



Local Plan
Leadership Group
– October 4th 2023

Overview



1. Introduction
2. Draft Uttlesford Local Plan 2021 – 2041 Consultation
3. Next steps.
4. Any further questions and discussion?



1. Introduction

- The existing Uttlesford Local Plan is **out-of-date**.
- There have been two plans rejected by the Planning Inspectorate (**in 2014 and 2019**).
- The Council need a new Local Plan that is ‘demonstrably’ **sound**.
- This will ensure the Council can **gain control** of planning to support sustainable and quality development that is supported by appropriate infrastructure.
- We need to move away from unplanned, speculative development, that does not adequately plan for infrastructure – with no Plan, this form of development is likely to continue.



2. Draft Local Plan 2021 - 2041

Key Issues we are seeking to address:

- We need to be demonstrably following the advice from the previous Planning Inspectors to identify a range of sites of different size, type and geography. This is important to ensure a rolling land supply, to provide choice and support early delivery – and to ensure the plan is **SOUND**.
- We need to develop a strategy in the context of what this Plan needs to do – if we need c. 5,000 homes on strategic sites across the district, it wouldn't be reasonable to plan for 5,000 to 10,000 homes on a single site (in this Plan).
- We need to support **sustainable** development, by maximising opportunities for walking, cycling, public transport, and proximity to services/ employment etc – this also supports our employers/ retailers/ service providers.
- We need to ensure that any proposed allocations are providing for a range of new services, facilities and **infrastructure** that benefit our main existing (most sustainable) communities as well as any new residents – we know there is a deficit affecting many of our communities.
- It is important the Plan can be found **SOUND** – it needs to be consistent with Government Policy, Guidance and Legislation.



2. Draft Local Plan 2021 - 2041

- We are producing a **Draft Local Plan** for consultation. This is the Regulation 18 stage of plan making.
- This is an important stage in the process because the Council '**can**' (**and is likely to**) make changes to the document after the consultation, before the next stage.
- The next stage will be to produce the version of the Plan the Council intend to submit to the Secretary of State, that is the **Publication Plan** (Regulation 19), that is intended for publication in Summer 2024.
- The Council '**Cannot**' make any significant changes to the Publication Plan. Any consultation responses at that stage are forwarded to the Planning Inspector (s) and become business for the Examination.
- So, it is very important the Draft Plan is as detailed as possible, as that maximises the value of the Consultation. The more people can see what is proposed, the more than can respond. This is invaluable to ensure we have **meaningful and genuine consultation**.



2. Draft Local Plan 2021 - 2041

How do we process the Consultation Responses?

- We will consider every response we receive to the consultation.
- We will produce a comprehensive report setting out all of the comments and who has made them. They will be organised by topic, so it will be easy to see what has been said about each and every part of the Plan.
- For all the substantive points raised (i.e., each different issue) – we will provide a response for how the Plan will be changed, or why it isn't being changed if that is the case.
- It will be easy to see:
 - What has been said in relation to each issue raised.
 - Who has said what.
 - And, how the Council intends to respond.
- The report will be published alongside the updated Plan at the next stage around June/ July 2024



2. Draft Local Plan 2021 - 2041

Planning for Housing

- Our updated Housing Need is for **13,680** homes.
- We need to plan for some headroom, so we build flexibility and contingency into the Plan.
- We already have:
 - **980** homes completed (completions) since April 2021
 - **5,800** homes that have planning consent (commitments) up to April 2023*
 - A Windfall allowance for the Plan period of **1,500** homes
- This is **8,280** to contribute towards the total.
- We are proposing **5,076** homes on Strategic Allocations
- And **1,000** homes on non-strategic sites.
- This means we are currently planning for **14,356** homes in total.

