a range of independent stores, cafes and service business, and a library and museum in each location
- Uttlesford has regionally and nationally important arts, heritage and cultural assets and around 3,700 listed buildings.
- Saffron Walden is the main cultural centre within Uttlesford with the museum, galleries, events in the market square and on the Common, Saffron Hall and Saffron Screen, Fairycroft House, One Minet Skate Park, and other cultural opportunities located in the town along with strong amateur and community groups and participation
- Festivals and events include Thaxted Music Festival, WoodFest in Hatfield Forest, Thaxted Morris Weekend and local village festivals
- Regional and nationally important visitor attractions include:

⁴ Uttlesford Employment Needs & Economic Development Evidence. Icen. November 2021 (7.39 p84)

- Audley End House (English Heritage) and Audley End miniature railway
- Hatfield Forest, mediaeval hunting forest (National Trust)
- Stansted Mountfitchet castle
- The Gardens of Easton Lodge
- The international London Stansted Airport results in millions of passengers travelling through the district each year. Business and leisure related services include hotels and accommodation, restaurants and food services, car parks and conference facilities
- The quality of Uttlesford's natural environment is high, and there are walking routes and wildlife sites.
- Working from home presents an opportunity for increased spend in local hospitality businesses.

22. A strategic priority of the SELEP Economic Recovery and Renewal Strategy is to support the recovery, adaptation and growth of the visitor economy.

Policy EMP3: A Sustainable Cultural and Visitor Economy

Development and land use that will deliver high quality sustainable culture and leisure and sports facilities, visitor facilities and accommodation, including proposals for temporary permission in support of the promotion of events and festivals, will be supported. Such development and activities should be designed so that they:

1. **contribute to the local economy and/or community infrastructure; and**
2. **benefit both local communities and visitors; and**
3. **respect the intrinsic natural and built environmental qualities of the area;**
4. **are appropriate for the character of the local environment in scale and nature; and**
5. **flexible to enable multi-functional use**

The provision of new visitor attractions or the expansion of existing attractions will be permitted provided:

6. **it is located in sustainable and accessible locations or can be made so;**
7. **it is appropriate to the site's location in terms of scale, design, layout and materials;**
8. **it does not have an unacceptable adverse impact on the areas valuable natural, built or heritage assets and helps to enhance any affected asset;**
9. **it can demonstrate the viability of the new attraction or where appropriate helps support the viability of an existing attraction; and**
10. **it enhances and complements existing visitor attractions or priorities in the area and supports the development of a year-round visitor economy and/or extends visitor stays; and**
11. **where use of active travel (cycling and walking) and the use of public transport are prioritised**

Where a countryside location is necessary the development should comply with **EMP2** and:

12. meet identified local community and/or visitor needs;
13. support local employment and community services;
14. ensure adequate infrastructure

Protection of existing cultural and community facilities:

15. Development proposals that result in the loss of cultural, arts and community assets will not be permitted unless:
 - a. There is evidence of re-provision of the asset in terms of space and/or services
 - b. There is evidence over a 12 month period that the asset is unviable

[Policies EMP4 & 5 and supporting text relates to specific sites and so will be coming the next LPLG on 18 May]

The Green economy

23. In 2019 the Council declared a climate and ecological emergency, and key priorities to tackle climate change are outlined in the Uttlesford Climate Crisis Strategy 2021-2030. Priorities and requirements related to planning and development are detailed in the Climate Change chapter and policies.
24. The Council supports proposals for business and service development that:
 - Strengthens and delivers low and zero carbon and renewables
 - Develops sustainable and innovative land-based businesses
 - Develops the green economy sector
 - Increases local production and consumption and the circular economy
 - Utilises renewable fuel sources and adopts innovative green technology
 - Significantly reduces or eliminates car-based commuting
 - Promotes the retrofit and conversion of existing structures and equipment to green solutions; adopts green practices and methods of construction
 - Contributes to the delivery of the Jet Zero target for carbon neutral aviation by 2050
 - Reduce waste and increase reuse and recycling of materials and resources
25. Uttlesford continues to have a locally significant land-based sector which must be utilised as a strength in relation to the key outcomes linked to the green economy. These could potentially provide a route to local produce and a more circular economy.
26. The Green Economy includes both the adaptation and up-skilling of existing trades and industries, and the flexibility to embrace new technologies and green innovation.

27. Analysis by MACE⁵ for Essex County Council suggests that demand for green skills is likely to rise rapidly over the next period. It will be important that skills providers work closely with local businesses to align existing provision to the changing imperatives for Net Zero.
28. Construction is expected to be the largest employment sector in both 2029 and 2039⁶, with 10.4% and 11.2% of total employment respectively. There will be opportunities related to retrofit of properties adapting to climate change and new build using modern methods of construction.
29. There is an absence of training skills in both construction and green skills in the District. There is an opportunity for a training and resource centre within a large new settlement, for construction and green skills. This could be located within Uttlesford, at the site of the new settlement or an extension to the specialist courses offered at Stansted Airport College; or incorporated within existing further education in Essex, outside Uttlesford. This is outlined in **Policy EMP8** Employment and Training.

Existing employment areas:

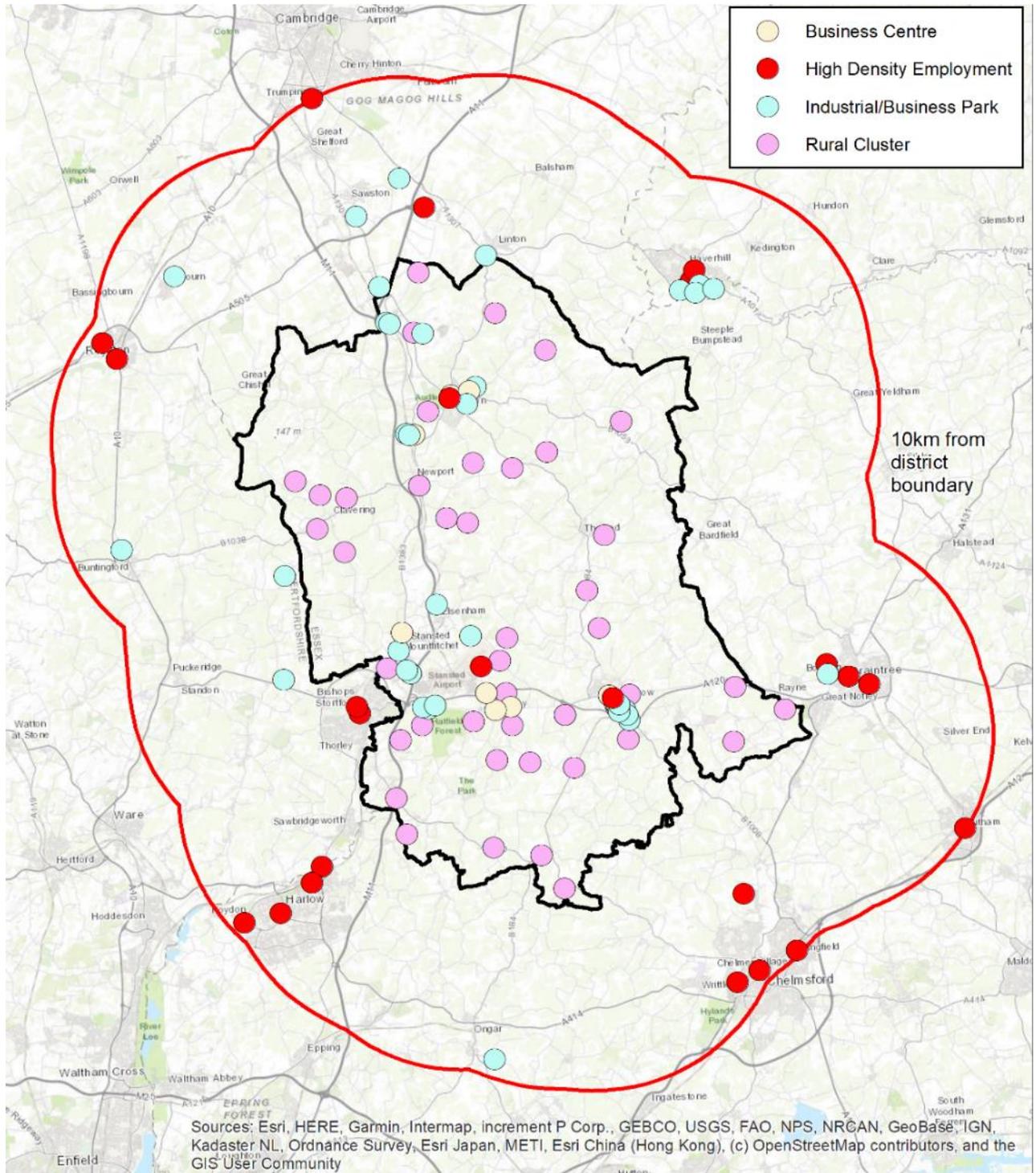
30. Existing employment sites and clusters are identified on the map below and listed in **Appendix XX**. These areas are home to many successful businesses that contribute to Uttlesford's economy. There will inevitably be a degree of change within these areas over the plan period as businesses form, expand, contract and close.
31. Post 2011, 22% of 77.94 ha of safeguarded employment land has been lost to non-employment uses⁷.
32. The Council will protect existing employment sites and business floorspace and support the expansion of existing businesses and start-up of new businesses.

⁵ Green Skills Infrastructure Review for Essex. Essex County Council. Mace. March 2022

⁶ Uttlesford Employment Needs & Economic Development Evidence. Icen. November 2021. (9.2 p126)

⁷ Annual Monitoring Report 202-2021. (4.5 p26)

Figure 6.2: Existing Employment Locations



redevelopment and continuation of employment uses (within B and E use class or sui generis research institutes) on the site and that the proposed redevelopment will modernise buildings that are out of date and do not meet business needs; or

- b. the site is vacant and has been realistically marketed for a period of 12 months for employment use, including the option for potential modernisation for employment uses and no future occupiers have been found.

Expansion of Existing Businesses

4. The expansion of existing businesses which are currently located in areas outside allocated employment sites will be supported, provided:
 - a. existing buildings are reused where possible;
 - b. they do not conflict with neighbouring land uses;
 - c. they will not impact unacceptably on the local and/or strategic highway network; and
 - d. the proposal would not have an adverse impact on the character and appearance of the area.

[The supporting text here makes reference to specific sites and so will be coming to the next LPLG on 18 May]

Digital connectivity and skills

33. Digital connectivity including broadband and mobile is vital in diversifying the rural economy.
34. In addition to providing digital infrastructure, it is vital to help ensure rural workers have the skills to use the technology. This links to a need for wider skills development and the need for long-term skills programmes to help the rural economy innovate, become more productive and achieve better environmental outcomes.
35. Digital connectivity provision is covered in the infrastructure chapter.

[Policies EMP7 & 8 and the supporting text makes reference to specific sites and so will be coming to the next LPLG on 18 May]

Jobs Growth and Employment Land Needs to 2040

Jobs growth

36. Baseline forecasts for jobs growth by Cambridge Econometrics report 61,500 jobs by 2040 from a start of 53,900 in 2019. Based on potential developments at Stansted Airport, Northside and Chesterford Research Park, evidence suggests that employment could reach 66,600 by 2040, which is a more realistic figure.
37. The Plan provides targets for the provision of employment space to ensure the continued availability of business space, through both safeguarding existing and allocating business space. A flexible approach will be adopted to adapt to changing markets, working patterns and behaviour and changing markets.

2005-2021 employment land provision

38. The Annual Monitoring Report 2020-2021 details the employment land allocated and safeguarded between 2005-2011; completed employment floorspace to 2021;

outstanding employment planning permissions as at April 2021. Overall, there has been a loss of allocated employment land and safeguarded employment land to non-employment uses.

39. The Local Plan 2005 (2005-2011) allocated 17.35 ha of employment land, of which:
- 3.71ha was completed
 - 10.25ha was lost to other uses
 - 3.4ha remains outstanding

Also within this period, 77.94 ha of employment land was safeguarded, however 22% (17.34ha) was lost to other uses, primarily residential.

40. Post 2011 there has been a slight gain in employment floorspace, with 2,203sqm completed. There is planning permission for a further 23,563sqm, equating to approximately 5.9ha of employment floorspace to be delivered, outlined in the table below. The overall pattern is of gains in Office, Research & Development and Warehousing floorspace and a loss of Industrial floorspace.

Table 6.3: Employment Floorspace with Outstanding Planning Permission/Under Construction as of April 2021*	
	Outstanding Floorspace (net) sqm
B1(a)/E(g)(i) Offices	6,408
B1(b)/E(g)(ii) Research and Development	0
B1(c)/E(g)(iii) Light Industrial	1,888
B2 General Industrial	-1,784
B8 Storage and Distribution	12,194
B1,E(g)/B2/B8	4,102
TOTAL	22,808
Source: AMR 2020-2021 [Essex County Council (up to 2014) and UDC (post 2014) Annual Monitoring]	

Future employment land needs:

41. For offices E(g)(i) evidence forecasts a range of 4.0-6.3 ha as reasonable provision. Office demand in Uttlesford is focused on local small and medium businesses, guidelines for provision include:
- Particularly space of up to 20,000 sq.ft.
 - Outstanding requirements are all for small and medium-sized units
 - There is little demand for larger head quarter office space
 - The local market in Saffron Walden is focused typically on units of 500 – 1,500 sq.ft.
42. For industrial use B2, B8, E(g)(ii and iii) the evidence forecasts three options:

- 18.9 ha as a minimum
- 27.2 ha as a pragmatic level of growth
- 43.9 ha as a more positive outlook reflecting very high occupancy rates

[The supporting text makes reference to specific sites and so will be coming to the next LPLG on 28 May]

Appendix 2: Existing employment sites or clusters

The list below identifies existing employment sites or clusters, as shown on the Interactive Map to be protected for E(g)(i-iii), B2 or B8 uses as set out in **Policy EMP5**

1. Martel Works, High Easter Road, Barnston, Dunmow, CM6 1NA.
2. Sion House, Stansted Road, Birchanger, CM23 5PU
3. Land adjacent to Hill Green Farm, Clatterbury Lane, Clavering
4. Britannica Works, Arkesden Road, Clavering, CB11 4QU
5. Golds Nurseries Business Park, Jenkins Drive, Elsenham, CM22 6JX
6. Old Mead Road, Elsenham, CM22 6JL
7. Industrial Estate, Gaunts End, Elsenham, CM22 6DR
8. Station Approach, Great Chesterford
9. London Road/Ickleton Road, Great Chesterford
10. Chesterford Research Park, Little Chesterford
11. Chelmsford Road Industrial Estate, Great Dunmow, CM6 1HD
12. Flich Industrial Estate, Great Dunmow, CM6 1XJ
13. Haslers Yard, Great Dunmow, CM6 1XS
14. Hoblongs Industrial Estate, Great Dunmow, CM6 1JA
15. Ongar Road Industrial Estate, Great Dunmow, CM6 1EU
16. Station Road Industrial Estate, Great Dunmow, CM6 1XD
17. Waste Processing Facility, Great Dunmow
18. Stansted Distribution Centre, Start Hill, Great Hallingbury, CM22 7DG
19. Thremhall Park, Bury Lodge Lane, Great Hallingbury, CM22 7WE
20. Land To The South Of B1256 Little Canfield, CM6 1TH (Former Winfresh Ripening Centre)
21. Hall Farm, Little Walden Road, Little Walden, CB10 1XA
22. The Maltings, Newport, CB11 3RN
23. Audley End Business Centre, The Old Forge, Wendens Ambo, CB11 4JL
24. Saffron Business Centre, Elizabeth Close, Saffron Walden, CB10 2NL
25. Former Pulse Factory (previously known as Printpack), Saffron Walden
26. Shire Hill Industrial Estate, Saffron Walden
27. Ashdon Road, Commercial Centre, Saffron Walden
28. Riverside Business Park, Stoney Common Road, Stansted Mountfitchet, CM24 8PL
29. Sworders Auctioneers Site, Cambridge Road, Stansted Mountfitchet, CM24 8GE
30. M11 Business Park, Parsonage Lane, Stansted Mountfitchet, CM24 8TY
31. Takeley Business Centre, Takeley
32. Weston Business Centre, Parsonage Road, Takeley, CM22 6PU
33. Stansted Courtyard, Takeley, CM22 6PU
34. Bearwalden Industrial Estate, Wendens Ambo, CB11 4JX

Appendix ? : **Monetary Contributions towards Affordable Workspace**

A payment in lieu towards affordable workspace will be sought where this is not provided by a qualifying development. The calculation will be based on the following factors:

	FACTOR
A	Total lettable employment floorspace (m2)
B	Percentage of floorspace to be discounted
C	Amount of floorspace subject to discount
D	Market rent per m2 before discount
E	Market rent for discounted floorspace before discount
F	Percentage discount
G	Rent after discount
H	Value of discount
I	Investment Yield
J	Income Multiplier
K	Capital value of discount

Using the factors above, the following seven steps will be used to calculate the fee):

Step 1: Amount of floorspace subject to discount $C = A \times B$

Step 2: Market rent for discounted floorspace before discount $E = D \times C$

Step 3: Rent after discount $G = E \times F$

Step 4: Value of discount $H = G - E$

Step 5: Income Multiplier $J = (1/I)$

Step 6: Capital value of discount $K = H \times J$

Agenda Item 8

UTTLESFORD'S NEW LOCAL PLAN

HOUSING CHAPTER

(Housing, affordable housing, Gypsies & Travellers, space standards)

Housing

(Community Stakeholder Forum points)

Design to respect environment, local vernacular, traditional materials, landscape and heritage setting, develop local design guides.

Plan for sheltered housing as part of larger developments.

Prioritise mitigation of climate change in design of homes.

Apply minimum space standards.

Design in opportunities for home working.

Need for quality smaller houses, affording more choice to 'down-sizers'.

Type and size of housing should support economic strategy.

Offer a variety of schemes.

Introduction

Meeting housing needs is dealt with in the Spatial Strategy and Future Growth chapters. This chapter looks at the non-strategic policies that will shape residential development in Uttlesford.

Housing in Uttlesford has an important part to play in supporting both the local and national economy, as well as being critical in promoting well-being and achieving positive health outcomes. Uttlesford is a rural district with historic market towns and beautiful villages. Overall, the quality of life of residents is high, although demand for housing is also high, with high rents and house prices, preventing many people from living in the district. It is important to increase the supply of all types of housing, including affordable housing, and maintain a mix of different sizes, types and tenures of housing to meet a wide range of housing needs. The previous Strategic Housing Market Assessment (SHMA) for the Uttlesford assessed the housing needs and helps to inform the scale and mix of housing and the range of tenures that are required to meet the need. The Council is producing a Local Housing Needs Assessment (LHNA) to update the information in the SHMA.

Housing Mix

It is important that the Local Plan provides for a choice and mix of housing across the District in order to create balanced and sustainable communities in relation to both the choice and mix provided on larger, individual sites and overall choice and mix of specific communities. Widening housing choice broadens the appeal of an area and helps in meeting the needs of existing residents. The Council will expect the mix of new residential schemes to reflect the most recent evidence of need

taking into account local character considerations and viability which will be assessed on a site-by-site basis as necessary. If necessary, evidence of scheme viability will need to be demonstrated at the time a planning application is submitted, or alongside a request for a variation of a S106 agreement.

The 2015 Strategic Housing Market Assessment (SHMA) assessed the housing mix and tenure in terms of number of bedrooms for market and affordable housing. It was concluded that the majority of the need for market housing is for 3 and 4+ bedroom houses, whilst the greatest need for affordable housing units is for 2- and 3-bedroom houses.

Work undertaken since the SHMA has identified that there is currently a 'demographic gap' in Uttlesford, young adults move out of the district and new/returning residents do not come back until they are in their 40's. This is linked to the push-pull factors of house prices and lifestyle, with young adults being unable to afford a home in the district and desiring to live nearer services and facilities aimed at young people.

Ensuring there are sufficient properties to meet the needs of an aging population is also important, to that effect all larger sites will be expected to include suitable housing on site, for example bungalows, retirement flats or extra care facilities.

In the last ten years, between 50% and 90% of dwellings built have had 3 or less bedrooms. This is considered helpful as provides a supply of smaller properties that are more likely to assist first time buyers purchase a property.

The Council will be producing a Local Housing Need Assessment (LHNA) to replace the SHMA, further evidence from this study will inform future iterations of this policy.

Policy H1 Housing Mix

Within all developments providing 10 or more new dwellings the Council will require the provision of an appropriate mix of dwelling types and sizes that contribute to current and future housing needs and create mixed communities. This will include a significant proportion of dwellings with 3 or less bedrooms and a minimum of 5% of properties will be suitable for an aging population.

Subdivision and Houses in Multiple Occupation (HMO)

The use Class (C4) covers small, shared houses or flats occupied by between 3 and 6 unrelated individuals who share basic amenities. Planning permission is generally not required for a change of use from a dwelling house (C3) to C4, as it is permitted under the General Permitted Development Order (GPDO). A change use from a C3 or C4 to a large house in multiple occupation (HMO) (with more than 6 people sharing) requires planning permission. HMOs can provide useful accommodation but

can cause issues, as in many cases the property was not originally designed for intensive residential use.

