

Uttlesford Local Plan (Issues and Options) 2020 - 2021

First Consultation: All themes / Other Comments

Introduction

Between the 10 March and 21 April people were given the opportunity to make comments which covered more than one theme or on issues, relevant to the new Local Plan but had not been covered by the consultation themes.

17 people or organisations made comments which best fall within the All themes/other comments title.

The following is a summary of the comments.

Great Dunmow Town Council. A protocol for parish council engagement in s106 negotiations at key stages should be set out within the new Local Plan. A policy for future adoption of CIL should be included. Where possible, valued landscapes should be identified, giving the nature of their value, to be a strategic gap between settlements, locally valued landscape and views such as the Chelmer Valley, or an historic landscape, such as land on the Easton Lodge Estate, in Little Easton.

Little Hallingbury Parish Council. Building in villages will result in more car use and there will be no additional services and facilities. Only affordable homes should be built in villages. Leisure and cultural facilities are found in the towns and therefore need to build within easy walking/cycling distance of these. Hatfield Forest needs protection and need more public woodland and green space. New builds should include solar panels and energy efficient. All developments should have a mix of types especially genuinely affordable with gardens large enough to grow food and also bungalows 2 and 3 bed, for older people living in larger houses needing to downsize. Wider footpaths and adequate parking is also a necessity. The threshold for affordable houses needs to be lower maybe 10.

The Salings Parish Council.

- Comment positively on the issues and options process
- Parts of the issues and options content appear to be pointing strongly in directions not supported by evidence, rather than starting from a “blank slate” and building up from an evidence base.
- the Call for Sites for, which in our view is inappropriately skewed towards Garden Community Principles despite this in no way being required to meet UDC’s Climate aspirations, nor national policy.
- we have seen nothing in the Issues & Options regarding Viability or indeed introducing the Community Infrastructure Levy

The **Environment Agency** make the following comments: -

Water Resources

- Local Plan (LP) follows the findings of the Water Cycle Study and make site allocations within areas that have the appropriate foul water capacity

- phase allocations to ensure they are inline with planned upgrades to Water Recycling Centres.

Biodiversity

- LP to promote sustainable use of water resources to enable sustainable growth
- deliver more water efficient homes
- green infrastructure to build resilience to climate change
- Create new woodlands/open spaces to complement and relieve pressure on existing areas
- policies which allow space for abundant wildlife habitat
- Biodiversity net gain to address previously unaccounted for environmental damage.

Flood Risk

- Sites within zones 2 and 3 to be accompanied by Assessment
- LP to apply sequential test and use risk based approach to development location
- sequential approach to be applied within specific sites to direct development to the areas of lowest flood risk
- Advice on
 - finished floor levels and safe access
 - Emergency Flood Plan
 - Flood resilience/resistance measures
 - increases in built footprint
- Environment Agency guidance 'Flood risk assessments: climate change allowances' should be used to inform the spatial distribution of growth and the requirements of Flood Risk Assessments (FRA) for individual applications.

Ground Water & Land contamination

- SuDS: deep infiltration features are not favoured
- Support development of brownfield sites and remediation of contaminated land

Waste Management

- advice on use of waste materials in construction phases
- impact of any construction

Environmental Projects

- LP make reference to Water Framework Directive, River Basin Management Plans.
- The importance of an awareness of the Catchment Based Approach and engaging with Catchment Partnerships & Catchment Plans highlighting these as opportunities for environment improvement projects

Thames Water. Important to ensure policies and proposals take account of wastewater infrastructure requirements. Once the preferred locations for growth are known Thames Water will work with the Council to understand the impacts of development on their works so that any necessary studies can be undertaken to help define necessary upgrade requirements. The timescales for delivery of any necessary upgrades will need to be considered in relation to the phasing of development sites allocated in the Local Plan to ensure that there is sufficient time

for any necessary upgrades to be delivered. Without this there would be a risk of issues of sewer flooding or the pollution of land and/or watercourses arising. Thames Water were supportive of the policies proposed in the previous Local Plan in relation to water resources and waste water infrastructure and in particular Policy EN12. Thames Water support the integrated water management approaches being adopted in development which would help deliver water efficient homes and reduce wastewater discharges into the sewer network. Any review of the Green Belt should remove Stansted Mountfitchet and Bishops Stortford STWs from the Green Belt to help facilitate development which will be necessary to support growth.