*please note that we can anticipate the commitments figure increasing since April 2023, which may provide flexibility for 'adjusting' the extent of proposed allocations at the next stage of the process



2. Draft Local Plan 2021 - 2041

The Emerging Strategy

- We are proposing Ten Strategic Sites at our most sustainable settlements.
- We have developed indicative master-plans for each proposal so we can start to demonstrate how the sites ‘could’ come forward. This helps to demonstrate the sites will include:
 - **Environment** – large areas of open space with appropriate and sensitive consideration for landscape/ heritage/ biodiversity and opportunities for enhancing many of these features.
 - **Infrastructure** – including new schools, local centres, leisure and community facilities, including for health care, along with provision for utilities, etc.
 - **Transport** – maximising opportunities for supporting walking, cycling, public transport and improving accessibility. At Saffron Walden a new link road is proposed between Thaxted Road and Radwinter Road that is shown to have positive effects on traffic in the town centre, along with providing for a wide range of other benefits.
- These are proposals to help ensure the consultation is meaningful. There is scope to continue to refine them for the next stage of the Plan.



2. Draft Local Plan 2021 - 2041

The Emerging Strategy

Settlement	Completions	Commitments	Proposed Allocations	Total
Key Settlements				
Great Dunmow	416	2,361	869	3,646
Saffron Walden	189	1,020	1,280	2,489
Stansted Mountfitchet	18	37	390	445
Local Rural Centres				
Elsenham	17	1,017	0	1,034
Great Chesterford	36	193	0	229
Hatfield Heath	1	41	0	42
Newport	42	113	412	567
Takeley	273	489	1,636	2,398
Thaxted	6	78	489	573

This equates to around 43% of the proposed growth at our Key Settlements and 31% at our Local Rural Centres. The proposed non-strategic growth at our Larger Villages is around 6%.



2. Draft Local Plan 2021 - 2041

Why are there no proposals at Elsenham, Great Chesterford or Hatfield Heath?

Elsenham:

There are a number of suitable sites for development at Elsenham, but these already have planning permission and there are already over 1,000 homes committed at this settlement.

Great Chesterford:

Again, there are sites at Great Chesterford that could support sustainable development, but in one instance it would rely on access from neighbouring South Cambridgeshire. This may be possible and could be considered in the future, but given there is substantial uncertainty concerning the delivery of a Local Plan for Greater Cambridgeshire, there would be uncertainty surrounding the delivery of the site at the current time.

Hatfield Heath:

This settlement is located entirely within the Green Belt. As there are numerous opportunities to bring forward development elsewhere in the district and outside of the Green Belt there are not thought to be any 'exceptional circumstances' to justify development at Hatfield Heath.



2. Draft Local Plan 2021 - 2041

What about Appeal Sites?

- Some of the proposed allocations include areas that have previously been subject to planning applications that were refused at Appeal.
- Any refusals at Appeal were for technical reasons, such as a particular constraint not being adequately mitigated or addressed in the design for the development.
- This does not rule out the potential for development in any circumstances, it just means that the reason for refusal needs to have been adequately addressed.
- It may be that a proposed allocation is for a larger area and would support a more comprehensive development proposal that could more successfully and adequately address any constraints.



2. Draft Local Plan 2021 - 2041

What about the relationship between Neighbourhood Plans and the Local Plan?

- There is a great deal of very helpful policy and guidance set out in the NPPF and PPG to assist us. These are clear what the role is for Local Plans and Neighbourhoods Plans and what is expected for each.
- The PPG provides some helpful guidance about the role of Neighbourhood Plans. For example:
 - “A neighbourhood plan should support the delivery of strategic policies set out in the local plan”.
 - “Only a draft Neighbourhood Plan or Order that meets each of a set of basic conditions can be put to a referendum and be made” – this includes: “is in general conformity with the strategic policies contained in the development plan for the area”.
 - “Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies”.
 - “Neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 69a) suitable for housing in their area”.
- The Council will continue to positively support communities who wish to prepare Neighbourhood Plans to help to make them as effective as possible.



2. Draft Local Plan 2021 - 2041

Employment

- The updated evidence identified a residual need for around 4.5 hectares for office uses and around 25 to 30 hectares for industrial uses - split between:
 - up to 5 hectares at Saffron Walden
 - 5 to 10 hectares at Great Dunmow, and
 - around 15 hectares in the Stansted area.
- There are four additional sites proposed:
 - **Gaunts End:** Office uses of up to 4.5 hectares.
 - **Saffron Walden (Land North of Thaxted Road/ Rear of Knights Road):** Industrial uses up to 3 hectares.
 - **Great Dunmow/ Takeley (Land between A120 & Stortford Road)** – Industrial uses of up to 15 hectares.
 - **Takeley (North of Takeley Street)** - Industrial uses of up to 15 hectares.