The character of an area may be adversely affected by subdivision of existing properties or change of use to multiple occupancy resulting in alteration of population mix, impact on facilities and services. HMOs can result in an increase in on-street parking requirement, loss of amenity due to the use of garden space for car parking, an increase in overlooking of adjacent properties and general noise and disturbance. If a dwelling is within a flood risk area, subdivision creating a ground floor flat could mean a flat being created with no access to a first-floor level for refuge. The potential adverse effects of the subdivision or multiple occupancy of residential properties will be controlled by Policy H2 below.

Policy H2 Subdivision of Dwellings and Dwellings in Multiple Occupancy

The subdivision of dwellings into two or more units or the change of use of dwellings to houses of multiple occupancy will be permitted provided that:

- 1. Development does not harm the character or amenity of the area;**
- 2. Sufficient car parking is provided in accordance with the standards set out in **Policy XX** in the Transport and Movement chapter;**
- 3. There would be no unacceptable overlooking of neighbouring properties;**
- 4. A reasonable amount of amenity space is provided in accordance with the Essex Design Guide or subsequent design guidance for the occupiers of the newly created units;**
- 5. If the dwelling is located within a flood risk area, no residential unit is created without access to a first-floor level for refuge;**
- 6. The development would not have a detrimental effect on the character of the area by reason of:**
 - i. Unacceptable increases in on-street parking;**
 - ii. Unacceptable loss of garden space for use as car parking; and**
 - iii. Unreasonable noise and disturbance to the occupiers of neighbouring properties from vehicles or any other cause.**

Permission granted will normally be subject to a condition that restricts the number of occupants allowed to reside at the property as their main residence.

Residential Extensions and Annexes

While extensions to homes reduce the stock of smaller and cheaper housing, an extension may be the only way many households can afford to secure the accommodation they need to meet their changing family requirements.

The projected population between 2019-2039 will be primarily driven by the 65+ age group. This age group is projected to grow at a rate of 2% per annum in the period 2019-2039. Over time as the level of housing support and care for the elderly changes, extensions offer a solution for some independence within the family unit as well as providing close support thus reducing the need for the premature need to enter care facilities.

Extensions to homes offer an opportunity to support the living needs of the elderly thus avoiding premature entry into assisted living. This type of residential development reduces the need to move home, whilst adapting to a family's changing lifestyle and societal needs as well as reducing the need for larger homes.

The changes in working patterns which will include remote, flexible, and hybrid working, will require home offices that in turn will likely result in an in the need for home extensions.

Applications for residential extensions will be considered against all policies within the Local Plan, where relevant, and, in particular the design policies set out in the chapter 'Protecting and Enhancing Uttlesford'.

Policy H3 Small Scale Residential Extensions and Annexes

Residential Extensions and Annexes will ensure:

- 1. The scale, massing and appearance would be in keeping with or improve the existing building and the character and the appearance of the surrounding area;**
- 2. The residential amenity of privacy and daylight of any adjoining properties be safeguarded;**
- 3. Any additional car parking is provided in accordance with the standards set out in **Policy XX** in the Transport and Movement chapter;**
- 4. It would not cause harm to the setting of a heritage asset and would preserve or enhance the special architectural of historic character and appearance of a conservation area and its setting: and**

Residential Extensions and Replacement Dwellings in the Countryside and the Green Belt

The construction of replacement dwellings and extensions to existing houses can individually, and cumulatively over a number of years, have an adverse impact both on the character of the individual properties and their surroundings. To help protect the character of Uttlesford's countryside and its Green Belt there is a need to control the amount and design of new development in the countryside. Applications for

small-scale residential extensions should be considered against Policy H4 of the Local Plan.

To help protect the character of Uttlesford's countryside and its Green Belt there is a need to control the amount and design of new development in the countryside. The construction of replacement dwellings and extensions to existing houses can individually, and cumulatively over a number of years, have an adverse impact both on the character of the individual properties and their surroundings. Applications for small-scale residential extensions should be considered against Policy D3 of the Local Plan. Regards should also be given to Policy SP10 – Protection of the Countryside and Policy C1 – Protection of Landscape Character as well as the design policies in the Design section of the Local Plan.

Policy H4 House Extensions and Replacement Dwellings in the Countryside and the Green Belt

House extensions and replacement dwellings beyond the Green Belt:

- 1. Proposals to extend or replace existing dwellings within the area designated as Countryside or Countryside Protection Zone will be permitted provided that the proposal would not materially increase the impact of the dwelling on the appearance of the surrounding Countryside or the open character of the Countryside Protection Zone by virtue of its siting, scale, height, character, and design.**
- 1. A replacement dwelling should be positioned on or close to the footprint of the existing dwelling, unless design, landscape, highway safety, residential amenity or other environmental grounds indicate that a more appropriate location on the plot can be justified.**

House extensions and replacement dwellings within the Green Belt

- 2. House extensions which would not result in disproportionate additions to the original dwelling or harm the purposes of the Green Belt will be permitted; and**
- 3. Replacement dwellings should be positioned on or close to the footprint of the existing dwelling and will only be permitted if they are not materially larger than the one it replaces.**

Both within the Green Belt and beyond it, account will be taken of the footprint of the existing dwelling, the extent to which it has previously been extended or could be extended under permitted development rights, and the character of the area.

Residential Development in Settlements without Development Limits

Infilling between existing dwellings and the development of villages without development limits often provide opportunities for the provision of additional homes. However, care should be taken to make sure that such development is appropriate, well designed, in scale with, and well related to its surroundings. This will be particularly important beyond development limits, where the sensitive nature of these sites requires development only to be allowed where it will not adversely affect the local environment and where it will not lead to overdevelopment.

It is also important to safeguard the interests of residents in surrounding houses by making sure that residential amenity such as large gardens, privacy, and the character of the area is maintained.

Policy H5 Residential Development in Settlements without Development Limits

Proposals for small scale residential development on sites in settlements without development limits will be permitted if the following criteria are met:

- 1. The development is limited in scale and proportionate to the existing settlement;**
- 2. The setting of existing buildings, the natural and historic environment, and the character of the area are protected;**
- 3. A reasonable amount of amenity space is provided in accordance with the Essex Design Guide or subsequent guidance;**
- 4. The development would not have an overbearing effect or cause disturbance to neighbouring properties;**
- 5. There would be no material overlooking or overshadowing of neighbouring properties; and**
- 6. The resulting development would not result in unreasonable noise and disturbance to the occupiers of neighbouring properties from vehicles or any other cause.**

Affordable housing

The 2017 SHMA identified that the affordable housing component of the District's total housing need is 19.5%. In the light of national policy which does not permit affordable housing contributions from sites of 10 units or less, it is considered appropriate to require developments of 11 dwellings or more to provide 40% of the total number of dwellings as affordable dwellings in order to ensure that the affordable housing need is met.

There are, and will continue to be, many households in Uttlesford lacking their own housing or living in housing that is inadequate or unsuitable, who are unlikely to be able to meet their needs in the housing market without some assistance.

For affordable housing to be relevant to those in housing need in Uttlesford it must be available, both initially and for subsequent occupancy, only to those with a demonstrable housing need.

The Council encourages meeting affordable housing requirements through one of its preferred Registered Providers (RP) who have the management abilities and local knowledge to effectively manage new affordable housing. Increasingly though there are a range of different types of affordable housing and developers and property managers as well as Registered Providers. The Council will consider a range of different types of affordable housing subject to it meeting the overall intention of affordable housing. Innovative affordable housing products and development designs will be supported particularly within the larger developments.

Starter Homes can help to widen opportunities for home ownership for those households able to afford market rents but unable to afford to buy housing in the Housing Market Area. The Council is supportive of the model and awaits the publication of the Regulations. The SHMA found that Starter Homes are unlikely to be affordable to those households identified as being unable to afford market housing. The provision of Starter Homes are therefore considered as being additional to (and not part of) the affordable housing need.

The percentage and type of affordable housing on any given site may be subject to negotiation at the time of a planning application, to allow issues such as site size, sustainability and viability to be considered. An appropriate mix of tenures and property size would need to be agreed in the light of the most up to date housing need evidence and will be determined by local circumstances. The Council will set out in its Developer Contributions Supplementary Planning Document and specific site layout and design requirements for affordable housing. Currently the tenure split is 71% affordable rent or social rented tenure and 29% shared ownership or intermediate housing tenure. Affordable housing units will be normally be distributed throughout the development in clusters of no more than 10 units, depending on the size of the development.

Requirements for affordable housing provision can render some schemes unviable, especially when faced with a downturn in the housing market or changes to funding. The viability of schemes is a key consideration. It is the responsibility of the applicant to commission a viability study by specialists to be agreed with the Council to prove that the affordable dwellings requirement as set out in the policy will make their scheme unviable and to propose alternatives to meet the requirements set out in Policy H6 below.

Policy H6 Affordable Housing

Developments on sites which provide for 10 dwellings or more, or residential floorspace of more than 1,000 sq m (combined gross internal area), will be required to provide 40% of the total number of dwellings as affordable dwellings on the application site and as an integral part of the development. The council will prepare a Supplementary Planning Document on Affordable Housing.

Where it can be evidenced to the satisfaction of the Council that this requirement would render the development unviable the Council will negotiate an appropriate provision of affordable housing.

In exceptional circumstances, where this cannot be achieved, off-site provision and/ or commuted payments in lieu of on-site provision may be supported where this would offer an equivalent or enhanced provision of affordable housing.

Affordable housing units will be distributed through the development in appropriately sized, non-contiguous clusters. The tenure mix of affordable housing should reflect the most up to date local housing need evidence and viability on individual sites. Affordable housing will be tenure blind and indistinguishable from market housing.

Developers may not circumvent this policy by artificially subdividing sites. Where sites are sub-divided, the Council will expect each subdivision or smaller development to contribute proportionally towards achieving the amount of affordable housing which would have been appropriate on the whole or larger site.

To prevent the loss of affordable housing to the general housing market, the Council will, where appropriate, require long term safeguards to be in place to ensure the benefit of affordable housing will be enjoyed by successive occupiers. This will normally be secured through a section 106 agreement.

Affordable housing on Exception Sites

As a consequence of the scale of affordable housing needs and the need to retain mixed and balanced communities, the Council will also exceptionally release suitable land in rural areas for local needs housing that would not otherwise normally receive planning permission.

It is important to establish that a need exists and then to make sure that accommodation is made available for those people who have a genuine need for housing in the locality that they cannot meet in the market. Such people may for example, include existing residents who need separate accommodation locally, key workers or people who have longstanding links with the local community, such as

people who used to live in the village but were forced to move away because of a lack of affordable housing, and people who need to move back into a village to be near relatives. 'Local' in this context means 'within the parish', principally, although the needs of those who live or work in an adjoining parish may also be accepted. This would particularly apply where a scheme is proposed in a larger village that would meet the needs of adjoining smaller communities. Properties need to meet an identified local need and be provided and maintained by a registered or other provider, to be agreed by the Council at an early stage. On some exception sites the Council may consider development that includes cross-subsidy from open market sales on the same site. The applicant would need to demonstrate to the Council's satisfaction that a mixed tenure scheme was essential to the viability and delivery of the development. The District Council will work with Registered Providers, Parish Councils and Neighbourhood Plan Groups in identifying suitable sites.

Community Land Trusts (CLTs) are recognised as one potential arrangement to deliver, own and manage the provision of affordable housing including discounted market sale and intermediate homes to rent or buy. The Council supports the development of CLTs to meet local housing needs. As corporate bodies, CLTs must satisfy conditions within relevant legislation and furthermore should be willing to enter into planning obligations to secure the future affordability and occupancy of any dwellings they provide.

Policy H7 Affordable Housing on Exception Sites

Development of affordable housing will be permitted outside settlements on a site where housing would not otherwise normally be permitted, if it meets all the following criteria:

- 1. The development will meet a local need that cannot be met in any other way, as demonstrated by an up-to-date housing needs survey prepared within the last three years;**
- 2. The development is of a scale appropriate to the size and facilities of the settlement; and**
- 3. The site adjoins the settlement;**

The inclusion of market housing in such schemes will be supported provided that:

- 4. Viability assessments demonstrate that the need for the market housing component is essential for the successful delivery of the development; and**
- 5. The proportion of market housing is the minimum needed to make the scheme viable.**

Self-Build and Custom Build Housing

Paragraph 62 of the NPPF clarifies that Local Planning Authorities should identify and make provision for people wishing to build their own home. Enabling self-build and custom-building homes provides an important opportunity to bring more choice into the housing market and enable people to design and build homes that meet their specific needs.

Self-build and custom housebuilding mean the building or completion by (a) individuals, (b) associations of individuals, or (c) persons working with or for individuals or associations of individuals of houses to be occupied as homes by those individuals as their sole or main residence for at least three years. The three years is relevant in terms of qualifying for self-build Community Infrastructure Levy (CIL) exemption¹. However, the CIL exemption will apply in future when Uttlesford District Council adopts the CIL regime.

The Self-build and Custom Housebuilding Act 2015 requires each local planning authority to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in the authority area in order to build houses for those individuals to occupy as homes. The self-build register also provides information about the demand for such housing. The self-build and custom housebuilding need as identified from the Council's register is reported and published annually.

In December 2020 the Council introduced eligibility criteria and set a local connection test to try and gain a more accurate identification of those with a local need for self-build and custom house building. As of December 2021, there were 121 individuals and no associations on the Council's Self and Custom Build Register (Part 1) and 122 individuals and no associations in Part 2 of the same Register.

The Council will work with developers on sites where the delivery of serviced plots for affordable housing are negotiated to enable some of these to be offered for self-build where a need is identified.

Community Land Trusts (CLTs) are recognised as one potential arrangement to deliver, own and manage the provision of self-build schemes. CLTs are non-profit, community-based organisations run by volunteers that develop housing, workspaces, community facilities or other assets that meet the needs of the community, are owned and controlled by the community and are made available at permanently affordable levels. The Council supports the development of CLTs to

¹ Regulation 54A, The Community Infrastructure Levy Regulations 2010

meet local housing needs. As corporate bodies CLTs must satisfy conditions within relevant legislation and furthermore should be willing to enter into planning obligations to secure the future affordability and occupancy of any dwellings they provide.

The Council further recognises the opportunity of custom and self-build housing partly satisfying the affordable housing obligations from a residential development. Self-build development can provide for intermediate housing for rent or sale but would be subject to applying affordability and eligibility criteria. Several alternatives can be used to secure delivery. These include providing a specific number of fully serviced plots or homes that can be partly built out to be self-finished by purchasers. In all cases these should be made available to households in housing need with a relevant local connection and provided for sale or rent at an appropriate discount below market values. Affordable self-build properties should meet the definition for affordable housing provided by the Local Plan and Annex 2 of the NPPF for people who cannot afford to buy or rent a home on the open market.

Support for this growing sector can make a positive contribution to development within the district. Where areas of land are identified for self-build, either as part of a strategic development site, or through other smaller scale or windfall development, good design principles will apply.

Masterplans and Plot Passports should be prepared that provide the parameters within which these new homes can be designed and build, allowing for individual interpretation, but within a framework that establishes the grain, scale and rhythm of new development.

Plot Passports are a summary of the design parameters for any given plot, helping private homebuilders understand what they are allowed to build on the plot. They capture key information from the planning permission for the site, design constraints and procedural requirements. The Passports clearly show permissible building lines within which the new dwelling can be built, as well as height restrictions and other details such as parking requirements. Aspects such as materials, roof styles and fenestration are usually left for the plot owner to decide.

Policy H8 Self-Build and Custom Build Housing

Self and Custom Build proposals will be supported where they seek to address the need and demand for self and custom build housing and:

- 1. The site is located within development limits;**
- 2. Are of high-quality design and accord with plot passports (where appropriate);**
- 3. Are constructed sustainably and are energy efficient; and**
- 4. Do not conflict with other policies in the local plan.**

5. **Self and Custom Build proposals will be supported as part of strategic sites.**

Where land is proposed for self and custom build plots located within strategic sites, a design code and Individual Plot Passports should be prepared and submitted to the Council for approval. Together, these will regulate the form of development, establishing building parameters such as heights, footprints, setbacks, densities, and parking requirements.

Neighbourhood plans may designate self and custom-build sites where demand is identified.

In line with identified demand, a proportion of the self-build plots should be provided as affordable housing. These should be provided:

6. **At an appropriate discount below market value; and**
7. **To households in housing need with a relevant local connection.**

If Self or Custom Build plots are not sold after being marketed appropriately for 24 months, then they should remain on the open market as Self or Custom Build plots or be offered to the Council as land to deliver additional affordable housing. If there is no interest from the above after a further 12 months then the developer can build out the site as open market housing.

Sites for Gypsies, Travellers and Travelling Showpeople

Section 225 of the Housing Act 2004² states that every local housing authority must, when undertaking a review of housing needs in their District carry out an assessment of the accommodation needs of gypsies and travellers residing in or resorting to their district. Local planning authorities are required to provide culturally suitable accommodation for all their community under the Housing Act (2004).

The national Planning Policy for Traveller Sites (PPTS) (2015)³ requires local planning authorities to set pitch targets and provide a sufficient supply of sites for those families who meet the definition of 'gypsy and traveller' and 'travelling showpeople'. Gypsy and traveller under the PPTS are defined as:

Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but

² <https://www.legislation.gov.uk/ukpga/2004/34/contents>

³ Planning Policy for Traveller Sites (DCLG, 2015)

excluding members of an organised group of travelling showpeople or circus people travelling together as such. In determining whether persons are “gypsies and travellers” for the purposes of this planning policy, consideration should be given to the following issues amongst other relevant matters:

- a. Whether they previously led a nomadic habit of life;*
- b. The reasons for ceasing their nomadic habit of life.*
- c. Whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances.*

Travelling showpeople are defined in the PPTS as:

Members of a group organised for the purposes of holding fairs, circuses or shows (whether travelling together as such). This includes such persons who on the grounds of their own or their family’s or dependants’ more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.

In partnership with the Councils across Essex, Southend-on-Sea and Thurrock, the District Council commissioned the Gypsy and Traveller Accommodation Assessment (GTAA) to provide a robust assessment of current and future need for gypsy and traveller and travelling Showpeople families. The latest GTAA was published in January 2018 and the baseline for the Uttlesford Study in 2016. Essex authorities are currently commencing an update of the GTAA.

The GTAA has sought to understand the accommodation needs of the Gypsy, Traveller and Travelling Showpeople population in Uttlesford through a combination of desk-based research and engagement with members of the travelling community living on all known sites. A total of 16 interviews were completed with Gypsies and Travellers living on authorised and unauthorised sites and yards.

The GTAA identified that in the District there is a need for no additional pitches up to 2033 for Gypsy and Traveller households that meet the planning definition contained in the Planning Policy for Traveller Sites; a need for up to 8 additional pitches for Gypsy and Traveller households that may meet the planning definition; and a need for 10 additional pitches for Gypsy and Traveller households who do not meet the planning definition. The policy on specialist housing supports meeting these needs. No needs for travelling showpeople were identified. The Council is working with the other Councils in Essex to identify the need and the appropriate location(s) for transit provision as well as to review the study published in 2018.

The Council is committed to providing for the housing need of all of its community as required under the 2004 Housing Act. The Council will closely monitor the Gypsy and Traveller population and keep the evidence base on gypsy and Traveller need and supply under review. The Council will publish an annual statement indicating the supply of Gypsy and Traveller pitches when compared to the latest identified need.

The Council will work in partnership with relevant stakeholders to address the identified need for Gypsy and Travellers who fall outside the definition of the PPTS as part of the Council's overall objective to meet district-wide housing needs. Any need that arises during the Local Plan period will be considered against the criteria based Policy H9 below, or if it proves necessary in the future, through the preparation of a specific site allocations plan.

Policy H9 Sites for Gypsies, Travellers and Travelling Showpeople

In determining all planning applications, only those who meet the PPTS definition of a Gypsy, Traveller or Travelling Showperson will have weight attributed to the need for a site.

When considering planning applications for Gypsy, Traveller and Travelling Showpeople accommodation, planning permission will be granted where all of the following criteria are met:

- 1. The site is not in the Green Belt, unless there are very special circumstances;**
- 2. The site is in a sustainable location in terms of accessibility to local services and facilities;**
- 3. The site is suitable in terms of vehicular access to the highway, parking, turning, road safety and servicing arrangements and has access to essential services such as water supply, sewerage, drainage, and waste disposal;**
- 4. Adequate provision is made for on-site facilities for storage, play, residential amenity and sufficient on-site utility services for the number of pitches or plots proposed;**
- 5. The proposal is well related to the size and location of the site and respects the scale of the nearby communities;**
- 6. There is no significant adverse impact on the intrinsic character and beauty of the countryside and the site would not lead to the loss of, or adverse impact on, important historic and natural environment assets;**
- 7. There is no significant risk of land contamination or unacceptable risk of flooding;**
- 8. The site provides a satisfactory residential amenity both within the site and for neighbouring occupiers and there is no significant adverse impact on the amenity of nearby communities;**
- 9. Safe and convenient vehicular access to the local highway network can be provided; and**
- 10. Plots for Travelling Showpeople should also be of a sufficient size to enable the storage, repair and maintenance of equipment.**

Change of use Planning permission will be refused for the change of use of all Gypsy and Traveller sites or Travelling Showpeople yards identified in the Gypsy and Traveller Accommodation Assessment unless acceptable replacement accommodation can be provided, or it can be demonstrated that the site is no longer required to meet any identified needs.