Natural England. The Local Plan:-

- should be based on an up to date evidence base on the water environment and an Integrated Water Management Study, incorporating a Water Cycle Study should be prepared for this purpose.
- will need to ensure that habitats are protected from water-related impacts and it should positively contribute to reducing flood risk by working with natural processes, for example by the provision of SUDs and green infrastructure.
- address the impacts of air quality on the natural environment.
- give appropriate weight to the roles performed by the area's soils.
- should seek to avoid allocations on best and most versatile agricultural land as far as possible and Plan policies should ensure that master-planning steers development towards areas of poorer quality land, subject to biodiversity considerations.
- Should consider key cross-boundary issues - Hatfield Forest; Essex Coast RAMS;
- Consider the sub-regional assessment and co-ordination of the infrastructure provision for both increased supply and increased wastewater treatment capacity.
- Consider transport impacts of growth within and beyond Uttlesford
- Consider coordination of any landscape scale green infrastructure and the enhancement of ecological networks which extend across district boundaries
- Consider policies to positively enhance MGB to deliver more ecosystem services, especially landscape and access to nature.

Fritchway Action Group. The existing Fritch Way is an excellent example of a well-planned and maintained fully accessible multi-user path: a linear country park, predominantly a bridleway, running from Braintree to Start Hill which is harmoniously shared and enjoyed by local residents and visitors. However, the Fritch Way is severed on either side of Dunmow and is difficult to access from Dunmow town centre. It also stops abruptly near junction 8 of the M11 with no safe onward route. The Local Plan should contain a requirement that planning permission for development of land in and around Dunmow include a S106 (or equivalent) agreement with each developer to make a contribution to ensure the Fritch Way link is completed without delay.

North Herts DC support proposals for housing, employment, biodiversity and climate change.

IMW Duxford wish to ensure that development does not impact on the ability of the museum to operate and fly.

Country Landowners Association draws attention to its publication *The Rural Powerhouse*. The rural economy has the potential to create jobs, grow businesses, build successful communities. It has the potential to solve so many of our great challenges – we want to build more houses, we want to help mitigate climate change. Two of the themes it focuses on are -

- A fully connected countryside. Digital communications and the digital economy are vital to unlocking the vast potential of rural businesses and bringing the rural economy into the 21st century. But despite this clearly documented economic contribution, the rural–urban digital divide remains.
- A planning system designed for rural communities. Meeting the housing need in smaller rural settlements is key for equality, social cohesion and the growth of the rural economy. A sufficient housing supply is integral to addressing the needs of an ageing population, the loss of vital services and to unlock the potential of rural businesses.

Individuals

The plan must try to balance opposing forces: transport constraints v employment changes; expanding access to nature v protecting biodiversity; local housing needs v commuter-led price inflation

Development in the north of Uttlesford will have cross boundary issues with South Cambridgeshire DC and should form an additional theme for consideration in the production of the local plan.

We are an outward facing district, with a high proportion of our residents leaving the area to go to work. The proposed infrastructure improvements are unlikely to match such growth in demand. Will infrastructure 'logjam' or will planning consents be withheld because of the inability of infrastructure to cope? Most importantly, will additional commercial development land be earmarked, and the local LEPs asked to make employment proposals that will attract outreach by the core businesses of the clusters surrounding Cambridge, Harlow, Chelmsford, and to an extent, Braintree?

Developing a cluster of villages may not work in the UK. It may just end up as housing estates. The idea of housing estates being more pedestrianised so that cars are parked away from the house will cause difficulty in delivery of large items, house removal and carrying heavy bags of shopping a further distance, etc, especially for the elderly and people with disabilities. Since lockdown I have not seen much of an increase in cycling. People are still in a hurry to get from A to B and the quickest way is by car.

If badly planned development continues the 'Rural' aspect of our community will no longer exist. Backland and ribbon development must be controlled. Existing bungalows are being bought up as building plots. New homes need to be affordable. Hatfield Forest is under visitor pressure. Domestic parking needs to be on plot. Open green space is required near developments. The airport 'North Side' needs to be put to full industrial use. Green belt should not be lost for employment land.

Concerned about lack of garden topsoil in new developments. Trees should be appropriately sited in developments. Make it easy for people to walk and cycle. Overall, planning should encourage people to make their own good decisions to support the environment and reduce negative impact on climate change. If the local council and planners are seen to prioritise the climate and environment, it encourages residents to do so, and attracts long term residents who care about the environment and community they live in.

The new Local Plan needs a better evidence base and co-ordination of policies with Braintree Council to protect the Pant Valley and its surrounding areas. The evidence can then inform policies for the countryside and environmental protection, habitat and bio-diversity and the character of the local landscapes, and their historical connections to the Bardfield Artists' colony.