3. Next Steps



- **Local Plan Leadership Group:** **Wednesday 4th October**
- **Scrutiny Meeting:** **Wednesday 11th October**
- **Cabinet Meeting:** **Monday 16th October**
- **Full Council:** **Thursday 26th October**

- **Consultation Start:** **Friday 3rd November**

Six weeks consultation to 15th December

(NB: the Cabinet Papers will be published 9th October if you want some extra time to start reading)...

- We then consider all of the consultation responses and update the plan ready for the Publication Stage next year (June/ July 2024)



3. Next Steps

Consultation

- Press Releases in local newspapers, E-newsletters and Social Media – at the beginning of consultation – W/C 30th October
- Community Engagement Events, 3 events will be taking place around the district, Gt. Chesterford, Gt. Dunmow and Manuden (tbc). These sessions will be an opportunity for members of public to look at the draft plan and meet officers to discuss aspects of the plan that are important to them – W/C 13th November
- District wide information booklet drop, informing every household about the LP consultation, what it is, why it's important and how people can comment – W/C 20th November
- Continued E-news and social media will provide further short facts about the plan and provide a countdown to the end of consultation and outline how people can comment. 20th November – 15th December.

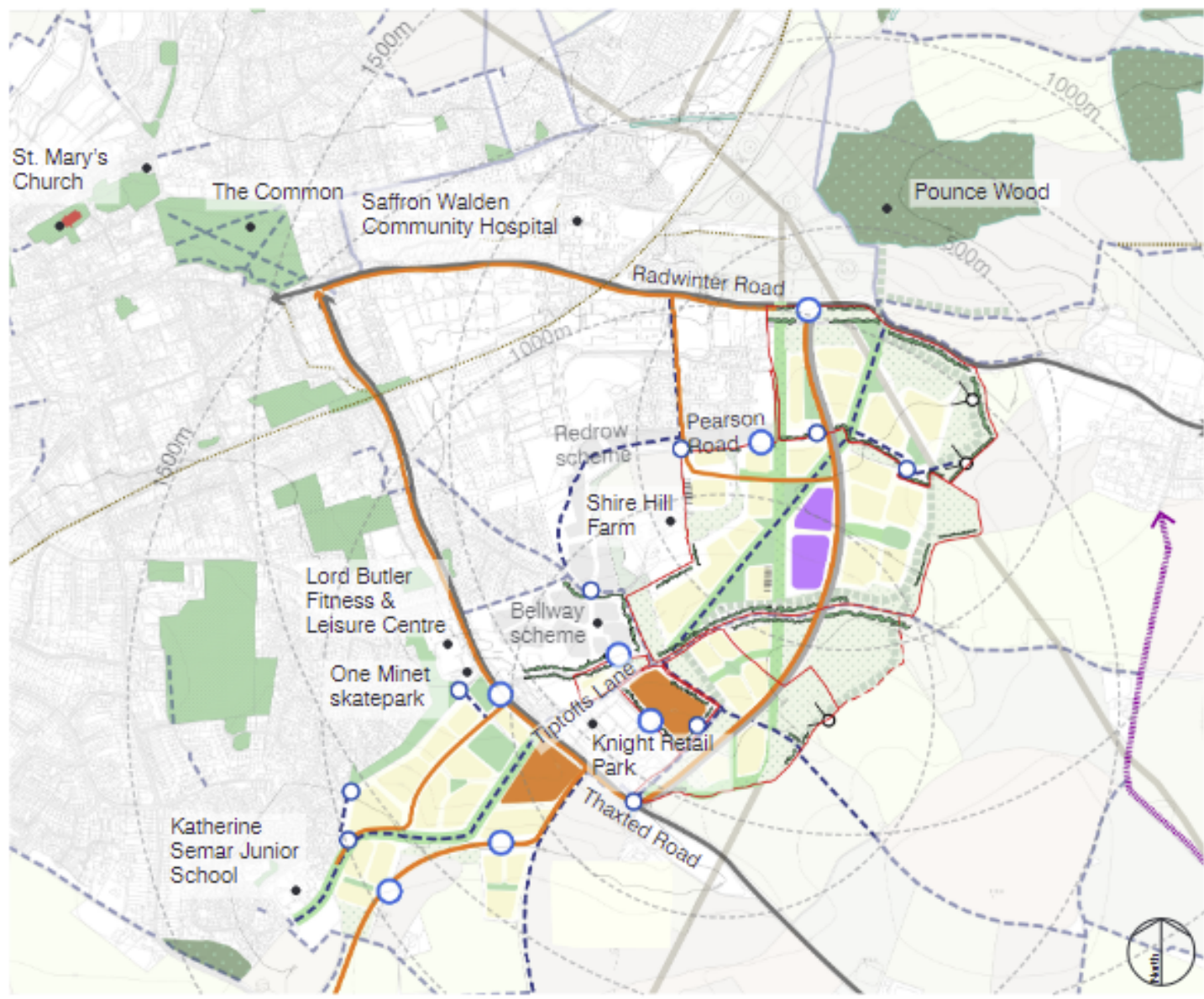


4. Questions and Discussion

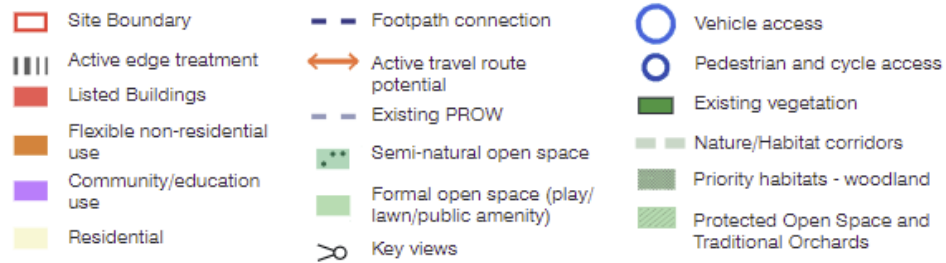
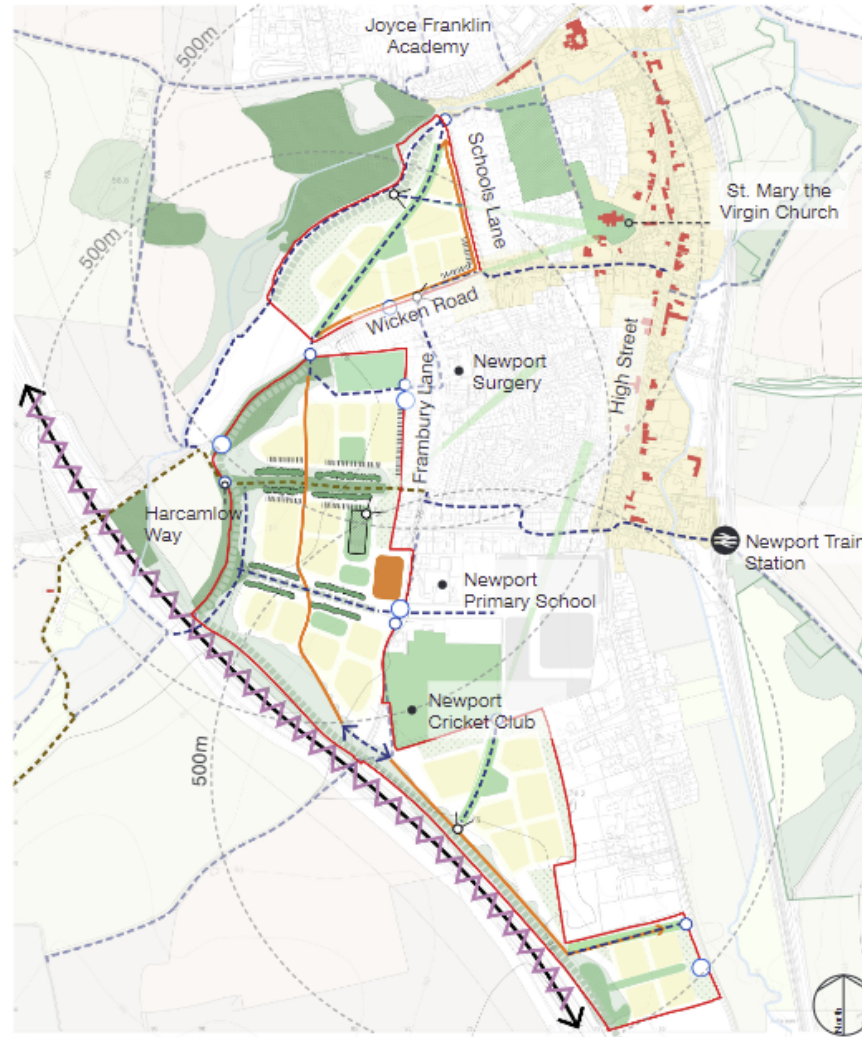