Accessible and Adaptable Homes

Uttlesford has an ageing population which has clear implications for the future delivery of housing over the Local Plan period. Essex County Council (ECC) is the provider of social services in the District. Its independent Living Programme is encouraging the provision of specialist accommodation in Essex as a means by which older people can continue to live healthy and active lives within existing communities. This approach to meeting the specialist accommodation needs of older people is intended to reduce the demand for residential/nursing home care, which is a considerably more expensive way of meeting the needs of older people, and can unnecessarily restrict independence within this age group.

Housing intended specifically for older people should be located where it is easy for residents to access community facilities and services, such as day-to-day shops and healthcare, and to be able to travel by public transport to larger centres to access a greater range of higher order facilities and services such as hospitals and libraries, this supports the concept of walkable neighbourhoods. If the day-to-day facilities and services are not available locally they should be available on site. Research has shown that the incorporation of certain design features in housing can have positive implications for the health and well-being of older people. In 2009 the Housing our Ageing Population Panel for Innovation (HAPPI) published a report examining the design of housing for older people and made recommendations to improve it. This included 10 key design principles which are now known as the HAPPI principles and are considered best practice that should be adopted in the design of housing for older people. Bungalows provide a popular form of housing in Uttlesford which means that older people can downsize to accommodation that is fit for purpose but still maintains their independence. It also meets a need for those with a physical disability who require accommodation on one floor. The provision of 1 and 2 bed bungalows will be supported.

There is also a need to ensure that the needs of wheelchair users are met within the District. It is therefore essential that planning policy be provided to ensure that the needs of older people and wheelchair users are met over the Local Plan period. The Local Plan aims to give people more choice and control over where and how they live and receive care. Sites of 10 or more dwellings are therefore required to meet the optional Building Regulations Requirement M4(2): Category 2 (Accessible and Adaptable Dwellings). This threshold reflects the possibility that the costs associated with such provision may make smaller developments unviable. Where this would result in only a part dwelling being provided, it is expected that the total requirements will be rounded up. 10% of market housing and 15% of affordable housing will be

required to meet the optional Building Regulations Requirement M4(3): Category 3 (Wheelchair Users Dwellings) to meet the needs of wheelchair users in the District.

Policy H10 Accessible and Adaptable Homes

Provision will be made for housing, including bungalows, that meets the needs of the ageing population and those with disabilities.

Housing designed specifically for older people should offer easy access to community facilities, services and frequent public transport, or where this is not possible facilities and services should be available on-site. Where possible schemes should be well-related and integrated with the wider neighbourhood. Subject to viability older people's housing developments should be designed in accordance with the HAPPI principles.

New housing must be designed and constructed in a way that enables it to be adapted to meet the changing needs of its occupants over time. For this reason the Council requires all new housing on sites of 10 or more dwellings (market and affordable) to meet the optional Building Regulations Requirement M4 (2): Category 2 (Accessible and Adaptable Dwellings). 10% of market housing and 15% of affordable housing will be required to meet Category 3 (M4(3)) requirements (Wheelchair user dwellings).

Only where circumstances exist where it can be demonstrated by the applicant that it is not practically achievable or financially viable to deliver will new development be exempt from this policy.

Specialist housing

There are certain groups of people within the community that need Specialist Residential Accommodation that caters for their specific needs. Specialist Residential Accommodation includes housing for older people such as Independent Living schemes for the frail elderly, student accommodation, homes for those with disabilities and support needs, residential institutions and also non-nomadic Gypsy and Travellers who, for cultural reasons, choose to live in caravans. Proposals to meet the needs of non-nomadic Gypsies and Travellers will be tested against the criteria in policy H9.

Policy H11 Specialist Housing

Within all developments of more than 100 dwellings the Council will require 5% self-build homes which can include custom housebuilding. At the time an application is submitted, the Council will review this percentage against the latest local housing need requirement for self-build/custom build homes; and provision of Specialist Residential Accommodation (including Independent

Living and non-nomadic Gypsy and Traveller needs) taking account of local housing needs.

The inclusion of self-build and custom build homes and Specialist Residential Accommodation on smaller sites will also be encouraged.

Agricultural/Rural Workers' Dwellings

The erection of a new dwelling for someone engaged in agriculture or rural activity who has to live permanently at or near their place of work at all times is one instance where new buildings may exceptionally be permitted in the countryside.

Applications for planning permission in such circumstances will need to demonstrate that the agricultural or rural enterprise or intention to engage in one is genuine and will be sustained for a reasonable period of time that is sufficient to warrant a dwelling in the countryside where it would not otherwise be permitted.

Applications should include clear evidence that the proposed enterprise has been planned on a sound financial basis. It will also be necessary to establish that the enterprise needs one or more full-time workers to be readily available at most times, for example, to provide essential care to animals or processes at short notice and to deal quickly with emergencies that could cause serious loss of crops or produce.

Such dwellings may be exceptionally permitted in open countryside only because of the needs of the enterprise. Before permission is granted there has to be a clearly established existing need.

In these cases, dwellings will normally be modest in size, in line with the function of providing appropriate care, and be related to the needs of the holding in terms of its scale. The test is a stringent one. The application must demonstrate that new residential accommodation is essential for the enterprise, and not just convenient.

Policy H12 Agricultural/Rural Workers' Dwellings

New isolated dwellings in the countryside intended for occupation by agricultural/rural workers will be permitted if it can be shown that there is an essential need for an agricultural/rural worker to live permanently at or near their place of work in the countryside. In determining whether such need exists, the following criteria must be met:

- 1. The dwelling is essential for the proper functioning of the enterprise to enable one or more full-time workers to be readily available at most times;**
- 2. The need relates to a full-time worker or one who is primarily employed in agricultural/rural employment and does not relate to part-time requirements;**

3. The enterprise is economically viable and has clear prospects of remaining so to the extent that it can sustain the dwelling proposed;
4. The functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned;
5. The size and location of the proposed dwelling is commensurate with the established functional requirements of the enterprise, rather than those of the owner or occupier; and
6. The proposed dwelling should satisfy other planning requirements including access arrangements, energy efficiency, siting and impact on the countryside and flood risk.

In granting planning permission, the Council will:

7. Make sure that the dwellings are kept available for meeting this need for as long as it exists; and
8. Remove the Permitted Development Rights.

An occupancy condition restricting the occupancy of a dwelling to a person employed or last employed in agriculture or rural worker will not be removed unless the council is satisfied that:

9. Comprehensive evidence has been submitted to show that the business does not need the dwelling for its current or future labour needs, and it has been marketed for sale or rent for a minimum period of 24 months (12 months)? at a market price to reflect the occupancy condition, and confirmation of a lack of interest; and
10. The long-term need for the dwelling has ceased; and
11. There is no evidence of a continuing need for housing for persons employed or last employed in agriculture or other rural work in the locality.

Agenda Item 9

9. Provision of Services and Community Facilities

This chapter covers:

- Retail
- Education and skills
- Health, wellbeing and emergency services
- Community and cultural facilities
- Open space, sports and recreation facilities

Retail

Introduction

1. The retail strategy is to provide a broad range of retail and other facilities in the town centres, maintain their roles and enhance the historic nature of the town centres which attracts people to visit them. The Uttlesford Retail Study (November 2021)¹ underpins the approach, identifying when retail needs arise and how these can be met sustainably without harm to the town centres. The study was undertaken and produced after major Covid-19 lockdowns and restrictions, but the reality is that the impacts of the pandemic are still materialising.
2. The Council's economic team has and continues to work closely with local retailers to minimise the effect of the pandemic on trading and to encourage recovery. An economic recovery plan was approved by the Council in December 2020, valid until 31st March 2022 and pending an understanding of what the "new normal" would look like. One objective of the plan was to foster the development of existing town centres as vibrant locations for business and leisure. What is certain is that the pandemic has increased the pace of change towards online shopping, heightening the impact on traditional commercial centres.
3. In May 2021, the district's shops and centres had experienced a 29% reduction in footfall compared to pre-pandemic levels, but there is evidence of resilience in the retail sector. A "Click it Local" scheme provided a platform for local independent businesses to trade online and deliver goods to people's homes. This is likely to have contributed to lower vacancy levels than elsewhere, as did the largely independent nature of trading.
4. The study concludes that the town centres are in reasonably good health, with little evidence of increased leakage to destinations elsewhere compared to the

¹ Uttlesford Retail Capacity Study November 2021

last surveys in 2016. There has been some switching away from town centres to out of town locations, particularly in Saffron Walden. Existing foodstores are overtrading, leading to an unmet capacity for new convenience floorspace in the district.

5. The study concludes that by the mid-2030s capacity might exist for a small to medium foodstore in Saffron Walden and a large foodstore in Great Dunmow. Any planning application that is submitted will need to follow the sequential test as set out in chapter 7 of the NPPF. Applicants will have to demonstrate that any new foodstore that is provided would not have a detrimental impact upon the health of existing town or local centres.
6. The study finds very limited capacity for comparison goods floorspace, and then only towards the end of the plan period.
7. Policies in the local plan will seek to promote long-term vitality, viability and to protect the character of towns and villages so that they continue to provide an attractive environment for the people who visit them.
8. The two main market towns are Saffron Walden and Great Dunmow, and both have town teams. Stansted Mountfitchet and Thaxted are local centres, the former having an economic development working group. All benefit from tourism. The made Great Dunmow Neighbourhood Plan includes policies protecting and enhancing the town centre. The made Thaxted Neighbourhood Plan supports the diversification and enhancement of shops, services, and community facilities where they preserve or enhance the conservation area.
9. Beyond the district, centres like Cambridge, Chelmsford, Harlow and (to a lesser degree) Braintree, Haverhill and Bishop's Stortford provide a wider range of shops, services and recreational opportunity and there is a leakage of expenditure to these centres.

Retail Strategy

10. The Uttlesford Retail Study (November 2021) provides an up-to-date assessment of retail. In relation to the main centres, the key issues are as follows.

Saffron Walden

11. The town centre is well maintained. It has a historic street pattern and is highly walkable although pavements are narrow in places. A more permanent solution to the coned widening of the pedestrian area in Hill Street is needed. The car parks seem well used, although visitor signposting to them would be beneficial. Crime is 63% lower than the 2020 Essex average.
12. There is a slightly higher vacancy rate than the UK average, but there are no areas of concentrated vacancy. There was evidence of a number of units being refurbished at the time of survey. Several vacant units were previously

occupied by national multiple retailers. The centre seems increasingly accented towards independent retail.

13. Provision of convenience goods shops is slightly below the UK average, but comparison goods provision is well above, which is to be expected in the largest town centre in the district. There has been a notable increase in service sector provision in the town centre (43.8% compared to 32% in 2020). Financial services and health and beauty are especially prominent. The evening economy is enhanced by several pubs, restaurants, takeaway units and two hotels.
14. Further new convenience floorspace should be provided in line with Policy RET1 and should take into account identified need and the impact on the town centre. Two development opportunity sites are proposed within the town centre to facilitate new development and redevelopment for retail and other town centre uses.

Great Dunmow

15. The town centre displays a pleasant shopping environment. It has a number of quality buildings (such as the old town hall) and good quality shop fronts. Public realm improvements would be beneficial, including a general “greening of the town centre and a focal area by the war memorial. The lack of free car parking is an issue for traders and local residents and is a feature of the made neighbourhood plan. If the town centre started to exhibit features of decline, focus could sharpen on this issue. Car parks appear to be well utilised. The prevalence of crime is 33% below the Essex average.
16. There is a low number of vacant units spread throughout the centre which is a feature of health but can make it difficult for new entrants. The Council will listen to market signals on whether amalgamations or sub-divisions are appropriate.
17. The town centre predominantly comprises independent retailers with a limited number of national multiples. The number of comparison units has declined from 34 in 2010 to 24 in 2021. Service provision is relatively high. The evening economy is enhanced by several restaurants, hotels and drinking establishments, with the Co-operative and One Stop stores open until 10pm.
18. Further new convenience floorspace should be provided in line with Policy RET1 and should take into account identified need and the impact on the town centre. A small opportunity site is proposed incorporating the Post Office sorting yard and the Council’s depot off New Street and potentially the parking area to the rear of 48 High Street. The Council recognises land ownership and configuration issues on the site but equally its value to town centre expansion, encouraging additional town centre uses. In terms of convenience floorspace, planning permission exists for 1,400sqm of additional floorspace to allow for a medium sized main trader as part of the existing permission for the mixed development at Chelmsford Road.

Stansted Mountfitchet

19. Stansted Mountfitchet provides primarily convenience shopping. Environmental improvements could be made to the centre, including “greening” and pavement improvements. Sufficient parking was observed to be available at the time of survey, although there have been capacity issues in the past. There are regular bus and train services and nearly half of those surveyed last walked to the centre.
20. Stansted Mountfitchet has 2 small local centres, Cambridge Road, and Lower Street, both containing one foodstore. The number of comparison units (largely independent) has more than halved between 2010 to 2021 although the total number is small. Otherwise, it is very accented towards the provision of services (74.5% of all units). The centre has numerous public houses, bars, and brasseries as well as restaurants.
21. There was only 2% vacancy which is an indicator of very good health. The lack of clear development sites and available premises may reduce the potential for new traders. The Lower Street centre is likely to be reliant on train commuters, particularly as one Stansted Express train per hour stops at the station. Footfall may need careful monitoring in the light of changed post-pandemic working patterns.

[Policy RET1 and supporting text make reference to specific sites and so are coming to LPLG on 18 May]

Location and Impact of New Retail Development

22. In accordance with Paragraph 87 of the National Planning Policy Framework (NPPF), the District Council will apply a sequential test to applications for main town centre uses not in town centres or in accordance with an up-to-date plan. The main town centre uses, as defined in the NPPF, should be located in the town centre, then in edge of centre locations, and only if suitable sites are not available, should out of centre locations be considered. When considering edge of centre and out of centre proposals, preference will be given to accessible sites that are well connected to the town centre. The District Council and the applicant will demonstrate flexibility on issues such as format and scale. The District Council will also require an impact assessment to be submitted with proposals that exceed 1,000 sqm (net).

Policy RET2 The Location and Impact of New Retail Development

Any proposals for retail and other town centre uses outside the defined town and local centres or other sites allocated for those uses must demonstrate compliance with the impact and sequential tests in the National Planning Policy Framework. A retail impact assessment must accompany proposals that exceed 1,000 sqm (net) in Uttlesford District.

Town and Local Centres and Shopping Frontages

23. The town centres of Saffron Walden and Great Dunmow and the local centres of Thaxted and Stansted are identified on the Policies Map. In relation to Stansted Mountfitchet, Policy RET3 will apply to both Cambridge Road and Lower Street centres. For the purposes of this policy, town centre uses are defined under the NPPF as including retail, leisure, commercial, office, tourism, culture, community and residential development needed in towns. The town and local centres include primary and secondary shopping frontages.
24. Primary frontages are the retail core where the majority of footfall and activity occurs. These are the main shopping streets along which Class E shops should be retained. Secondary frontages extend from the primary ones to the edge of town or local centre and provide a mix of town centre uses such as restaurants, commercial services and leisure facilities which support the centre as a whole. Recent changes to the Use Classes Order (including the new Class E) increase freedoms within town centres, although pubs, drinking establishments and takeaways are excluded from Class E. Where within the primary shopping frontage a ground floor proposal would amount to a material change of use away from Class E requiring planning permission, the Council will expect details of marketing to be submitted.
25. Residential uses can add to the vitality of town centres and within those areas the District Council will support the change of use of upper floors to residential. Mixed schemes on development opportunity sites could also include a residential element but the District Council would expect to see town centre uses at ground floor level on the street frontage. At the community stakeholder forum, concern was expressed about the loss of shops to residential at ground floor level, and the Council shares this concern.
26. Tourism is important to all the district's town and local centres especially because of visitor attractions like Audley End House (Saffron Walden), Stansted Mountfitchet Castle and Thaxted. Development which supports tourism like art galleries, craft workshops, cafes and bed and breakfast accommodation would be appropriate within town and local centres.

Policy RET3 Town and Local Centres and Shopping Frontages

Along primary shopping frontages as identified on the Policies Map, changes of use of ground floor premises in Class E use to non-Class E use will only be permitted if the applicant is able to demonstrate that the unit is not viable for Class E purposes. Non-viability will need to be demonstrated by marketing for a period of 12 months.

Along secondary shopping frontages as identified on the Policies Map, change of use of Class E shops to pub/drinking establishment or

takeaway “sui generis” (of its own kind) uses will normally be permitted. Along secondary shopping frontages and elsewhere within town and local centres, development that would enhance tourism will be supported where it conserves or enhances the character of the townscape.

Along both primary and secondary shopping frontages, change of use to residential will be permitted on upper floors. Mixed use schemes with a residential element will be appropriate within the town and local centres.

Loss of Shops and Other Facilities

27. Within the towns, but outside the designated town and local centres and in the villages, individual shops, small parades of shops and other facilities like public houses, places of worship, village halls, health services and cultural facilities can be important to the local communities they serve. These shops and facilities provide a vital role in reducing car dependency and provide an accessible service at a local level and within the more rural communities. Some villages also have specialist outlets like antique shops, garden centres and restaurants which may contribute to the tourism economy, including through their tourist value. There have been continued losses of services in recent years through conversion to other uses, mainly housing. It is important to recognise that some facilities perform a number of functions, and their closure could result in a significant loss to the community and more travel as a result. Examples would be rooms in pubs or places of worship used by local groups as meeting rooms, children’s nurseries.
28. The District Council is generally unable to prevent the loss of these facilities but can determine planning applications for a material change of use. Where planning permission is required the Council will apply the tests in Policy RET4 below. Applicants will be required to demonstrate that the use is no longer viable. It is important that communities make good use of local facilities to make a sound case for refusal of planning permission. Facilities which the community feels are important to their social well-being can be listed as Assets of Community Value.

Policy RET4 Loss of Shops and Other Facilities

Beyond the defined town and local centres, change of use (that require planning permission) of shops and other community facilities will only be permitted where the applicant can demonstrate that:

- i. there is no significant demand for an alternative town centre use in that catchment area, demonstrated by marketing for 12 months; or**
- ii. the facility is not financially viable; or**
- iii. the replacement land use offers compelling benefits which outweigh the loss.**

New Shops in Rural Areas

29. In villages where there is interest in opening a new shop the District Council will allow provision outside development limits where no sites are available provided the chosen site is well located to the village, is walkable and is of an appropriate scale. Applicants will be expected to define the catchment area that the new shop is intended to serve. If there are existing shops within this catchment area, an impact assessment of the effect on these shops will be required.
30. The District Council will encourage community run schemes and schemes which provide a mix of facilities which might include a shop, post office, meeting rooms, internet access and possibly local transport hub. This policy settlements without a defined centre.

Policy RET5 New Shops in Rural Areas

For settlements without a defined town or local centre, planning permission will be granted for new shops where all the following criteria are met:

- i. the shop would be of a size appropriate to the village;**
- ii. the site would be well related to the village, with the potential to reduce the need to travel by car;**
- iii. there would be no adverse impact on existing shops within the catchment area;**
- iv. there would be no adverse impact on the character and amenity of the area including visual intrusion, noise and traffic generation; and**
- v. The site is within development limits or there are no suitable alternative sites within development limits.**

Sites that could provide a mix of local facilities will be particularly welcomed.

Education and Skills

31. In this section Education refers to early years and childcare, primary, secondary, and further education and adult learning provision including for those with special educational needs and/or disabilities, and where there is a residential element. For schools, the NPPF stresses the importance of ensuring sufficient and choice of school places to meet existing and future needs. Housing growth must be supported by the delivery of education facilities in a timely and phased manner. Additional school places can be

provided by the expansion of existing schools/academies or the opening of new “free schools” or academies. Most of the primary schools are close to capacity, with limited space on site to expand, in part the result of unplanned under-provision over the past twenty years or so because of the absence of an up-to-date plan and the cumulative effects of such development.

32. Normally, the County Council leads on the delivery of new schools, working with developers and the Department for Education. The County selects an Academy provider to run each new school although there is no guaranteed catchment area. For new and expanding communities the County has published a [guidance](#) that covers likely school infrastructure needed for the larger growth sites.²
33. Developers can refer to the County’s *Ten Year Plan- Meeting The Demand For School Places In Essex 2021-2030*, updated annually around January. Its purpose³ is to set out the demand for mainstream school places in the next ten years (e.g. from academic year 2021/22 to academic year 2030/31) for each District and the County Council’s plans to address this demand. The scope of the *10 Year Plan* is mainstream statutory age education provision with Special Educational Needs (SEN), Early Years, sixth form and other forms of education provision outside the scope of the plan though they considered in the County’s capital investment.
34. Because children with special needs have a range of different types of need, a SEN school will have its own specialism and will provide for children with that need from across the county. Currently there are no SEN schools in Uttlesford, but the Education Authority considers how to meet the SEN profile at any one time and may require, as part of the overall growth proposals, land or facilities for SEN during the plan period. The developer of any new community may be required to contribute to this provision, proportionate to their proposals where the SEN contribution details will necessarily be determined at that particular time.
35. Developers should also refer to the Essex County Council Local and Neighbourhood Planners’ Guide to School Organisation (2019).⁴ This plan explains how ECC can assist in ensuring sufficient school places are provided, arising from new development. It sets out the data required by ECC to test the proposed housing scenario in order to estimate required provision.

