

Committee: Local Plan Leadership Group

Date:

Title: Sustainable Density

Thursday, 29 July
2021

Report Author: Jack Bennett – New Communities Principal

Urban Design Officer

jbennett@uttlesford.gov.uk

Summary

1. New developments in Uttlesford need to be designed and built to levels of density which enable them to be sustainable. Low population density and current/potential availability of public transport options and other infrastructure constrain these densities and therefore the number of new homes that can be built in Uttlesford sustainably.

Recommendations

2. That LPLG endorses the development of a policy in the emerging Local Plan to deliver sustainable levels of density.

Financial Implications

3. The approved budget for the Local Plan in 2021-22 includes sufficient provision for the work needed through to the end of March.

Background Papers

4. The following papers were referred to by the author in the preparation of this report and are available for inspection from the author of the report:
 - Sustainable Density, Jack Bennett, 19.07.21.

Impact

- 5.

Communication/Consultation	This work has been informed by the first consultation on the Local Plan and will be subject to further consultation as the plan progresses
Community Safety	N/a
Equalities	Forthcoming 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	Forthcoming 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

- The Regulation 18 Local Plan is being prepared and will require density specifications to inform the spatial strategy. A density policy will assist in planning to address climate change, reduce the amount of land being developed and implement good design principles. Any policy should recognise the constraints of a rural area as outlined in the accompanying report.

Risk Analysis

7.

Risk	Likelihood	Impact	Mitigating actions
That no such policy is developed	1 the NPPF advises to address density	2 no policy on density would result in a greater land take and a risk of sprawl	The accompanying report sets out advice on appropriate considerations when developing a policy on density

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.