² School rolls and ‘entry sizes’ (Published Admission Numbers) are on the web site - [School organisation and place planning: School forecast data - Essex County Council](#)

³

https://assets.ctfassets.net/knkzaf64jx5x/1sTwHeX9pKGl7ebfWZQ8yS/64c4aca7768117ae8a77fb0ba51fd260/ECC_10_year_plan_school_places_2021_2030.pdf

⁴

https://assets.ctfassets.net/knkzaf64jx5x/64wpmMGfhiSgaDs7bc2f2B/95972b3171202201d57a514ed2501318/ECC_Local_and_Neighbourhood_Planners_Guide_to_School_Organisation.pdf

The role of the School in the Community

36. Easy access to good quality learning, skills and educational provision is important for supporting economic growth and prosperity, and as an ingredient of culture and to improve health and social well-being, sustaining the quality of life. Established schools and related educational facilities contribute to the sense of community, are a valuable community resource use and provide essential support to housing growth. Education providers and institutional users are encouraged to improve facilities and make efficient use of their assets and landholdings, including sharing access to their assets with the wider community. New educational establishments should plan and design the buildings, outside and sports facilities so that they can be made available for community access and use provided that this does not impact adversely on the safety of students nor the functioning of the school, and that there is no expectation of free access to the facilities.

Early years and childcare:

37. All Local Education Authorities are required by the Department for Education (DfE) to publish an annual report to elected council members on how they are meeting their duty to secure sufficient childcare. The Essex Childcare Sufficiency Assessment Summary (2019) ⁵ report contains data that has been submitted to ECC by childcare providers across Essex and relates to the available childcare places; an update should be available by mid-2022.
38. The Council, advised by ECC, will seek new early years and childcare facilities preferably co-located with new primary schools, funded through developer contributions. It may be preferable to locate new early years and childcare facilities alongside other essential services and/or close to major new or existing employment locations. The minimum size is normally a 56-place co-located early years and childcare facility, required where new development creates 700 houses or 1,400 flats.

Primary Schools

39. The most appropriate size of primary school is 2 Form Entry (2FE). The formula to estimate the number of pupils is 0.3 pupils per qualifying house and 0.15 pupils per qualifying flat so that c1,400 houses would require a 2FE school.

Secondary Schools

5

https://assets.ctfassets.net/knkzaf64ix5x/7lKntMzJWxZ3OaA7QTLR54/d88f849526410eb4b17607c85b635e49/Early_Years_Sufficiency_Report_2019.pdf

40. ECC aims to establish secondary schools of at least 6FE and applies a formula to estimate the number of pupils from new homes as 0.2 pupils per qualifying house and 0.1 pupils per qualifying flat. A 6FE school is required for developments of 4,500 houses.

POLICY EDU1: New and Enhanced Education Facilities

New or enhanced education facilities will be required in development proposals where there is a clear need because of population growth or existing deficiency. Permission will be granted in sustainable locations for education buildings, built to net zero standards on allocated, prepared, and serviced sites to be agreed with the local education authority and in accordance with the County's site and building guidance.

Sites must be accessible by public transport and by safe cycle and walking routes, to be provided or improved as necessary and as part of the masterplan process.

Primary schools should be located within a 15-minute walking distance of the majority of homes in new developments where the surrounding highway network should conform to the Walkable Neighbourhood principles in the County's Design Guide and/or as otherwise agreed through the master planning process with the Local Planning Authority.

Developers should engage with the County Council at the earliest opportunity and work cooperatively to ensure the phasing of residential development and appropriate education provision including transport and outside sports/play facilities are made available in a timely manner. This will be agreed through the planning application process and section 106 Agreement.

Developers are expected to collaborate on a Community Use Agreement with the provider at the appropriate opportunity and as advised by the education authority; this may require that outdoor facilities be provided in advance of the school opening and to collaborate on a suitable body to manage and maintain them in the interim.

The Council, as advised by ECC, will seek new early years and childcare facilities, co-located with new primary schools where appropriate, and which will be funded through developer contributions. Sufficient early years and childcare provision needs to be considered alongside other essential services and infrastructure such that it may prove necessary or preferable to locate new early years and childcare facilities close to major new employment locations, where demand is identified.

Developers are expected to contribute to the cost of the education provision in accordance with guidance and schedules published by the County.

Developer Education Contributions

41. Easy access to good quality educational provision is important for supporting economic growth, developing strong sustainable communities, promoting economic prosperity, and sustaining quality of life. It is therefore appropriate for new residential development to contribute towards the cost of education provision, either towards the expansion of existing facilities or the funding of a new school, probably through planning obligations.
42. The County's Developers' Guide 2020⁶, and any updates, set out the scope and range of infrastructure contributions ECC may seek from developers and landowners to mitigate impact and make development acceptable in planning terms; education tends to be one of the more significant areas of contribution required.

Land Requirements For New Schools

43. Land needs to be suitable for educational in accordance with County Schools guidance. This includes a suitable location, infrastructure, decontamination, safe access, site levelling and in all respects prepared for building. The developer's contribution needs to embrace County policy that all new schools are now to be built to net zero carbon standards, backed by Government funding requirements. Smart meter monitoring technology must be costed and installed too in order that the school can be managed and operated to match the net zero building standards.

⁶ The Essex County Council Developers' Guide to Infrastructure

Contributions (2020)

<https://assets.ctfassets.net/knkzaf64ix5x/5aKhke88Ey5zkdMvSQj44w/0d71817cad70b9394d76e7a490ac7bd7/developers-guide-infrastructure-contributions.pdf>

Health and well-being

44. Health and Well-being are inextricably linked to socio-economic and environmental factors: the quality, accessibility and sustainability of the physical environment, and opportunities for social interaction and cultural engagement. The way in which an area is planned and managed can have a significant impact on quality of life, mental health and well-being. Development and infrastructure which supports the improvement of physical and mental health in the district is strongly encouraged. On strategic sites, all partners will work together to integrate planning, transport, housing, environmental and health provision to promote healthy lifestyles and support and enhance healthcare provision.
45. Uttlesford Council is committed to improving the health of its communities. Its Corporate Plan 2021-2025 has a key aim of promoting healthy lifestyles and builds on the Uttlesford Health and Wellbeing Strategy 2017-22 which defines a healthy community as a good place to grow up and grow old, where it supports healthy behaviours and reductions in health inequalities and enhances the physical and mental health of the community. The Strategy has five main priorities:
- combatting loneliness and social isolation
 - supporting people to age well in Uttlesford
 - enabling people to eat well and be active
 - alleviating winter pressures and fuel poverty
 - planning for healthy communities.
46. The principles of health and wellbeing are a common embedded theme in the Essex Design Guide (EDG). It recognises that access to opportunities for physical activity, open spaces, natural environments, informal and formal recreation opportunities with transport networks that encompass cycling and walking contribute significantly to good health and at the same time, the reduction in carbon emissions. Although this health infrastructure in the widest sense is addressed in policy in this chapter; prevention and treatment for poorer health needs to be balanced by appropriate infrastructure in new development to facilitate access to good medical care and personal services, adult social care, special needs and substance misuse etc. Many of these are County Council services or shared in delivery with the NHS through its new integrated services structure planned to follow on from the Clinical Commissioning Group (CCG) in mid-2022.
47. Public Health England's health profile for the district was updated in 2018. Compared to the England average, the district has above average life expectancy for both men and women and lower levels of deprivation. However, it indicated a rise in levels of overweight and obesity and more than half of adults were affected, with 13.2% of children aged 10-11 classified as obese. This is attributable to several factors including low levels of physical activity, and availability of unhealthy, energy dense foods, including hot food takeaways. This trend is similarly correlated with increasing levels among

children. The Foresight Obesity System Atlas (2007)⁷ indicated that in the physical activity categories of recreational, domestic, occupational and means of transportation, the more opportunities in each category, the more likely activity will occur.

Health Impact Assessments (HIA)

48. Acting within its powers as civic leader and responsible local planning authority the Council can create opportunities to provide safe, healthy, active lifestyles in requiring and acting on the findings of a Health Impact Assessment (HIA). The Council will continue to liaise with the West Essex CCG or the successor body when assessing the scope of these likely impacts, the nature of mitigation required, and the amount of detail in a stepped approach needed from the HIA according to the scale of development proposed.
49. Physical activity and healthy eating are lifestyle choices that are influenced by the planned environment. With childhood obesity as a growing issue, it is important that policies which can mitigate this. Assessment of the HIA may lead the LPA to seek contributions towards new or enhanced provision of infrastructure, designed to encourage safe walking and cycling, and well-designed open space, sport, recreational facilities, and services.
50. The HIA provides a means of assessing the positive as well as the negative impacts of development proposals, with the aims of
 - Identifying, recognising, and maximising positive benefits e.g. job creation
 - Avoiding, minimising, or mitigating negative impacts e.g. through redesign of proposals or through compensatory measures
 - Identifying unintended consequences and impacts of development proposals on health and wellbeing that may not have been identified through other processes or assessments
51. The level of detailed required for an HIA will be proportionate depending on the type and nature of development, as well as its location. The County's stepped HIA process allows for consideration of the type of HIA required on a case-by-case basis, with the detail varying from a desktop review to a comprehensive assessment.⁸

POLICY HW1: Health Impact Assessments (HIA)

Developers are required to submit a final HIA as part of the planning application and in accordance with the checklist set out by the County and the advice and best practice for such assessments published by the Department

⁷ Tackling Obesity: Future Choices- Obesity System Atlas (Foresight, 2007).

⁸ This approach is outlined in the Essex Planning Officers' Association (EPOA) HIA Guidance Note – Essex Healthy Places – Advice Notes for Planners, Developers and Designers.(page 9).

of Health, Public Health, and other agencies, such as the West Essex Clinical Commissioning Group and the Council's Building for a Healthy Life guidance⁹.

HIA's are required for the following:

- Use Class C3 Residential development proposals of 50 dwelling units and above
- Use Class C2 Residential care homes, sheltered housing schemes and nursing homes
- Non-residential development of 1,000m² and above
- Where hot food takeaways are included in proposals.

All significant negative impacts must be identified, mitigated or negated as part of the evolution of the scheme and should be demonstrated in the final submission. The level of detail required in the HIA should be agreed with the local planning authority at the beginning of the process.

The need for section 106 contributions to support primary care services and facilities will be agreed in accordance with criteria available from the newly established Integrated Care Service (ICS) or CCG and subject to discussion with the health authorities and providers over the needs arising from the development.

Where significant negative impacts are identified, infrastructure provision and/or funding to meet the health service requirements of the development should be set out and will be secured by planning obligations.

The Council may apply through planning condition control to reduce any negative impacts identified through the HIA. Hot food takeaways (Class A5) will not be permitted within a radius of 400m from all gates in all schools that cater for students up to the age of 19, nor in proposed new developments, or new communities. Opening hours will normally be limited to defined out of school hours so that takeaways may not open before 9am, and may not open between the hours of 3pm and 5pm on weekdays during state and private school term times, whichever is the earlier and later in the calendar respectively for each term and half term so as to ensure that these restricted opening times apply only when the schools are open.

Developers are also encouraged to submit their schemes for the Living Well Accreditation administered by the County to help benchmark their scheme and to give confidence in its credence in helping to create healthy and sustainable environments.

⁹ UDC Building for a Healthy Life guidance

Policies to address other aspects of health not directly related to Infrastructure such as air quality and internal space standards are covered in the design and climate change chapters.

Community and Cultural Facilities

52. The National Planning Policy Framework (NPPF 2021)¹⁰ acknowledges that the social objective of a sustainable development will be attained in supporting strong, vibrant and healthy communities through their “social and cultural well-being.” The NPPF also stresses the need to plan ‘positively’ for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.
53. The Council’s Corporate Plan 2022 states that it will work with partners and stakeholders to deliver new sports, play and community facilities and secure greater benefits for our community from new development ¹¹ The Local Plan should provide for preserving, enhancing, and building spaces and sites that can be used by communities for cultural activities and pursuits. The provision of recreation leisure, and open space infrastructure, education and health is considered other chapters of the plan.
54. Cultural provision can be defined as any location where activities of a social, artistic, or cultural nature take place. Community facilities themselves include:

- the provision of traditional and complementary medical or health services,
- the provision of education schools, sixth form colleges and training centres
- a crèche, day nursery or playgroup;
- youth provision
- a place of worship or religious instruction;
- community centre, public hall or meeting place;
- community hub for multi-use incl working from home support
- public library
- community -run shops
- public house
- public conveniences
- the provision for the emergency services
- leisure, sports, and entertainment facilities, including arts and cultural facilities such as museums, performance/theatre venues
- Public art and sculpture

55. The First Consultation on the Local Plan identified the importance of community facilities, heritage and a sense of place and elicited these views:
- Community facilities are valued – need to be provided within walking distance in new developments, including open space.
 - Tree planting to be of the correct species and location.

¹⁰ See National Planning Policy Framework

¹¹

- Range of services is not expected in small settlements.
- Access to countryside is valued.
- Need for more open space and increased planting to combat climate change, both on open land and within developments.
- Need better recreation and sports facilities in some areas.
- Greater protection for open spaces, including Hatfield Forest.
- Provide more seating in public spaces
- Improve the Flich Way.
- Provision of facilities to suit different needs.
- Concern that villages with services risk becoming a target for development.
- Ensure leisure facilities are fit for purpose.
- New communities need to be self-supporting

Towards a Cultural Strategy - baseline evidence and community spaces

56. In recognition of the role of culture and community activities in good settlement and development planning, Uttlesford District Council commissioned a study to establish the baseline of such spaces and activities. The Culture Baseline Assessment (February 2022)¹² identified nearly 400 venues for artists and cultural activities of which around 170 are physical places ranging from heritage sites, private studios, music venues and nearly 80 multifunctional facilities. The latter are predominantly village halls run by the Parish Council or the community offering venues for multifarious cultural activities provided by itinerant professionals and local informal groups, often self-starting and self-sufficient and not aligned with an outside organisation.
57. In terms of the distribution of physical cultural, arts and heritage assets, 29% are located in Saffron Walden, 10% in Great Dunmow, 6% in Thaxted, a total of 45% for these three settlements. Saffron Walden is the main cultural centre with most of the larger museums, galleries, markets, events, and other cultural opportunities along with strong amateur and community groups and high levels of participation. Key cultural/heritage destinations include Saffron Hall, Fry Art Gallery, Fairycroft House, Audley End, Saffron Walden Museum and Stansted Mountfitchet Castle.
58. Nevertheless, across the district there is a wide range of cultural and heritage 'sub sectors' including music/music venues most popular, arts/creative education, artists, multi-use spaces, theatre/performing arts, craft/heritage craft practitioners, small cinemas, museums, archives and heritage buildings. There is however a limited availability of practical space for emerging Creative Practitioners with most operating in private spaces that limits their growth or even 'set-up' if space does not permit. The Plan will seek to secure the development of new creative spaces to be leased on an affordable and flexible basis, addressing the issue from an economic/employment as well as a cultural perspective. Ensuring good provision in terms of facilities and access will then

¹² Culture Creativity & the Arts. Baseline Assessment. The Cultural Engine. (March 2022) [LINK](#)

provide much of the necessary infrastructure for the wider creative sectors to thrive. Specific interventions where a gap in provision has been identified could include new community halls, local museum/galleries, artist studios and public art.

59. It is important that when new developments generate the need for community facilities, the need is met by on-site provision. Locally available childcare facilities, for example, are important to increase economic activity rates, to minimise travel distances, to reduce social exclusion and to permit wider participation in social, and economic, activities. Leisure, art, cultural and entertainment facilities can provide a vibrant and culturally diverse range of activities, for local people and also as a stimulus to the visitor economy. Community buildings (and open spaces) provide this basis and can be a key to the community life as a location for activities and events, minimising the need to travel to larger centres. They should be provided for in masterplans in accordance with the standard of 200m² of floorspace for a small community centre and 500m² of floorspace for a large community centre; for new communities the standard applied elsewhere in Essex is 0.44m² of space per dwelling which gives a threshold for a small community centre of 450 dwellings and 1,100 dwellings for a large centre.
60. In relation to specific land use opportunities, the Cultural Baseline Assessment identifies the need to consider:
- a. identifying a location for flexible and affordable creative arts/studio space within the District
 - b. The Saffron Walden (emerging Neighbourhood Plan) identified need for:
 - a new town centre site for Saffron Screen where it can have 160, 120 and 60 seater cinema spaces along with a café/bar offer
 - Fairycroft House 'arts and media centre' expansion given that the existing space is limited

The Council welcome feedback and proposals for enhancing the cultural facilities and infrastructure offer as part of this consultation.

Youth Services

61. New development proposals will need to pay heed to local youth provision. The 2016 Uttlesford Sports Development Strategy¹³ identified 54 centres in Uttlesford, one per 1,471 persons, and all within a 10-minute drive of most local centres. The Essex Youth Service seeks to help young people and support community groups to develop local provision. The service offers help with: developing new youth provision; accessing targeted youth work programmes and Duke of Edinburgh's Award scheme; support for Young Carers; accessing volunteering and training opportunities, and work experience. The baseline

¹³ Ploszajski Lynch Consulting Ltd (2016) Sports Facilities Development Strategy [online]. Available at: https://www.uttlesford.gov.uk/media/5608/Sports-Facilities-Development-Strategy-January-2016/pdf/Sports_Facilities_Development_Strategy_January_2016.pdf?m=635913231609400000

study identified that at least one facility is required, details to be agreed on advice from the County Youth Services.

Libraries

- 62.** The County Council provides library services with four public libraries at Stansted Mountfitchet, Great Dunmow, Saffron Walden and Thaxted. A mobile library and home library service visits settlements fortnightly. The ECC Future Libraries work¹⁴ identified a significant decline in the use of libraries and funding shortfalls which resulted in the need for a review of library property. The strategy suggests that by 2024 most libraries will not be provided in their current buildings, but will be located in buildings which share other services. All options require significant funding for set up and to ensure sustainability. One option is to share Community Spaces and possibly to offer 'self-serve' library facilities using digital technology to allow customers to access resources, check in and out items. Community spaces could also be used as outreach posts, taking library services to residents in the form of a 'pop-up library' with activities such as baby and toddler Storytime. The Mobile Library Service is considering acquiring new, smaller, more accessible vehicles.

POLICY COM1: DELIVERING NEW COMMUNITY FACILITIES

Planning applications will be supported for new or extended cultural and community facilities, and where:

- **They are expected to be an essential component in the creation of balanced and sustainable new communities or large settlement extensions, and should be integrated, along with public art, in the masterplans for development proposals. Developers should submit proposals for the community management of new facilities and for new settlements in line with the principles of community stewardship in accordance with garden city principles.**
- **There is existing or proposed access from good public transport, cycling and walking routes, and will be accessible to all users**
- **In new, or large-scale additions to, settlements a youth facility should be considered for which developers should seek advice from the County Council**
- **Multifunctional uses are encouraged with a range of cultural and community facilities in the new development, designed to ensure secure and safe access for the different users and including for those with different disabilities.**
- **Temporary or pop-up cultural and community uses are encouraged where they contribute the quality of life and where they do not adversely**

¹⁴ ECC (2019) Essex Future Library Services Consultation summary and survey form [online]. Available at: <https://libraries.essex.gov.uk/media/1015667/draft-essex-library-services-strategy-summary.pdf>

impact on amenity, but are encouraged to be designed and operate so as to enhance the public realm or other open space

- **All proposals, including the re-use or proposed change of use of existing buildings and spaces for community purposes, must reduce carbon and energy impacts in their design, construction, and operation. Proposals should incorporate measures that address issues of climate change mitigation and should be designed to the carbon net zero standard in new buildings or in refurbished buildings, retrofitted to a higher-ranking energy performance measure as far as is practicable and viable. The inclusion of small-scale solar or wind energy generation devices of domestic scale are encouraged on all appropriate community buildings in the associated public realm.**

63. Community facilities as assets have a wide impact on quality of life in a community and may operate to serve a wider catchment area. Their retention is paramount to a sustainable settlement pattern and function. Their loss will be resisted unless evidence is provided that either there is no longer any demand or that it is not possible to continue to operate the facility including exploration of all forms of management and community ownership arrangements.

64. In the rural areas, facilities such as public houses, post offices, local shops and petrol stations can perform a similar welfare function ensuring the vitality of rural communities. Such existing community assets should be protected from changes of use or redevelopment as far as possible. Proposals for the change of use of public houses will need to be accompanied by evidence to show that use as a public house is not economically viable and is no longer required to meet the needs of the local community.

POLICY COM2: PROTECTING COMMUNITY FACILITIES

The loss of a community facility, as defined in paragraph 55, or its change of use will only be permitted where it can be demonstrated that it cannot be converted viably to another use or a new equivalent or enhanced replacement facility is provided in the vicinity and in advance of demolition.

Any alternative community facility should be provided to at a standard no lower than the current facility in relation to its space standards or accessibility to users. Furthermore, any alternative facility will enhance considerably the water and sustainable energy resource efficiency standards, improve links by walking, cycle or public transport access and be of high design quality and in accordance with the District or site's design code or guidance prepared by the council or within the relevant Masterplan as appropriate.

Open space, sports and recreation facilities

65. The protection, enhancement and provision of recreational public open space, indoor and outdoor sports facilities and playing pitches can contribute to healthy and active lifestyles. This is a key aim of the Council's corporate plan. Making sure there is enough recreational open space and indoor and outdoor sports facilities to meet current and future needs is a key aim of the local plan.
66. The needs of the district have been assessed in the evidence:
- Uttlesford Indoor Sports Facilities: Needs Assessment (December 2018)
 - Uttlesford Indoor Sports Facilities: Strategy (February 2019)
 - Uttlesford Open Space: Assessment Report (2019)
 - Uttlesford Open Space: Strategy (2019)
 - Uttlesford Playing Pitch: Strategy Assessment Report (May 2019)
 - Uttlesford Playing Pitch: Strategy and Action Plan (May 2019)
67. In terms of open space, quantitative shortfalls were identified in the provision of parks and gardens, space for children and young people and for allotments, although at the time of survey only Elsenham Parish Council had a waiting list for the latter. Quality was generally above average, particularly for allotments and amenity greenspace where smaller sites were likely to be those below standard. Most spaces were judged to be of high value to such aspects as social inclusion, health and developmental benefits.
68. Quantitative shortfalls were identified in football pitch and artificial (3G) surface provision, and in relation to most sports, issues relating to surface quality and security of tenure affected the availability of spare capacity. The district does not contain any purpose built athletics facilities, which places demands on parks and recreation grounds for path quality, access to toilets and car parking.
69. 3G football pitch provision could free up indoor space in sports centres to meet future demand, but any new facilities would need to be appropriately sited. Demand for swimming could eventually equate to a new 6-lane 25m pool although there are no current demand hotspots. Health and fitness stations are undersupplied. In relation to indoor sports (badminton, basketball, gymnastics, netball and swimming/aquatic sports) there is a need to generally increase public availability and coaching opportunities.
70. Village halls had no specific deficiencies or surpluses.
71. To meet the needs of current and future residents, additional facilities are required as set out in the reports, strategies, action plans and accompanying standards.
72. The current standards for sports pitches and play are set out in Tables 9 and 10 below:

Table 9: Playing Pitch Standards*- refer to Sport England for preferred design and construction standards.

Facility	Area	Threshold
Grass pitches-	.	1.2ha per 1,000 population
Grass pitches- adult	0.75ha required per adult pitch .	260 dwellings
Grass pitches- youth	0.6ha per youth	209 dwellings
Grass pitches- child	0.15ha per mini pitch	52 dwellings
Artificial grass pitches	Standard to be applied should conform to Sport England requirements	
Indoor	A single court indoor sports facility	1,458 dwellings.

*source: Fields in Trust and Sport England

73. There is no quantitative threshold for indoor sports centres, but developers of large sites will be expected to consult with Sport England and to provide for formal indoor sports facilities bearing in mind existing provision and cumulative need arising from population growth. The provisions in Policy INF2 ST2 regarding the timing of new facilities will apply.
74. Where the Strategies identify a community need which can be met through existing school and college sports facilities, this will be encouraged subject to suitable arrangements to access their use to be set out in a Community Use Agreement with the Council, educational establishment and potentially other relevant third party if appropriate (such as a sports club or parish council).

Table 10: Recreational Play Standards (ref Fields in Trust)

Provision	Area	Other details
Children's Playing Space Local Area for Play (LAP) for children up to the age of 6.	0.25 ha per 1,000 population	Walking distance: 100 m Minimum activity zone: 100 sqm Minimum buffer zone: 5 m
Local Equipped Area for Play (LEAP) One per 600 dwellings	0.36ha	Walking distance: 400 m Minimum buffer zone: 20 Minimum activity zone: 400 sqm m

Provision	Area	Other details
Neighbourhood Equipped Area for Play (NEAP) One per 1,418 dwellings	0.85ha	Walking distance: 1,000 m Minimum activity zone: 1,000 sqm comprising an area for play equipment and a hard surfaced area of at least 465 sqm, the minimum needed for five-a-side football
MUGA, one per 1,334 dwellings	0.8ha	

75. Current provision of open space in Uttlesford in comparison to national benchmarks is shown in the table below. The evidence recommended that current provision levels be used as recommended quantity standards for Uttlesford and stated:
The national benchmark quantity standards are not deemed as appropriate for use as they do not take into consideration the local circumstances, distribution and historical trends of the area. An approach using locally derived quantity standards ensures more reflective standards are set as they are based on and take consideration to current local provision levels and views.

Table 11: Comparison of current provision and national benchmarks

Typology	Hectares per 1,000 population	
	Current provision levels	National benchmarks
Parks & gardens	0.10	0.80
Natural & semi-natural greenspace	5.81	1.80
Amenity greenspace	1.60	0.60
Provision for children & young people	0.10	0.25
Allotment / community food growing	0.25*	0.25

Source: *Open Space Standards Paper. Knight, Kavanagh, Page (KKP). February 2019 (Table 3.4.1 p 11)*
*adjusted for UDC analysis (2020)

76. However, responses to the First Consultation on the Local Plan identified a lack of accessible natural green space, parks and gardens and the desire for a new Country Park. Also, although the current provision of natural and semi-natural greenspace appears high, Hatfield Forest contributes the majority (75%) of this natural greenspace, and the forest is under pressure from recreational use.

Allotments

77. A large proportion of the district is within 4 km of the nearest allotment site though areas in the north-west, north-east, and small areas along the south-east and south-west border have no allotment provision.
78. The evidence (KPP 2019) identified 27 allotments sites, providing 17.21ha of allotments. Further desk analysis (UDC 2020) identified a total of 41 allotment sites providing 21.95ha.
79. The National Society of Allotment and Leisure Gardeners recommends a national standard of 20 allotments per 1000 households., equating to 0.25ha per 1000 populations. Based on the population of Uttlesford (87,684) KPP suggested the minimum amount of allotment provision should be 21.92ha (Uttlesford Open Space Assessment Report. KPP 2019. (8.2 p49)).
80. Although 85% of sites are considered high quality[1] there is also a deficiency of allotments around Takeley and the Priors Green new developments. No allotments are recorded in 30 parishes, equating to approximately 31% of the population of Uttlesford.
81. Allotments are a traditional land use, typically 250m² (the size of a doubles tennis court) requiring a high commitment of time and tend to be adopted by keen gardeners. There is an opportunity to explore and ascertain interest and need of different types of growing space, including smaller more flexible spaces, through community engagement.
82. All new development proposals should include allotment and/or community growing space provision where there is a deficiency or in new communities. The standard is outlined below:

Table 10: Allotment Standard

Type	Level of Provision M²/Person	Threshold for On-Site Provision	Threshold for Off-Site Provision
Allotments – minimum size 0.25ha.*	2.5m ² /person	In all development of 10 dwellings or over	All developments under 10 dwellings and development of 10 dwellings or over where on-site provision is not possible, adequate provision should be made off-site

¹ Uttlesford District Council (2019) Open Space Assessment Report [online]. Available at: https://www.uttlesford.gov.uk/media/9619/ED14B-Uttlesford-Open-Space-Assessment-Report/pdf/ED14B_Uttlesford_Open_Space_Assessment_Report.pdf?m=636969740431630000

POLICY REC1: Provision of New Open Space, Sport and Recreational Facilities

All proposals will be required to comply with the Council's open space standards that take account of recommendations in the Council's Open Space and Sports Strategy, Playing Pitch Strategy and Play Strategy and in accordance with Sport England Standards. For children's play space, they must comply with the Fields in Trust minimum standards.

Proposals for large new settlement extensions and new communities must include provision for recreation, sports, play and open space and be integrated within the masterplan for the development proposals. Allotments must be provided in new community proposals and large settlement extensions.

Proposals for recreation facilities, green space and landscaping must be accompanied by a costed maintenance plan to ensure long-term quality and facility viability. Permission will not be granted for new recreation facilities unless applicants make available an endowment to cover the first ten years of maintenance and management by a suitable body, the details to be set out in the section 106 Agreement.

- 83.** It is clearly important to ensure the protection, enhancement and provision of accessible open space, sports facilities, playing pitches and associated facilities. Existing facilities for recreation, sport and play together with formal and informal open space will be safeguarded and their accessibility and quality enhanced wherever possible or as part of a development proposal. The KK&P assessments will be used to determine whether a site or facility is surplus to need. In the absence of an up-to-date assessment, a robust assessment of local need for the local catchment will be required demonstrating that there is surplus provision within the catchment and that the site has no special significance to sport or recreation.

POLICY REC2: Protection Of Open Space, Sport, Recreational Facilities

There is a presumption against any development that involves the loss of open space, community, sport, recreation or play facilities, allotments, including playing fields forming part of an education establishment, except where it can be demonstrated that alternative facilities of equal or better quality and convenience will be provided as part of the development. Permission will not be granted unless:

- i. This represents an opportunity to enhance the existing provision in terms of providing facilities for people with disabilities, modernisation or extension including the incorporation of energy or water conservation measures or renewable energy generation**
- ii. It can be demonstrated that there is no longer a need and/or it is allocated for another use**
- iii. Replacement facilities will be provided of an equivalent or better standard in terms of quality, quantity, frequency of potential use by virtue of its construction (such as an artificial pitch designed to the appropriate standard or located under cover) and in a suitable location, to serve the needs of the area; and which will be made available before development of the existing site begins and hence prevents its use for recreation or sport purposes. The design must be supported by the relevant sports governing body and/or Sport England**
- iv. The plans for alternative facilities must be accompanied by demonstrable appropriate management arrangements to ensure they are viable and will be maintained in the long term. An endowment to support the replacement facility will normally be required of the developer.**
- v. For school, college and other educational grounds, the loss through development may be permitted where the development meets a demonstrable educational need and provides alternative playing fields in accordance with Sport England policy. A Community Use Agreement may be sought to permit public access having regard to the primary purpose of the facilities for safe educational uses**

84. Unless specified in the relevant detailed site allocation policy, publicly accessible formal open space, or improvement to existing accessible open space provision will be in accordance with the standards in Table 5.

Table 5: Standard Requirements for Open Space Infrastructure

Type	Level of Provision M ² /Person	Threshold for On-Site Provision	Threshold for Off-Site Provision
Amenity Greenspace	10	All development of 10 dwellings or over	All developments under 10 dwellings and development of 10 dwellings or over where on-site provision is not possible
Provision for children and young people (LAPS, LEAPS and NEAPS)	2	All development of 10 dwellings or over	All developments under 10 dwellings and development of 10 dwellings or over where on-site provision is not possible

Policy REC3: Safeguarded Open Space

Development will not be permitted that would result in the loss of the whole or part of areas designated as Public Open Space, as defined on the Proposals Map or which will harm the character of, or lead to the partial, cumulative, or total loss of protected open spaces.



LOCAL PLAN REGULATION 18: “A Climate Change-Led Plan”

INFRASTRUCTURE - CONTEXT AND POLICIES

1.0 INTRODUCTION

1.1 All growth in the district must mitigate its climate change impacts whether this is through adaptive technology, flexible design, measures to reduce carbon emissions and to decarbonise, to conserve and manage resources or to generate renewable energy. Infrastructure underpins growth, with the built structures above and below ground providing utilities and transport networks, as well as the softer infrastructure in community facilities, recreation, and biodiversity-rich green open space. Without infrastructure there can be no growth and no improvements for existing settlements. Its delivery must be timely, coordinated with the development of new homes, employment and other building and landscape structures. It must be fundable and funded through the development industry or with Government and public sector assistance. The Council will work in partnership with the infrastructure providers to help ensure effective delivery of infrastructure that meets the needs of communities and works toward achieving the overall goal of achieving net zero carbon, over the Plan period.

1.2 Policies and development proposals must be flexible to meet the challenge of climate change, the key objective of the Local Plan, and it is acknowledged that technology and building systems are changing rapidly especially in the worlds of energy production and building construction methods. To this end developers must ensure that solutions are ultimately adaptable. Developers may be asked to structure their funding profile to bring forward enabling funding in advance of the planned development to ensure essential infrastructure can be delivered early, covering future phases and helping to address the cumulative effect on the capacity of utilities.

Guiding Infrastructure Policy Principles

1.3 There are guiding principles underlying the proposed infrastructure policies

- i. The local plan is sustainable, works towards addressing the climate change objectives and meeting or exceeding standards as far as feasibility, viability, and technology permit.
- ii. That infrastructure is defined in the widest sense and encompasses all the frameworks for healthy and well-balanced communities whilst minimising impact on the environment. This includes all utilities, green infrastructure transport and accessibility networks, health, education, community and cultural facilities. The latter five are covered in their respective chapters on Climate Change, Transport and Community.
- iii. All infrastructure should be proportionate to the needs of the community and will be delivered to accord with the pace of development such that facilities are in place and operational as far as is feasible for the first phase of occupation by residents, business, and other users; in some circumstances it may be more expedient to improve existing facilities.
- iv. That infrastructure will be phased to complement the pace of development on larger sites but will also be in place to support the shorter timescale for development of small and medium sized sites that will contribute immediately to the five-year housing supply. This may require an overall masterplan for contiguous development sites so that developers work together and co-ordinate delivery in collaboration with the District or County, or utility providers.
- v. That green and blue infrastructure and the landscape structure for large developments will need to be delivered at the earliest phase to take account of the time it takes for green infrastructure to establish, to mature and, where appropriate, to become a location for biodiversity net gain or carbon sequestration.
- vi. That promoters and developers work collaboratively with the council on larger developments, and with utility companies and transport providers conforming to their strategies and contributing proportionate infrastructure or funding to ensure its timely delivery. This includes modernising existing infrastructure to minimise carbon impact as far as possible.
- vii. That the delivery of relevant infrastructure is supported by an appropriate management and maintenance regime, together with funding endowment, to be in operation in advance of first occupations. Such provision will normally be secured by condition, and with details/funding through section 106 agreements.
- viii. That wherever possible a locally-based and a community-owned management organisation is used or set up for larger developments in order to practise stewardship in accordance with garden city principles of the Town and Country Planning Association (TCPA). It will manage the infrastructure assets locally, such as a renewable energy, SUDs, recreation areas, where this is not the domain of the statutory providers or the county council. The establishment of community energy networks will be encouraged.

Infrastructure and Sustainable Development

1.4 Infrastructure underlies growth: how the transport, utilities, community facilities, open space, recreational and communications facilities are provided, when and to what standard including mitigating carbon emissions, all play a critical role in achieving the council's Vision and the Objectives of this Local Plan, and the wider principles of sustainable development. The definition of infrastructure is outlined in Section 216(2) of the Planning Act 2008 (as amended). The National Planning Policy Framework (NPPF 2021)¹ states that plans should promote a sustainable pattern of development, emphasising that they must “align growth and infrastructure” along with improving the environment and helping to mitigate climate change. When considering development proposals, the Council's approach will reflect this presumption in favour of sustainable development and as reflected in the preferred spatial option. To achieve this speedily, the Council encourages applicants to work pro-actively and collaboratively both in the preparation of masterplans and planning proposals and post-approval through to delivery.

1.5 The council will explore a Community Infrastructure Levy (CIL) with a viable charging schedule to accommodate and mitigate the impacts of growth. Planning obligations and phasing conditions over and above Building Regulations or Future Homes and Buildings Standards may be applied in appropriate situations. An open book viability assessment will be considered where higher standards are applied to mitigate carbon impact and clear evidence is provided, including examples elsewhere, that viability or the delivery of affordable housing and other key policy requirements are threatened.

1.6 When considering development proposals, the Council's approach will reflect the presumption in favour of sustainable development contained in the National Planning Policy Framework and reflected in the preferred spatial option. The Council encourages applicants to work pro-actively and collaboratively both in the preparation of planning proposals and post-approval through to delivery. The aim is to achieve a sustainable development to improve the economic, social, and environmental conditions in the area and to find solutions that address the climate change challenge.

1.7 The infrastructure policies in this chapter are supported by evidence base studies. They also respond to issues raised during Issues and Options public consultation and through the Community Stakeholder Forum established in November 2020 as a mechanism to discuss local issues. The policies will help to deliver the Infrastructure Delivery Plan (IDP).

¹ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Infrastructure Delivery Plan and Viability

1.8 The IDP is a key document that will set out a project plan for the delivery of all the infrastructure types required and as listed in Table 1. It will identify the district wide infrastructure such as a major health centres, junction improvements or enhancement to wastewater treatment required for the level of growth planned no matter where in the district. It will also identify in detail the locations or areas for specific pieces of infrastructure such as a community centre or primary school that are needed to support a development proposal or a cluster of smaller proposals around an existing settlement.

1.9 As the key mechanism for monitoring and reviewing the range of infrastructure needs of the Local Plan; the Infrastructure Delivery Plan is a working document that will be reviewed regularly. The infrastructure areas covered in the IDP Baseline Report and addressed in the Local Plan are:

Table 1: Types of Infrastructure

Infrastructure topic	Details
Transport	Major road schemes ; new networks for walking, equestrian, cycling, electric vehicle charging points, mobility hubs
Surface water management, drainage and local flood protection	Need for local flood protection and surface water drainage infrastructure
Water supply	Water supply and treatment - the water cycle
Waste management and Minerals	Collection and disposal
Energy infrastructure	Electricity, gas, renewables
Digital connectivity and Communications	Telecommunications including broadband
Green Infrastructure	Open space, areas for biodiversity net gain, reserves, indoor and outdoor sports provision/ allotments,
Health and wellbeing facilities	Healthcare such as GPs, adult social care, and health centres/clinics
Education	Early years and childcare, primary and secondary schools, special needs, further education
Sports, leisure, and recreation	Standards and meeting needs; retention
Community and cultural facilities	Cultural and community infrastructure e.g., village halls, libraries, and performance spaces; emergency services

1.10 Some 'strategic' infrastructure will have benefits for residents beyond the development site such as off-site highway junction improvements; new sewerage treatment works; open space and sports facilities. Recognising that some of the

development will be of a strategic nature, the IDP will demonstrate how, between the private and public sectors, these schemes can be planned, funded, and implemented.

1.11 The IDP will set out what needs to be delivered and when, together with outline cost and how the funding might be obtained and phased. The Local Plan will be subject to a Viability study to test the implications of the spatial strategy, policies and need for this provision along with the minimum 40% affordable housing requirement. Also included will be any additional costs beyond the required standards for climate mitigation measures, green infrastructure and biodiversity net gain, basic development and land acquisition costs and fees, all set against the value of the development proposed, with an allowance for developer's profit. This is to ensure that the viability assessment is "primarily at the plan making stage" and that the assessment "should not compromise the requirement for sustainable development." It will test that the policies are realistic, and that the total cumulative cost of all relevant, including infrastructure, policies will not undermine deliverability of the plan.

1.12 Developers will have to have regard to the total cumulative cost of all relevant policies when agreeing a price for the land so that developers will not challenge the viability of their own planning proposals based on the price of the land. In other words, the adopted local plan with its up-to-date policies and explicit infrastructure contributions sets the bar for viable applications. Policy requirements, for example, for climate change adaptation, mitigation or for standards of building required to meet net zero targets, will have been tested.

Working in Collaboration and Strategically

1.14 In order to assist in the delivery of growth over the local plan period, the council needs to help coordinate the infrastructure to support the growth, and this means working with the site developers, service and utility providers, and, importantly, strategically with neighbouring authorities. Not only will this comply with the duty to co-operate, but close working maximises the opportunity for leveraging advantage from infrastructure delivery in adjoining authorities, strengthening the business case and potential securing more funding. Furthermore, because of the different stages of local plan preparation and implementation of large-scale development proposals, this might bring advantage deriving from infrastructure installation in adjoining areas, and hence bring forward infrastructure readiness for the development site in question in the District.

1.15 Developers are encouraged to collaborate not only with the council but to work closely with landowners and other developers of contiguous or related sites, that

may well be cross-border, to help reduce risk whilst securing the infrastructure. This economy in collaborative working is important for largescale and long-term transport initiatives including long distance cycle routes, public transport networks or route extensions. Collaboration of this nature is particularly advantageous in the planning of larger developments.

1.16 Accordingly, the Council will work with infrastructure and service providers such as Essex County Council, National Highways, the West Essex Clinical Commissioning Group (Integrated Care Services), the water companies, UKPower Networks to identify infrastructure needs and how those needs will be met. Infrastructure for strategic schemes of scale, apart from the water supply and treatment, will normally require joint funding between the public sector and developers. It is vital to understand the costs and cash flow to allow delivery of sustainable infrastructure over the twenty-year span of the local plan, and any development beyond that time horizon: what needs to be delivered, where, how and by whom, how it is funded and made affordable, both the capital cost and funding for future maintenance. The application of standards of efficiency, capacity and minimum compliance with Building Regulations are factors in this equation and provide the baseline to design for climate change.

1.17 Developers and landowners must ensure that the cumulative impact of development on infrastructure is considered and then mitigated or provided for, and at the appropriate time, and in line with the published strategies and guidance of the providers. Mitigation includes one or more of:

- financial contributions towards new or expanded facilities and to their maintenance,
- construction of new provision
- off-site capacity improvement
- the provision of land
- high standards of design and nature of utility infrastructure (e.g. SUDs).

1.18 A shared approach will lead to joint consideration and mitigation and will better support funding applications to major Government financing programmes in a timely way and based on a sound business case for effective delivery. The alignment of the utility company or public infrastructure delivery plan with developers' planning proposals and delivery schedule, with agreed rates of housing delivery, will lead to balanced, healthy, and sustainable communities. To this end, for appropriate developments, the Council will consider the potential for a local delivery vehicle such as a locally led development corporation to be established or other joint working, building on the work of the Memoranda of Understanding and collaboration agreements already initiated with promoters.

1.19 Developers should use the ECC Developer's Guide to Infrastructure Contributions (2021) for county facilities.

1.20 Collaboration with Town or Parish Councils, especially where there is an emerging or adopted 'Made' Neighbourhood Plan, is expected. As of April 2022, there are four Neighbourhood Plans, four awaiting final completion and seven in the early stages of preparation.

Policy INF1 Delivery of Development Infrastructure

Development proposals will only be permitted where proposals demonstrate that they would:

(i) Be supported by appropriate infrastructure that can and will be provided in a timely manner and in accordance with phasing of the development proposals to ensure that appropriate infrastructure is available from the early stages of occupation to help meet the wellbeing needs of occupants and to introduce appropriate travel or other sustainable behaviours.

(ii) Provide on-site mitigation measures or make financial contributions for site specific infrastructure provision, including maintenance and management provision, or contribute to a wider strategic infrastructure scheme essential to the delivery the development proposal. This may also include climate-change related measures such as carbon offsetting and/sequestration, Biodiversity Net Gain proposals as well as utility or transport schemes.

(iii) demonstrate viability over the phases of the Infrastructure Delivery Plan as appropriate

Proposals for large or complex and/or contiguous sites with one or more owner/promoters will be expected to be developed in collaboration between the Council, infrastructure providers, health, and other relevant organisations. Developers should demonstrate timely delivery and that there is sufficient capacity to support and meet all the requirements arising from the new development proposed and over its delivery period.

Phasing and Capacity

1.21 Development may require phasing, both to ensure that new occupants have access to services they need and to minimise disruption caused by development to existing communities or the services they depend on. Phased timely delivery of

development over the Plan period will ensure that there is *adequate supply of housing to meet a five-year supply* throughout the plan period. In this regard, an important role of the Plan is to indicate where and when sites are expected to come forward. At this plan making stage, the Council, with its consultants, will be preparing concept masterplans for larger developments. They will be worked up in more detail for the Regulation 19 submission and as sites come forward, it is expected that developers of all sites will work to capture constraints, an indicative layout and infrastructure issues. This early-phase approach to infrastructure and facility provision is concordant with the council's Building for a Healthy Life approach explored in the Design and Protection chapter.

1.22 Hence each development proposal must consider comprehensively physical, community, social and green infrastructure. Developers will provide evidence as to whether existing infrastructure can be used more efficiently, requires enhancement, or whether the impact of development can be reduced through promoting behavioural change. Permission will not be granted if it cannot be demonstrated that there is appropriate infrastructure capacity to support the development, or that enhanced capacity will be delivered in a timely manner.

Principal Issues Arising from Public Engagement and Evidence Base Studies

1.23 The Local Plan will address the main Infrastructure issues highlighted during the Issues and Options stage. They are:

- i. The rural nature of the district has a dispersed settlement pattern with the consequent need to travel to access services and employment; due to a lack of suitable alternatives for many, this results in a significant number of journeys being undertaken by private car and a higher impact on carbon emissions. The local plan aims to reduce this through alignment of growth, infrastructure, employment opportunities, and improved internet, as well as a review of bus services and a safer, more comprehensive cycling network.
- ii. Growth will be influenced by strategic policies in adjoining counties and districts including the London Stansted Cambridge Innovation corridor; Ox-Cam Arc Spatial Plan; the A120 Haven Gateway growth corridor; East Herts Strategic Plan; Greater Cambridge growth plans; major developments planned around Harlow and north of Bishop's Stortford.
- iii. Strategic infrastructure proposals will have an impact such as: Cambridge South station; A11 improvements; Anglian Water's South Lincolnshire Reservoir and new pipeline that will also serve Uttlesford; A120 improvements around Braintree; enhancements required to the Water Recycling Centre (WRC) at Great Leighs; new junction 7A on the M11 and consideration of upgrades to J8; potential East Herts Rapid Transport System from Hemel Hempstead and potentially to Stansted Airport; growth in passenger capacity

at the airport; West Anglia Mainline plan to increase service frequency and capacity;

- iv. There is significant pressure on primary school places due to both new development and demographic pressures from previous consents. New schools are planned at Saffron Walden and Great Dunmow where a new two-form entry school will be required. Primary school expansion is required at Elsenham and growth at Bishop's Stortford may increase demand at Forest Hall School.
- v. Pressure on Hatfield Forest as the main strategic open space and compounded impact on protected nature areas arising from visitor pressure; relatively low public access to other open spaces, parks, and gardens because of the predominance of private ownership. The national requirements for biodiversity net gain at a minimum of 10% following the enactment of the Environment Bill may lead to an increased provision of (multifunctional) green infrastructure within development sites. A joint visitor and environmental impact study of Hatfield Forest is in preparation.
- vi. GP practices are at capacity. Health and social care services are due to be reformed from 2022 under the new Integrated Care Systems (ICSs); emerging technologies to enable people to access healthcare via the internet could help free up capacity over the plan period.
- vii. The over-abstraction of ground and surface water has a negative effect on chalk streams in the district and surrounding area; the water company plans to transport water from elsewhere with no or limited abstractions; these issues are addressed in the Water Cycle Study.
- viii. Pressure on the electricity grid and sub-stations arising from increased use of electricity which will grow as the grid capacity and storage needs to accommodate the reduction in use of gas in new building from 2025, growth in electric vehicles and anticipated more people working from home

1.24 Addressing these issues and the growth needs will be through two categories of infrastructure: strategic and site-specific. Strategic infrastructure will support several sites and may extend beyond the local authority boundary supporting the wider pattern of growth, and hence the need for wide collaboration. Site specific infrastructure will serve the development itself, the localised needs of users and occupiers. The strategic infrastructure will require longer term funding, implementation and phasing and co-ordination.

1.25 Analysis of the infrastructure issues and growth suggests that a wide range of infrastructure is likely to be needed. *The table below sets this out and should be regarded as draft and advisory only at this stage.*

[Table 3 contains reference to specific sites and so will be coming to the LPLG on 18 May]

1.26 Growth in Uttlesford will create additional demands for physical, green, and cultural infrastructure. During the series of discussion groups held through the Community Stakeholder Forum, the importance of having the right infrastructure in place at the right time was continually emphasised. Having jobs, people, community infrastructure located within easy reach of each other was considered a major factor in reducing the need for travel but a particular issue for dispersed rural settlement patterns.

1.27 Concepts such as the 15-minute walkable neighbourhood and the Velo-City-Village were discussed. This is an approach to providing a good level of infrastructure in rural areas when it is not possible to have a full range of services in each settlement. The dispersed settlement pattern in Uttlesford is one of its chief characteristics and the balance between retaining the settlement pattern whilst meeting local needs is a challenge for the Local Plan. Effective and sustainable connectivity between villages and the role of the designated larger “rural centres” is a prerequisite for this model for rural development and sustainability. The solutions must be viable, and for example, could consider the provision of co-located or multi-use facilities and mobility hubs.

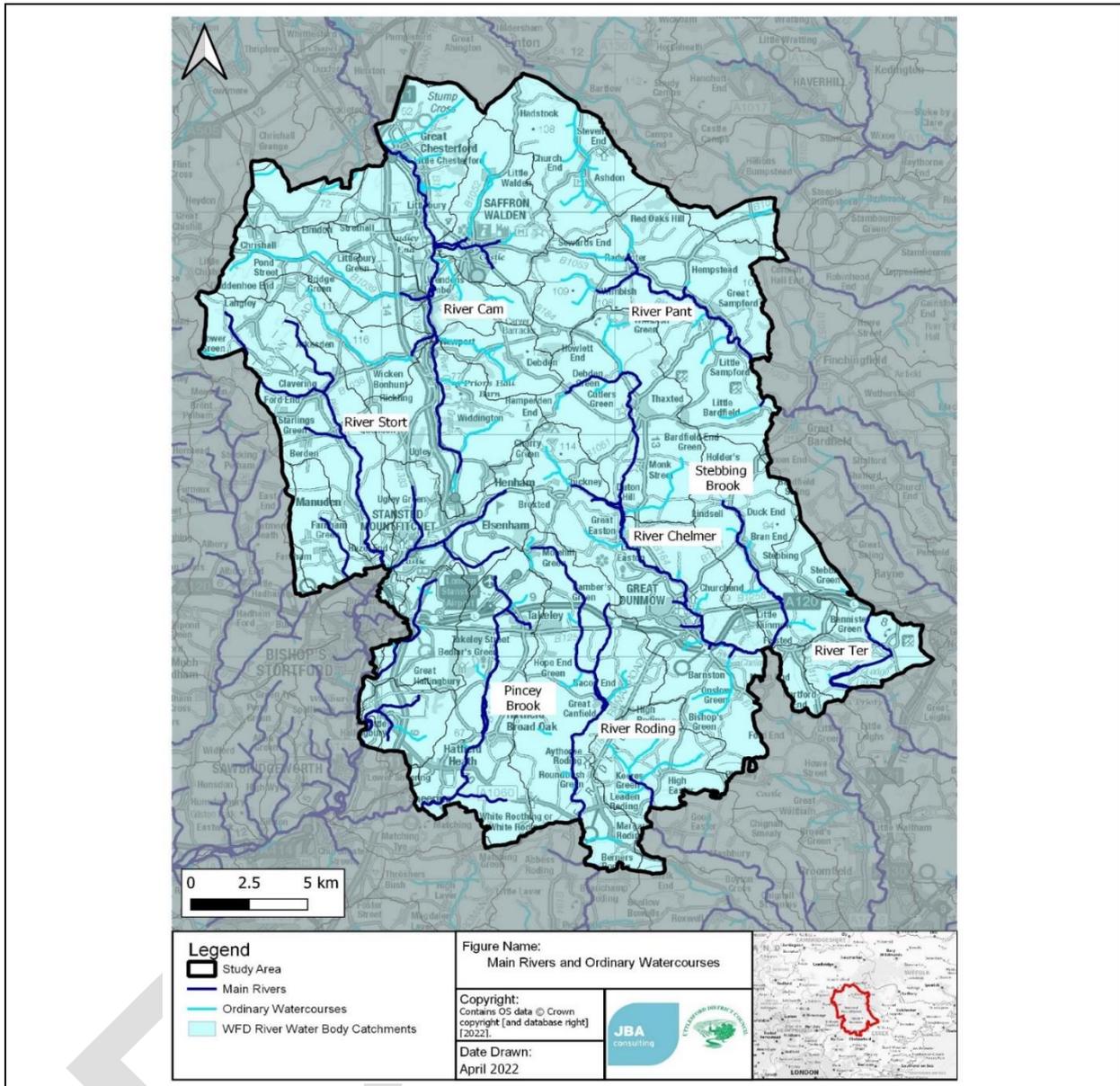
INFRASTRUCTURE POLICIES

Details of policies for transport, water, waste, energy, climate change and community facilities are in the relevant chapters. The policies that relate to utilities infrastructure requirements are in this chapter.

2.0 DRAINAGE AND FLOOD PROTECTION

2.1 ECC is responsible for coordinating the management of flood risk across Uttlesford from flood sources arising from surface water, ground water and ordinary watercourses. The district is located in the headwaters of the Thames and Anglian River Basin Districts (RBDs). In the Thames RBD, the Lee Upper Catchment and Roding Beam and Ingrebourne Catchment are located in Uttlesford. From the Anglian RBD, the Cam and Ely Ouse Catchment and Essex Combined Catchment are located in Uttlesford (See Figure 1). The Environment Agency has a responsibility for the main rivers that are situated within the district, as well as responsibility for maintaining and managing flooding from these rivers.

Figure 1: River and Watercourses in Uttlesford



2.2 Since April 2015, management of the rate and volume of surface water has been a requirement for all major development sites. The optimal level of run-off is that which would occur if the site had not been developed. Slowing the flow by intercepting runoff closer to its source naturally reduces the volume of water reaching an attenuation point, reducing the amount of land taken and increasing amenity. The preferred type of infrastructure to manage surface water is the Sustainable Urban Drainage System (SUD) and it should be integrated from an early stage in the design process.

2.3 Management of surface water at source and on the surface using nature-based designs is preferable to hard engineering solutions. Engineering and landscape design should incorporate natural engineering into practical, sustainable drainage design; for example, interception, ground infiltration and saturation can be designed within a linked system of tree pits. Surface water and run-off to river catchments

need to be addressed not only by SUDs but by appropriate infrastructure responses. Appropriate measures include:

- new wetlands
- permeable surfaces/swales
- rainwater gardens
- retention ponds
- green roofs and walls,
- bio retention areas
- woodland creation and leaky dams in appropriate contexts
- riverbank and channel restoration
- tree planting

2.4 Essex County Council (ECC) is the Lead Local Flood Authority (LLFA) and statutory planning consultee for surface water management for sites:

- that have 10 or more dwellings
- that are larger than 0.5 hectare, where the number of dwellings is unknown
- with a building greater than 1,000 square metres
- larger than 1 hectare

The Local Flood Risk Management Strategy² sets out aims and actions to reduce the impact of 'Local' flooding in Essex where 'local' means the risk of water from drainage systems, small watercourses, and rainfall off the land.

2.5 The Sustainable Drainage Systems Design Guide (2020)³ contains advice relating to surface water drainage and sets out the minimum operating requirements as required in the National Planning Policy Framework (NPPF) for use by developers, designers and consultants who are seeking guidance on the LLFA's standards. The developer should ensure that an appropriate and agreed local management arrangement is in place by the date of the satisfactory completion of the scheme.

POLICY INF2: Water Management and SUDs

All new development must incorporate sustainable urban drainage systems. The SUDs must be integrated in the layout and infrastructure design from early in the process and must have a system and maintenance regime in place before occupation, as approved by the Lead Local Flood Authority (Essex County Council). They must be designed in collaboration with the LLFA and its SUDs guidance and the relevant drainage company

² <https://flood.essex.gov.uk/media/1293/essex-local-flood-risk-management-strategy.pdf>

³ Sustainable Drainage Systems design guide, Essex County Council (2020). Accessed online at: https://www.essexdesignguide.co.uk/media/2404/suds_design_guide_2020.pdf on: 24/01/2022

The SUDs should:

- i. Be designed to agreed minimum operational standards including minimising discharge into the sewerage system
- ii. Be accompanied by a maintenance regime to ensure the operational standards continue to be reached
- iii. Be the subject of an agreement with the responsible management body before the design is implemented
- iv. Maximise environmental gain through design for amenity and biodiversity
- v. Incorporate measures, in their engineering and design, to protect the quality of the water from pollutants from hardstanding, car parks etc, and improve water quality such e.g. use of reedbeds where circumstances permit.

Local Flood Risk

2.6 The Local Plan's Strategic Flood Risk Assessment (SFRA 2021) suggests several settlements have experienced local flooding in the past. Flood risk is exacerbated by poor management of drains and culverts but the greatest risk from flooding results from ordinary watercourses and surface water. It categorises areas into three zones where there are different risks of flooding based on Environment Agency records. This has been supplemented by a review of recent local flood events in parishes which will become more relevant as individual applications for development come forward. There are no areas of significant or widespread strategic risk. Anglian Water and Thames Water are responsible for addressing flooding impacts from the sewerage system.

2.7 Development proposals will be subject to flood risk assessments to address current and future flood risks with appropriate climate change allowances. All new development will demonstrate that there is no increased risk of flooding to existing properties, and that the proposed development is, or can be made, safe. Development is directed to areas with the lowest probability of flood risk through the site allocations. .

POLICY INF3: Protection from Flooding

New development will be directed away from areas of greater flood risk and will not be permitted in Flood Zone 3. Proposals must have a system in place before occupation and approved by the flood authority, to be made safe from localised flooding and to mitigate the impacts of the development on potential local flooding both on the site in question and elsewhere. Land required to manage flood risk must be designated within the site proposals and masterplan and be safeguarded from built development.

Proposals in areas at risk of flooding must undertake a sequential assessment to demonstrate that no alternative sites are available and the development necessarily must be in this location.

3.0 WATER SUPPLY AND WASTE TREATMENT

3.1 The proposed growth in the District represents a challenge to ensuring that both the water environment and water services infrastructure have the capacity to sustain the level of growth and distribution of development proposed. Planned future growth across the District has been assessed with regards to water supply capacity, sewage capacity and environmental capacity. There are workable solutions to deliver future development along with compliance with the policy recommendations.

3.2 Overall, the district is in an area of water stress and increasingly water supply for growth will depend on efficiencies in usage. The underlying chalk aquifer is of regional, if not national, importance and the Environment Agency currently classifies the surface water and groundwater resources as over-licensed/over-abstracted. There is no additional water available for supply. Addressed in more detail in the Climate Change chapter, developers will be required to show how, through the installation of smart meters and gadgets to control water usage along with rainwater harvesting, water use will be limited to a lower rate than the statutory maximum of 110l/p/day.

3.3 The Water Framework Directive (WFD) 2000/60/EC controls the standards to be achieved for the combined water quantity and water quality. It establishes an integrated approach to the management of all freshwater bodies, groundwaters, estuaries and coastal waters at the river basin level. The Environment Agency is the body responsible for the implementation of the WFD in the UK. It is supported by UKTAG, an advisory body which has proposed water quality, ecology, water abstraction and river flow standards to be adopted in order to ensure that bodies of water including groundwater meet the required status. Standards, and water body classifications are published via River Basin Management Plans (RBMP) the latest of which were completed in 2015. The Environment Agency publishes the status and objectives of each surface waterbody on the Catchment Data Explorer⁴.

3.4 The overall requirement of the Directive is that all river basins should have achieved 'good ecological status' by 2015 or by 2027 if there are grounds for derogation. The environmental objectives of the WFD, as published in the Environment Agency's River Basin Management Plans (RBMP)s are:

- to prevent deterioration of the status of surface waters and groundwater,
- to achieve objectives and standards for protected areas,
- to aim to achieve good status for all water bodies or, good ecological potential and good surface water chemical status.

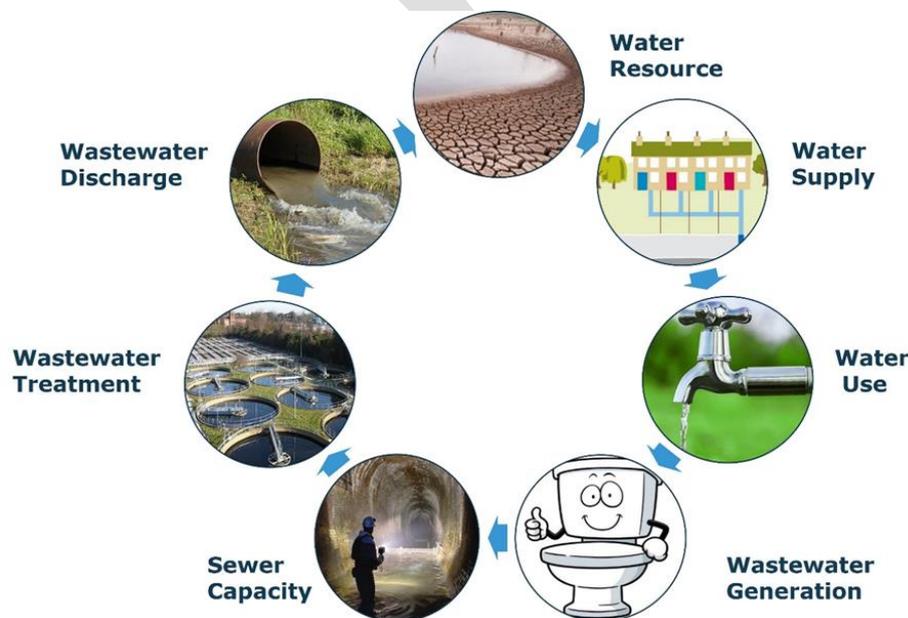
⁴ <http://environment.data.gov.uk/catchment-planning/>

These environmental objectives are legally binding, and all public bodies have to have regard to these objectives when making (planning) decisions that could affect the quality of the water environment. The categories are in Table 4 below:

Table 4. Description of status in the WFD Status Description

<u>High</u>	Near natural conditions. No restriction on the beneficial uses of the water body. No impacts on amenity, wildlife or fisheries.
<u>Good</u>	Slight change from natural conditions as a result of human activity. No restriction on the beneficial uses of the water body. No impact on amenity or fisheries. Protects all but the most sensitive wildlife.
<u>Moderate</u>	Moderate change from natural conditions as a result of human activity. Some restriction on the beneficial uses of the water body. No impact on amenity. Some impact on wildlife and fisheries.
<u>Poor</u>	Major change from natural conditions as a result of human activity. Some restrictions on the beneficial uses of the water body. Some impact on amenity. Moderate impact on wildlife and fisheries.
<u>Bad</u>	Severe change from natural conditions as a result of human activity. Significant restriction on the beneficial uses of the water body. Major impact on amenity. Major impact on wildlife and fisheries with many species not present.

3.5 The consultancy study artificial Water Cycle looked at the availability of water resources for human consumption, its treatment and supply to homes and business, water use and consequently the generation of wastewater. The Water Cycle encompasses how wastewater is taken away, treated, and finally returned to the environment. Each of these phases has potential implications for infrastructure.



3.6 The Water Cycle Study assesses:

- Water resources, demand, and supply
- Wastewater infrastructure and treatment

- Water quality and environmental impact
- Flood risk and drainage
- Impact of water supply and wastewater on chalk streams
- The impact of climate change on water infrastructure

3.7 Developers and the Council will need to work with Anglian Water, Affinity Water, Thames Water, the Environment Agency, and take account of the strategic plans of the regional water resources bodies to ensure there is or will be sufficient capacity and provision of an adequate water supply, foul drainage and wastewater treatment to support growth. In accordance with the Water Framework Directive, adequate water and wastewater infrastructure must be in place to accommodate the demands of growth and development.

3.8 Figure 1 shows the Environment Agency (EA) designated main rivers flow through Uttlesford: the Rivers Cam, Stort, Roding, Can, Chelmer, Ter, Pant and Pincey Brook. Water supply services are provided by Affinity Water (AfW). Wastewater services are provided by Anglian Water (AW) and Thames Water (TW). The Environment Agency (EA) is the environmental regulator with responsibilities for water quality, flood risk and administering licences for water abstraction.

3.9 Each water company publishes a Water Resources Management Plan (WRMP), a 25-year strategy that is updated every five years which assesses future demand, water availability, demand management measures and how the impact of climate change will be mitigated. The WRMP sets out the requirements for developing additional water resources to meet growing demand and reductions in abstraction to meet the company's environmental responsibilities.

3.10 Anglian Water has two water abstraction points to the east of the River Pant within Uttlesford and currently exports 85MI/day to Affinity Water, supplied from Grafham Water. Anglian Water is part of Water Resources East (WRE). The WRE emerging regional plan covers most of the district, the remainder covered by Water Resources South-East (WRSE) grouping of water companies. One new water supply option under consideration is an Anglian to Affinity water transfer in part supplied by a new reservoir in South Lincolnshire in the 2030s. This may enable the transfer from Grafham Water to Affinity to be reduced, freeing up that water supply to serve growth in the wider region. In terms of the quantum and spatial distribution of growth in Uttlesford these strategic water resource options could come on stream in the mid-2030s and will be infrastructure-facilitating growth, towards the end of the plan period.

3.11 The water companies are working with the Environment Agency to reduce the abstraction of water from groundwater. Anglian Water's approach to reduce abstraction is set out in their 2019 WRMP but if further sustainability reductions are required then Anglian Water will need to consider bringing forward new *supply* options as well as measures to *reduce demand*. The timing of a developer's

proposals and the water companies' implementation plans will not necessarily accord, and developers may be asked to contribute financially towards the improvement of water, sewerage and drainage infrastructure and its maintenance justified by the cumulative impact of the development overall.

3.12 It is important that new development does not result in an unsustainable increase in water abstraction and that water demand in new homes is minimised. This works towards the goal of achieving Water Neutrality: offsetting the demand from new homes by improving efficiency in existing buildings. The Government and EA definition is: *"For every development, total water use in the wider area after the development must be equal to or less than total water use in the wider area before development"*. For every new significant development, the predicted increase in total water demand in the region due to that development should first be minimised by reducing water use through water efficient design, and then the remaining demand offset by reducing demand in the existing community.

3.13 If this can be achieved, the overall balance for water demand is 'neutral', with no net increase in demand as a result of development. In order to achieve this, new development must be subject to planning policy which aims for houses and businesses to be built to high standards of water efficiency through the use of water efficient fixtures and fittings, or rainwater harvesting and greywater recycling. Theoretically neutrality can be achieved within a standalone new developments, through the complete management of the water cycle within that development area. It would require :

- water demand being limited to a minimum:
- all wastewater to be treated and re-used for potable consumption rather than discharged
- maximising use of rainwater harvesting and / or greywater recycling for use in the home;

Achieving 'total' water neutrality within a development requires capital expenditure along with specialist operational skills to maintain the systems. This is the aspiration for larger developments in the District and developers are expected to explore how this can be achieved and build this into proposals from the earliest stages.

3.14 The Water Cycle Study establishes that wastewater treatment capacity must be provided wherever it is required in the district, but there is a carbon cost where wastewater must be pumped over longer distances, and a significant financial and carbon cost should a new Wastewater Treatment Works (WwTW) be required even though this would be accommodated within the water company's business plan. Given the District's growth, the additional volume of treated effluent has the potential to cause a deterioration in water quality if no mitigation is taken. This is worsened where there might be discharge to a water course shown to be sensitive to changes

in treated effluent volumes or into an ecologically sensitive waterbody such as a chalk stream associated with the River Stort or Cam.

3.15 Thames Water (TW) and Anglian Water (AW) are the Sewerage Undertakers (SU) responsible for collection and treatment of wastewater from domestic and commercial premises, and in some areas, the drainage of surface water from building curtilages to combined or surface water sewers. Where development is concentrated this will require extensive “new” infrastructure.

3.16 The following policy reflects the importance of ensuring adequate and timely water supply and treatment infrastructure:

POLICY INF4: Water Supply and Wastewater Treatment

Developers are required to prepare an Outline Drainage Strategy for all developments of ten units or 0.5ha or more which will include water pollution control measures for any discharge into watercourses, water recycling measures, proposed sewage treatment and potential for the re-use of ‘greywater’ and rainwater capture and use within their development, in order to minimise the use of potable water (drinking water) where it does not need to be used, and to reduce overall water demand.

Developers are required to comply with the Water Framework Directive regarding water quality and aim to raise the status of water bodies as set out in Table 4 in relation to their developments.

Developers are encouraged to engage early with Water Companies’ strategies and funding plans, and to allow sufficient lead-in times to ensure that appropriate infrastructure for water supply, sewage disposal to a public sewer and treatment can be made available at the right time to meet the needs of the development. Where necessary, financial contributions will be secured.

Developers are expected to work with the sewerage undertaker early in the planning process to develop an Outline Drainage Strategy. Developments within 30m of an existing public sewer will be required to make a connection to the public sewerage system rather than the septic tanks. Where development is clustered, a public wastewater treatment solution will be required, particularly near sensitive chalk stream.

The Outline Drainage Strategy should be submitted as part of the planning application and satisfactorily address the following:

- What is required to serve the site.
- Where are the assets/upgrades to be located?
- When will the assets be delivered through phasing?
- Which technical delivery route the developer will use e.g. s104 s98 s106 etc.

4.0 COMMUNICATIONS and DIGITAL CONNECTIVITY

4.1 Digital connectivity influences, and increasingly governs social, cultural and economic interactions: ways of doing business, travelling, delivery of health care, shopping, learning, the creative sector and cultural experience. Provision of high-capacity broadband is essential to the lives of residents, to support businesses, remote working and to attract and retain employment opportunity. Land and structures for communications and digital infrastructure should be designed and installed as an integral and essential part of new development.

4.4 Digital connectivity also has an important role to play in addressing climate change by supporting smart technologies. The collection, analysis and sharing of data on the performance of the built and natural environment, including water and energy consumption, air quality, noise and congestion, enables the monitoring of carbon impact. Increasingly it is used in securing the efficient provision of low carbon technology particularly in the home. Developers should therefore fit smart infrastructure, such as sensors, to enable collection and monitoring of such data.

4.5 According to September 2020 data from Ofcom for fixed infrastructure telecoms, connectivity is relatively poor across Uttlesford⁵, with 87.5% of properties having access to superfast broadband (download speed of 25 megabits per second [Mbps] or more), against the national average of 94%. Just under 38% properties are able to access ultrafast broadband (100Mbps or more) lower than the national average of 54%. Furthermore, OFCOM estimates that 1.6% of premises in Uttlesford do not meet the Universal Service Obligation (USO), which requires speeds of at least 10Mbps download and 1Mbps upload whereas the national average is 0.7%. New developments are expected to include superfast broadband connections to all new premises⁶.

4.6 Essex County Council is overseeing a strategic roll-out programme for superfast broadband across Essex, aiming for ultrafast (or the fastest available) broadband at all new employment and residential developments. Superfast and ultrafast

⁵ OFCOM (2020) Data Downloads [online]. Available at: <https://www.ofcom.org.uk/research-and-data/multi-sector-research/infrastructure-research/connected-nations-2020/data-downloads>

⁶ HM Government (2020) Press release: New-build homes to come gigabit-speed ready [online]. Available at: <https://www.gov.uk/government/news/new-build-homes-to-come-gigabit-speed-ready>

broadband consists wholly or partially of optical fibre elements and is referred to as 'fibre-based' broadband. Open-access infrastructure is preferred, enabling multiple service providers access to end users. Developers are encouraged to engage with communication network providers at the earliest opportunity and to install fibre right to the premises or home.

4.7 Consultation through the Issues stage with the Community Stakeholder Forum during 2020/21 underlined these statistics and the importance of broadband to the local economy. 5.10 Policy INF5 will ensure that new developments are provided with superfast broadband and fibre to the premises. For some of the rural areas, it may be that alternative technologies to provide broadband such as fixed wireless technology or radio broadband are more viable. The most up to date broadband infrastructure should be used in new developments.

Policy INF5: Digital Connectivity Provision

All new development must be served by a fast and reliable broadband connection to the premises. Connection should include the installation of appropriate cabling within the homes, business units and community buildings as well as an enabled connection to at least one main telecommunications network, installed on an open access basis.

Communications infrastructure should be designed and installed as an integral part of development proposals and to be available from first occupation. The most up to date broadband infrastructure should be used.

Applicants will be required to submit a scheme for approval to demonstrate how the development will provide digital connectivity. They are expected to work with broadband and mobile service providers to ensure that the provision of future-proofed high speed broadband infrastructure and service provision is available, including connections to buildings. This should be by full fibre connection to the premises (FTTP) and 4G or 5G mobile connectivity.

Developer contributions towards off-site works will be required as necessary to enable those properties to access superfast broadband, either via fibre optic cable or wireless technology in the future.

With regard to minimising environmental impact applicants should demonstrate that:

- i. visual impact is minimised through design of equipment and location
- ii. applications for a new mast or base station should demonstrate that the applicant has explored the possibility of erecting aerials on an existing building, telecommunications site or mast and that, when operational, ICNIRP guidelines will be met

- iii. the proposal does not cause unacceptable interference with other equipment or air traffic control
- iv. applications for an additional mast to a site are accompanied by a statement that the cumulative exposure, when operational, will not exceed guidelines set by the International Commission on Non-Ionizing Radiation Protection (ICNIRP)

5.0 Renewable Energy Infrastructure

5.1 One of the key issues for onshore wind power is the change in approach by the UK Government in 2015 when onshore wind projects were excluded from the Contracts for Difference (CfD) funding scheme which used an auction mechanism to guarantee a price for renewable energy generation⁷. The CfD omission caused a major drop in onshore wind capacity in England until the decision was reversed in 2021 and the April 2022 statement by the UK Government on onshore wind restored limited CfD support.

5.2 Government also affirmed their position to prioritise putting local communities in control pledging to consult during 2022 on developing local partnerships for a limited number of supportive communities who wish to host new onshore wind infrastructure in return for benefits, including lower energy bills. There is theoretical capacity for onshore wind generation Uttlesford. Mean wind speed data indicates that larger turbines would be viable and although there are restrictions around Stansted airport, there may be rural areas where energy generated per hectare would be relatively high. In line with the Government approach Community projects including direct use of wind power by residents are supported by local planning policy.

5.3 There are some issues to consider:

Buildings- the safe separation distance is described as the Fall over Distance being the height of the turbine to the tip of the blade plus 10%

Power lines - National Grid and/or the Distribution Network Operators advise on the required distance between wind turbines and overhead power lines.

Air traffic and safety -Wind turbines may interfere with the proper operation of radar capacity to handle air traffic, and aircraft instrument landing systems. There is a 15 km consultation zone and 30km/32km advisory zone around civilian air traffic radar, with a c.15km statutory safeguarding consultation zone around Ministry of Defence aerodromes⁸. Turbines may affect weather radar operated by the Meteorological Office.

Defence - The Ministry of Defence needs to be consulted if a proposed turbine is 11m to blade tip or taller, and/or has a rotor diameter of 2m or more.

⁷ [1] Planning considerations for local planning authorities were set out at <https://www.gov.uk/guidance/renewable-and-low-carbon-energy>

⁸ Town and Country Planning (safeguarded aerodromes, technical sites and military explosives storage areas) direction 2002. Further advice on wind energy and aviation on websites for Civil Aviation Authority and National Air Control Transport Services

Shadow Flicker Under certain circumstances and time of day, the sun may pass behind the rotors of a wind turbine and cast a shadow over neighbouring properties. When the blades rotate, the shadow flicks on and off; the impact is known as ‘shadow flicker’. Only properties within 130 degrees either side of north, relative to the turbines are affected at UK latitudes. Planning conditions can be imposed to control wind turbines to avoid shadow flicker. Turbines can also cause flashes of reflected light, which can be visible for some distance, but this can only be ameliorated, not prevented.

5.4 The Zebra Carbon *draft* Renewable Energy Strategy (2022) identifies onshore wind as a component of the potential growth in renewable energy infrastructure. The recommendations are draft, and more work is needed for the next stage of plan preparation to:

- Designate broad areas suitable for wind turbines
- Set criteria for consideration of impacts, including requirements for particular layouts or clustering of turbines to reduce landscape impact.
- Clarify nature of community support and any specific requirements
- Set out policy for siting other major renewables including solar arrays/farms and of site selection, particularly in relation to agricultural land classification
- Set out policy to supporting the repowering of wind turbines and solar arrays where they improve efficiency or increase generating power acknowledging that repowering might reflect technological improvements.
- Set out environmental/biodiversity net gain as part renewables installations
- Set out policy relating to the siting and design of battery storage facilities
- Set general policy relating to safeguarding of renewable resources

5.5 There is a phenomenon that when a number of geographical, seasonal and time conditions combine, the blades of wind turbines can cast a shadow over neighbouring properties due to the sun passing behind them. When the blades rotate, they cast an intermittent shadow. If this is experienced through a narrow window opening, it can cause a ‘shadow flicker’ where the shadow cast into the property appears to flick on and off. This phenomenon only affects properties which are located within 130 degrees either side of north relative to the turbine, and up to 10 rotor diameters of the windfarm and very occasionally can affect people who suffer from epilepsy.

POLICY INF6: WIND ENERGY

Wind energy development proposals will be permitted where they are located in a ‘suitable area’

- i. and are for the repowering of an existing wind turbine or turbines comprising a wind ‘farm’;**
- ii. demonstrate how any impacts on health or amenity are to be mitigated, and including resolution of impacts affecting existing dwellings and**

- communities from scale, noise, light, glare, smell, dust, emissions, flicker, traffic operations, radar and air navigational installations and microwave communications
- iii. do not impact on wildlife, especially bats and birds.
 - iv. that the land not occupied by the turbine(s) and ancillary equipment following construction is available for its original use, e.g., arable farming;
 - v. the development includes a mechanism for the local community to share in the benefit of renewable energy generation
 - vi. and are to be located on community, commercial or agricultural buildings

Developers must consult the relevant safeguarding bodies, the MoD, CAA and NATS as well as operators of other aerodromes and radar systems as early as possible in the process of developing wind energy proposals. Any highlighted impacts on radar and/or aircraft operation must be appropriately mitigated to the satisfaction of the relevant safeguarding bodies.

Applicants must demonstrate that the proposed development has regard to the Uttlesford District Council's Noise Assessment Technical Guidance and is assessed to the satisfaction of the Local Planning Authority⁹ such that sources of noise and vibration generated by the development are adequately mitigated to prevent loss of amenity for existing and future occupants and land uses. Further assessments should be submitted to cover the noise impacts of the construction and decommissioning phases of the development. If it is proven that a development has significant noise impacts on surrounding communities then it will be refused.



⁹ Noise Assessment Technical Guidance (UDC, 2017). Available: <http://www.uttlesford.gov.uk/CHttpHandler.ashx?id=6973&p=0> Regulation 19 Local Plan 191

[Add supporting text for solar energy]

POLICY INF7: SOLAR ENERGY

Solar energy development proposals will be supported for buildings and mounted installations encouraged where they are focussed on previously developed land and away from higher quality and most productive agricultural land unless justified.

It is expected that in non-residential development on employment, community and agricultural buildings that have roofs which are structurally adequate; within car parks, mobility hubs and along roadsides, that solar energy/pv installations should be included unless it can be demonstrated that is not feasible to do so.

6.0 MINERALS and WASTE MANAGEMENT

6.1 The management of minerals and waste are Essex County Council functions and their plans and policies constitute part of the Development Plan suite for the consideration of planning applications. In Essex the main minerals produced are sand and gravel aggregates. Developers must comply with the county's Minerals Plan and Waste Strategy.

6.2 The County Council is the Joint Waste Planning Authority responsible for waste and runs the only recycling centre for household waste, the Saffron Walden Recycling Centre which operates at near capacity though there are around 22 smaller and local sites.

6.3 The national commitment is to have no waste being sent to landfill, and the waste hierarchy is followed by minimising the volume of waste generated, addressing waste as a resource in itself to re-use or recycle, and disposal as the last option. The County Council is in the process of reviewing the Waste Strategy¹⁰, currently to 2032, that will address need for waste treatment facilities. The district

¹⁰ Essex and Southend-on-Sea Waste Local Plan (2017)-
<https://assets.ctfassets.net/knkzaf64jx5x/5MMZ5nNFmOCIpF56igb0Jc/e6f7ab4cba4ed1198c67b87be7b375e7/waste-local-plan-2017-compressed.pdf>

council needs to have sufficient permitted recycling/re-use to meet the additional requirements arising from growth, both domestic and from business.

6.4 Commitment to the waste hierarchy is important and allows for the potential to produce energy from waste in the future, including agricultural and biomass waste. It is not predicted that this will be a major source of energy production in the district but heat so generated could be used on farms or within a community heat network:

6.5 Developments should be designed to reduce construction waste and to re-use or recycle materials as much as possible. If there are usable mineral resources on or near site it may be possible to use these in consultation with the County Minerals officers. As far as is feasible, materials should be processed as much as possible by companies in the District or wider area, to keeping the supply chain short and local. The Climate Change chapter highlights policy on sustainable construction.

7.0 DELIVERING INFRASTRUCTURE

7.1 Critical to the delivery of the homes and employment needed over the local plan period is the supporting infrastructure and its viable delivery integrated with the phases of development. Some infrastructure, such as transport improvements and energy provision will have adverse environmental impacts that need to be mitigated and this may require additional land to be set aside, for example SUDs control, carbon sequestration or biodiversity net gain areas. Underlying the plan is the challenge of climate change and the need to be resource efficient, utilising natural measures of control and renewable energy, and to be adaptable for new technology in helping to reduce carbon emissions.

7.2 Infrastructure delivery, particularly at the strategic scale and for the wider utility network, must be undertaken by developers in collaboration with the providers, public sector agencies, and the District and County Councils. These organisations have worked on the IDP that sets out the viability and phasing of infrastructure in the broadest sense. As new development goes through the planning and implementation process on site the IDP will be reviewed and re-focused to help ensure delivery is coordinated. There will be circumstances where joint applications for public funding or joint delivery arrangements are sought.

7.3 The infrastructure falls into one of three categories:

- *Critical* - essential and enabling development reflecting the hard physical infrastructure such as investment in transport, utilities, waste, energy, drainage, communications.
- *Necessary* – broadly the social infrastructure from health, education, social care, emergency services, sports and recreation, and green infrastructure

required for nature recovery, carbon sequestration and biodiversity net gain mitigation. The timeliness of delivery of the necessary infrastructure works is important to sustainable communities and settlement extensions; without this provision, employment and housing development cannot proceed.

- *Desirable* - infrastructure required for the sense of cultural wellbeing and to capture the environmental and biodiversity needs associated with climate change; some of these infrastructure elements are more aspirational, such as the creation of quiet greenways or the provision of an arts performance space, but which are contributors to what a sustainable community *means*.

Funding

7.4 The Council will play a key role in supporting funding profiles, helping ensuring sufficient funding at the right time, especially where significant forward (and Government) funding is required such as the M11 Junction 8 works, and collaborating on delivery arrangements. There are several sources:

- Capital mainstream funding
- Developer section 106 obligations
- Government department funding and investment programmes
- Strategies and investment programmes by utility providers.
- Government grant schemes
- Other Government funding from Sport England or through the NHS etc
- A Community Infrastructure Levy. The council will explore CIL where the developer contribute a standard charge for each infrastructure element.

Section 106 Agreements

7.5 Section 106 Agreements are voluntary agreements between the developer, council, and any other relevant body with an interest in the development such as the County Council. They are attached to planning permissions and require contributions to a range of infrastructure over the phasing of the development including revenue contributions to run services such as the youth service, community development worker or monitoring. They must be related to the development and contribute to mitigation, necessary to allow the development to proceed and the level should be in proportion to the development proposed. The Council may require developers to provide an open book viability assessment

Delivery Considerations

7.6 In order to deliver the plan or any item arising from the development proposals, developers and landowners must work constructively with the Council, neighbouring authorities, and other infrastructure providers throughout the planning process, and

especially for complex and more infrastructure-heavy proposals because of cumulative effects and higher costs. Agreement on a programme of delivery with efficient, pacy build-out rates, especially for new community(ies) will be expected.

7.7 The Council is preparing an SPD on Developer Contributions that will outline the required approach.

POLICY INF8: DEVELOPER CONTRIBUTIONS

For the purposes of this policy the widest reasonable definition of physical, social, and environmental infrastructure and providers will be applied.

Developers will work towards addressing all aspects of climate change and to work towards achieving a development that is carbon net zero or carbon net zero-ready, including renewable energy and as resource efficient buildings as possible. Developers should establish sample monitoring systems to ensure maintenance of operational standards to reduce any performance gap and to continue to try to achieve net zero outcomes.

Developers will demonstrate that there is sufficient infrastructure capacity available or can be provided, enhanced, or made available off site to meet all the requirements arising from the development proposal.

Developers will make appropriate land or financial contributions to achieve the infrastructure through section106 agreements to meet any such deficiency if the infrastructure is not to be provided directly on site. Developers should refer to the County's Guide to Developer Contributions for calculations of contribution towards council facilities and services¹¹. Contributions will be required for an agreed maintenance period for relevant .

Where a Viability Assessment is requested it must assume explicitly that standards and policy requirements relating to renewable energy/energy efficiency/water conservation/biodiversity net gain etc are in the baseline case and that they should not be treated as extra burdens on the viability. Developers should submit an open book Viability Assessment that may be subject to an independent scrutiny by appointed experts at the applicant's cost.

¹¹ The Essex County Council Developers' Guide to Infrastructure Contributions (2020)

<https://assets.ctfassets.net/knkzaf64jx5x/5aKhke88Ey5zkdMvSQj44w/0d71817cad70b9394d76e7a490ac7bd7/developers-guide-infrastructure-contributions.pdf>

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Appendix: Table 5 Developer Contributions Required by Essex County Council Service Area, March 2022

Service Area	Trigger for contribution	Expected Contribution
Early Years and Child Care	20 dwellings +	Pupil product (0.045 per flat, 0.09 per house) x £20,508 (cost per place) for a new facility (co-located with school or standalone) and where expansion of existing facility is required £17,268 (cost per place). Land for a new facility.
Education – Primary	20 dwellings +	Pupil product (0.15 per flat, 0.3 per house) x £20,508 (cost per pupil) Land for a new school.
Education – secondary	20 dwellings +	Pupil product (0.1 per flat, 0.2 per house) x £24,929 (cost per pupil). Land for a new school.
Education – special needs	2000 dwellings +	Bespoke
Education – Post 16	20 dwellings +	Pupil product (0.01 per one bed flat, 0.02 per 2+ bed flat, 0.04 per house) x £23,962 (cost per pupil) (the need will be assessed on a case-by-case basis, contributions are only required where necessary. Land for a new school (as part of a secondary school).
School Transport	20 dwellings +	Primary - £11.40 x 190 days x 7 years = £15,162 per pupil Secondary - £5.30 x 190 days x 5 years = £5,035 per pupil
Employment and Skills	50 dwellings	Employment and Skills Plan
	200 dwellings and/or 2500 sqm employment floorspace	Residential - £2,000 per 1000 sqm floorspace Commercial – dependent on net additional employment Employment and Skills Plan
Highways and Transportation	All Development	Highway works via S278 notices, contributions and/or commuted sums for maintenance.
Sustainable Travel Planning	All development	Travel packs in all cases, travel plans for 80 + dwellings. Work travel plans on employment sites with 50+ employees.
Passenger Travel	All development	Bespoke contributions for <ul style="list-style-type: none"> • small sites – funding towards bus infrastructure; • medium sites – fund diversions to existing routes or contribute to a new route; • large sites – provide a transport service. • Commercial sites as required.
Public Rights of Way	Development where there is a PROW	Contribution to or appropriate works carried out and arranging temporary or permanent diversions. Cycle Track Conversion Orders to be provided as necessary.
Waste Management	New communities	Bespoke on case-by-case basis.
Libraries	20 dwellings +	Where required (per dwelling) £244.92 library extension, £77.80 to upgrade existing facilities.
Flood and Water Management	Major sites	Ensure provision of SuDS on major sites. Commuted sums for maintenance of SuDS as required.
Monitoring Costs	All S106 agreements	£550 per obligation. Bespoke payments on complex and/or major sites 1000+ dwellings. To include operational energy monitoring as required in new county buildings such as (carbon net zero) schools.

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Table 5: Developer Contributions Required by Essex CC Service Area, March 2022

Figure 1: Rivers and Watercourses, page 20

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11. Delivering and Monitoring the Local Plan

1. This Section deals with how the Council will monitor the Local Plan's success in meeting the challenges and opportunities set out in the Spatial Strategy to ensure that it is effective in delivering the objectives of the Local Plan.
2. This will be done through a monitoring framework to be developed following this consultation and monitored annually through the Council's Authority's Monitoring Report (AMR). The AMR will be used to report the performance of the Local Plan as well as recommending any actions required to ensure the delivery of the Local Plan.
3. In respect to Key Indicator 'Appeal Decisions', the Council will monitor appeal decisions from the Planning Inspectorate and use these to monitor the effectiveness of Local Plan policies in accordance with the relevant triggers for action.

Consultation question: Do you have any views on how the Local Plan should be monitored?

Table ? : Monitoring Framework

Policy	Title	Monitoring Indicator	Target	Data source

Appendix XX - Development Standards

Introduction

1. This Appendix provides information about standards that apply to all new residential developments in Uttlesford including conversions, apartments, houses, Houses in Multiple Occupation (HMO's) or extensions, unless it can be demonstrated that the particular site circumstances require a different design approach.

2. The standards seek to ensure new developments will meet the needs of their occupiers, minimise the impact of new developments on surrounding occupiers and encourage higher rates of recycling. Detailed guidance is contained within XXX. Where relevant, links have been provided to other Council documents or national standards. The following standards are covered:

- Privacy and quality of the living environment
- Private amenity space
- Natural light
- Open space
- Internal space standards
- Recycling and waste.

Privacy and quality of the living environment

3. The Council will seek to secure high quality design and a good standard of living environment for all existing and future occupants.

4. The best way of ensuring privacy for new and existing occupiers is to minimise the extent to which windows face onto private areas of adjacent properties. These private areas include habitable rooms (living rooms, dining rooms, bedrooms), kitchens and privacy zones (areas in gardens immediately adjoining the building). Privacy can be ensured through design of new buildings, but also through achieving specified separation distances between windows and neighbouring private areas. Separation distance between buildings is also important to avoid buildings feeling overbearing to neighbouring residents.

5. Where habitable rooms in a new or extended property will face the rear of an adjacent dwelling, whether new or existing, the separation distances set out in Table 1 apply (Criteria A-D). Criteria E deals with separation distances in order to safeguard against an overbearing relationship. See also Figure 1.

6. The requirements may be relaxed where privacy is 'designed-in' through careful arrangement of internal accommodation, placement of windows, window design or screening. Shorter back-to-back distances may also be acceptable when the buildings face each other at an angle, typically 30 degrees or more. If there is a change in level between buildings, it may be possible for back-to-back distances to be adjusted.

7. To ensure a good standard of living for the occupier of a new or extended property all habitable rooms must have at least one window in a wall allowing outlook and ventilation which meets these standards.

Table 1: Privacy and proximity standards

Criteria	Town Centres	Rural areas
A. Minimum back-to-back (or front-to-back) distance between parallel 2 or 3 storey buildings with rear or front-facing windows serving habitable rooms on upper floors	20m	25m
B. Minimum back-to-back (or front-to-back) distance between parallel 4 or more storey buildings with rear or front-facing windows serving habitable rooms on upper floors*	27.5m	35m
C. Minimum back-to-boundary distance where new buildings, or extensions to existing buildings, have a back-to-back relationship with <i>existing</i> residential buildings**		15m
D. Minimum distance between a window serving an upper-floor habitable room and the side garden boundary of an adjacent property (unless the privacy zone is otherwise protected)***		15m (add 4m for each additional storey)
E. Minimum back-to-flank wall distance****		12.5m for a two storey flank wall (add 4m for each additional storey)

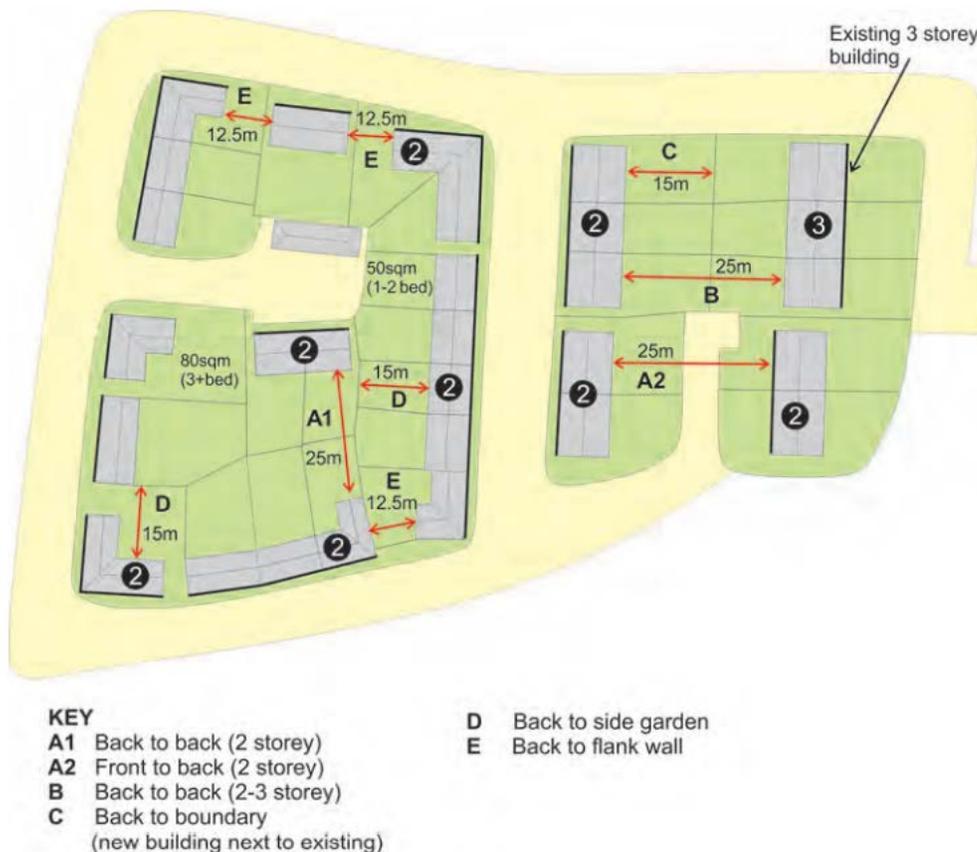
*For tall buildings (above 5 storeys or above 16 metres) the separation space needed could be greater depending on the attributes and circumstances of the scheme; most tall structures will only be acceptable where supported by an appropriate ratio of open setting. This will be judged in accordance with the above standards or on a case-by-case basis as appropriate.

**With existing buildings with a back-to-boundary distance less than 15m, in some circumstances a two-storey extension within 15m of the boundary may be acceptable subject to satisfactory relationships with neighbouring properties.

***For corner turning plots, discretion will be needed as to the application of this standard. For example, the distance would be appropriate if a relationship is being imposed on an existing property. In new developments, the standard could be reduced if the plot serves a positive design function in the layout as any new occupiers would be aware of the pre-existing relationship. Clear glazed upper-floor windows serving habitable rooms should be avoided where they would directly face the privacy zone of a neighbouring property.

****Where a back-to-flank wall relationship will exist, clear glazed windows in flank walls should be avoided in order to safeguard against overlooking.

Figure 1: Separation distances and private garden space for a small housing development outside the urban area



Private amenity space

8. The Council expects all new homes to provide easy access to private or communal garden space. The size of the private space expected depends on the type of home and the accessibility of the location. All new residential development shall provide private amenity space to a high standard. The Essex Design Guide 2018 contains further guidance on how these spaces can be detailed.

9. The siting, orientation, size and layout should make for a secure and usable space, which has an inviting appearance for residents and is appropriate to the surrounding context. All private amenity spaces shall be designed to avoid harmful overlooking from other properties.

10. Where recycling and waste bins and bikes have to be kept in rear garden storage then direct and secure access from the street should be provided.

11. Tables 2 and 3 contain space standards for private gardens, balconies and communal garden space. See also Figure 1. In tight urban environments, quality may be more important than the quantity of space. Gardens do not have to be limited to ground level, in appropriate circumstances elevated gardens and roof gardens may be encouraged to maximise use of space.

Table 2 : Garden standards for new houses

	Town Centres	Rural areas
1 or 2 bedroom houses	40sqm minimum private garden <i>or</i> use of directly accessible communal garden equivalent to 25sqm per-home including 10sqm demarcated private zone for each house	50sqm minimum private garden
Houses with 3 or more bedrooms	50sqm minimum private garden	80sqm minimum private garden

Table 3: Garden and balcony standards for new apartment blocks and HMOs

	Town Centres	Rural areas
Upper floor apartments	<ul style="list-style-type: none"> • Provision of a private balcony (minimum 5sqm), plus • Provision of 20sqm minimum per-home of communal garden (100sqm minimum in total) <i>or</i> be located within 400m of a park or recreation ground 	<ul style="list-style-type: none"> • Provision of a private balcony (minimum 5sqm), plus • 20sqm minimum per-home of communal garden (100sqm minimum in total)
Ground floor apartments	<ul style="list-style-type: none"> • Provision of a 10sqm minimum demarcated private zone, plus • Provision of 20sqm minimum per-home of communal garden (100sqm minimum in total) <i>or</i> be located within 400m of a park or recreation ground 	<ul style="list-style-type: none"> • 10sqm minimum demarcated private zone, plus • 20sqm minimum per-home of communal garden (100sqm minimum in total)
Houses in Multiple Occupation (HMOs)	<ul style="list-style-type: none"> • 50sqm minimum communal garden 	<ul style="list-style-type: none"> • 80sqm minimum communal garden

12. Communal gardens should benefit from some form of enclosure as they are intended to be semi-private spaces and should be of an appropriate shape to fulfill their function (e.g. socialising, playing, leisure, gardening, or drying washing). They should benefit from casual surveillance so that they feel safe and are accessible to all intended users. For Town Centre schemes, a communal garden area will be strongly encouraged, and if not provided, contributions towards active travel improvements to a park or recreation ground will be required.

13. A demarcated private zone for ground floor apartments should be provided as a small garden, patio or deck, with direct access from the property. Where ground floor apartments cannot provide a sufficiently enclosed private zone, windows and doors should be separated from public areas through hard and/or soft landscaping.

14. For street facing ground floor apartments, the building should be designed to interact with the street, so an enclosed private zone facing the street may not be appropriate. To avoid a street facing single aspect property, dual aspect or duplex apartments are encouraged. Individual entrances to ground floor apartments or duplexes are also encouraged to enliven the street scene and create sociable places.

15. Exceptions to the above standards may be considered on physically constrained sites where development is desirable in the wider public interest.

Natural light

16. New housing development and extensions should provide an adequate level of natural light for new and existing dwellings. Good natural light makes dwellings more attractive, pleasant and energy efficient. Housing layouts should be designed to maximise daylight and sunlight to dwellings as far as possible, as long as the development adheres to other policies and standards.

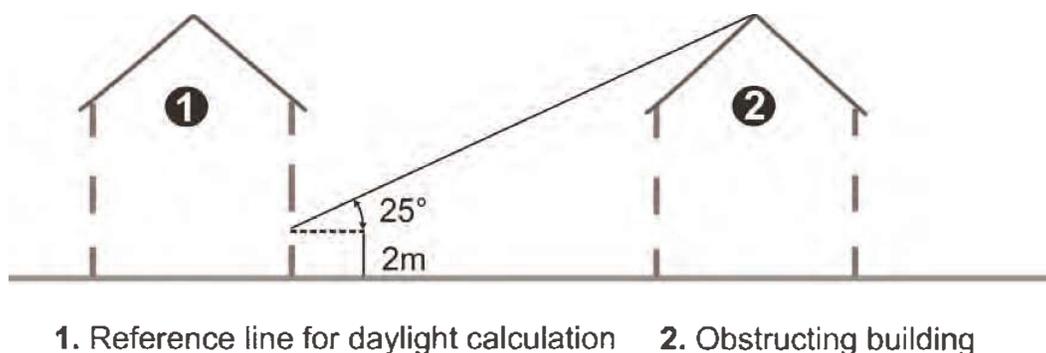
Sunlight

17. A sunlit room is achieved where a window faces 90 degrees due south. It is not a reasonable requirement to expect this of all dwellings in a development, but good levels of daylight and a pleasant outlook can compensate for a lack of direct sunlight.

Daylight

18. Acceptable daylight in existing building interiors is likely to be achieved if a 25 degree vertical angle from a point 2m above the floor at the building facade is not obstructed, see Figure 2. The BRE report "Site Layout Planning for Daylight and Sunlight" recommends that certainly no more than two fifths and preferably no more than a quarter of the garden should be prevented by buildings, walls or fences from receiving sunshine on 21 March.

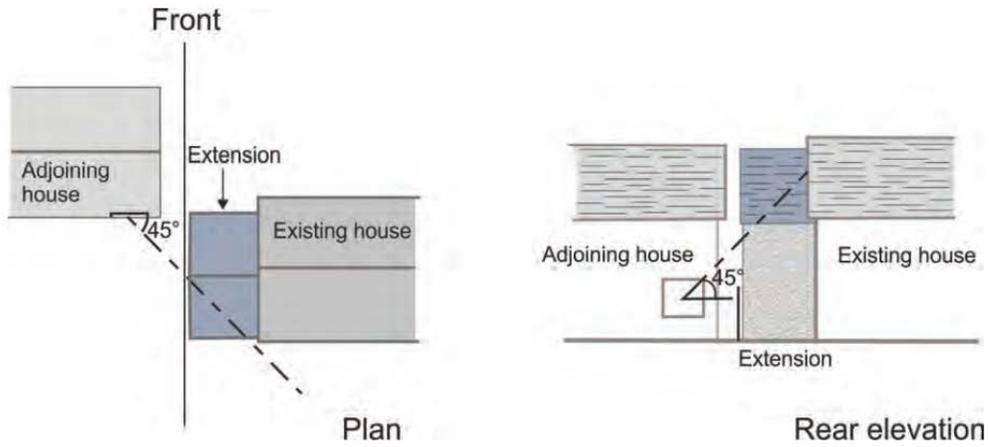
Figure 2 : Relationships between new and existing buildings I



The obstructing building (No 2) does not breach the 25 degree angle, hence acceptable daylight should be achieved within property No 1. Source: Essex Design Guide 2018.

19. Projections at right angles to a main building range should not infringe a 45 degree angle drawn in plan and elevation from the centre of the closest ground floor habitable room window in neighbouring properties, see Figure 3.

Figure 3: Relationships between new and existing buildings 2



The extension at the neighbouring property breaches a 45 degree line both in plan and elevation.

Internal space standards

28. In 2015, the Government introduced a space standard, 'Technical housing standards - nationally described space standard' which sits alongside Building Regulations as an optional standard. This space standard deals with internal space for new houses and flats and applies across all tenures of housing. It sets out requirements for the gross internal floor area (GIA) of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of homes.

29. According to research by the Royal Institute of British Architects (RIBA), the average new home in England is only 92% of the recommended minimum size. This means there might not be enough space for furniture, storage, working, socialising or spending time in quiet.

30. Uttlesford generally has a standard and wide ranging mix of house types within its area and therefore the Government standards appear to fit well with the housing stock in Uttlesford. There are no particular issues within Uttlesford's housing market that would require a departure from the national standards. To meet the needs of occupiers, all new residential development should be built in accordance with the nationally described space standard. The standard requires that:

- A dwelling provides at least the GIA and built-in storage area set out in Table 7
- A dwelling with two or more bedspaces has at least one double (or twin) bedroom
- In order to provide one bedspace, a single bedroom has a floor area of at least 7.5 sqm and is at least 2.15m wide
- In order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5sqm
- One double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
- Any area with a headroom of less than 1.5m is not counted within the GIA unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1sqm within the GIA)
- Any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
- A built-in wardrobe counts towards the GIA and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72sqm in a double bedroom and 0.36sqm in a single bedroom counts towards the built-in storage requirement
- The minimum floor to ceiling height is 2.3m for at least 75% of the GIA

Table 7: Minimum Gross Internal Floor Area and storage (sqm)

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
1b	2p	50	58		1.5
2b	3p	61	70		2.0
2b	4p	70	79		2.0
3b	4p	74	84	90	2.5
3b	5p	86	93	99	2.5
3b	6p	95	102	108	2.5
4b	5p	90	97	103	3.0
4b	6p	99	106	112	3.0
4b	7p	108	115	121	3.0
4b	8p	117	124	130	3.0
5b	6p	103	110	116	3.5
5b	7p	112	119	125	3.5
5b	8p	121	128	134	3.5
6b	7p	116	123	129	4.0
6b	8p	125	132	138	4.0

'Where a one person flat has a shower room rather than a bathroom, the GIA may be reduced from 39sqm to 37sqm.

Recycling and waste

32. Putting materials in the black bin for general waste should be considered a last resort. Disposing of materials in landfill or by other methods such as Mechanical Biological Treatment (MBT) comes at a high cost to the Council and tax payers, and is a poor choice for the environment.

- All bin stores should be as close as possible to the highway and collection operatives should not have to wheel or carry receptacles further than 20m
- Communal bin stores should be located no further than 30m away from flats or apartments served by this store
- Communal bin stores should be in the form of dedicated bin store rooms in the ground floor of buildings or in the form of robust and covered external compounds sited in unobtrusive locations
- Schemes to be designed to avoid collection vehicles reversing; if reversing is necessary it should be no more than 12m; if the vehicle has to turn, sufficient space needs to be provided for this in the layout.