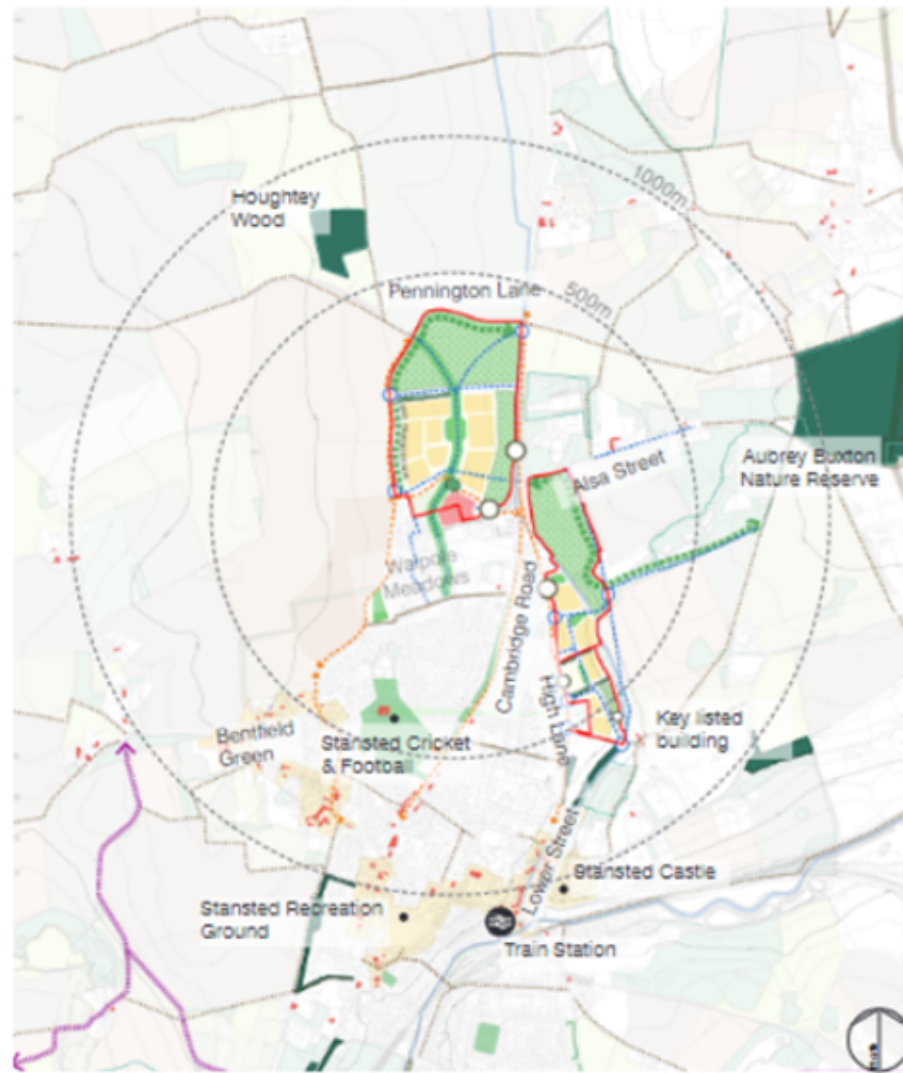


Round Up & Summary



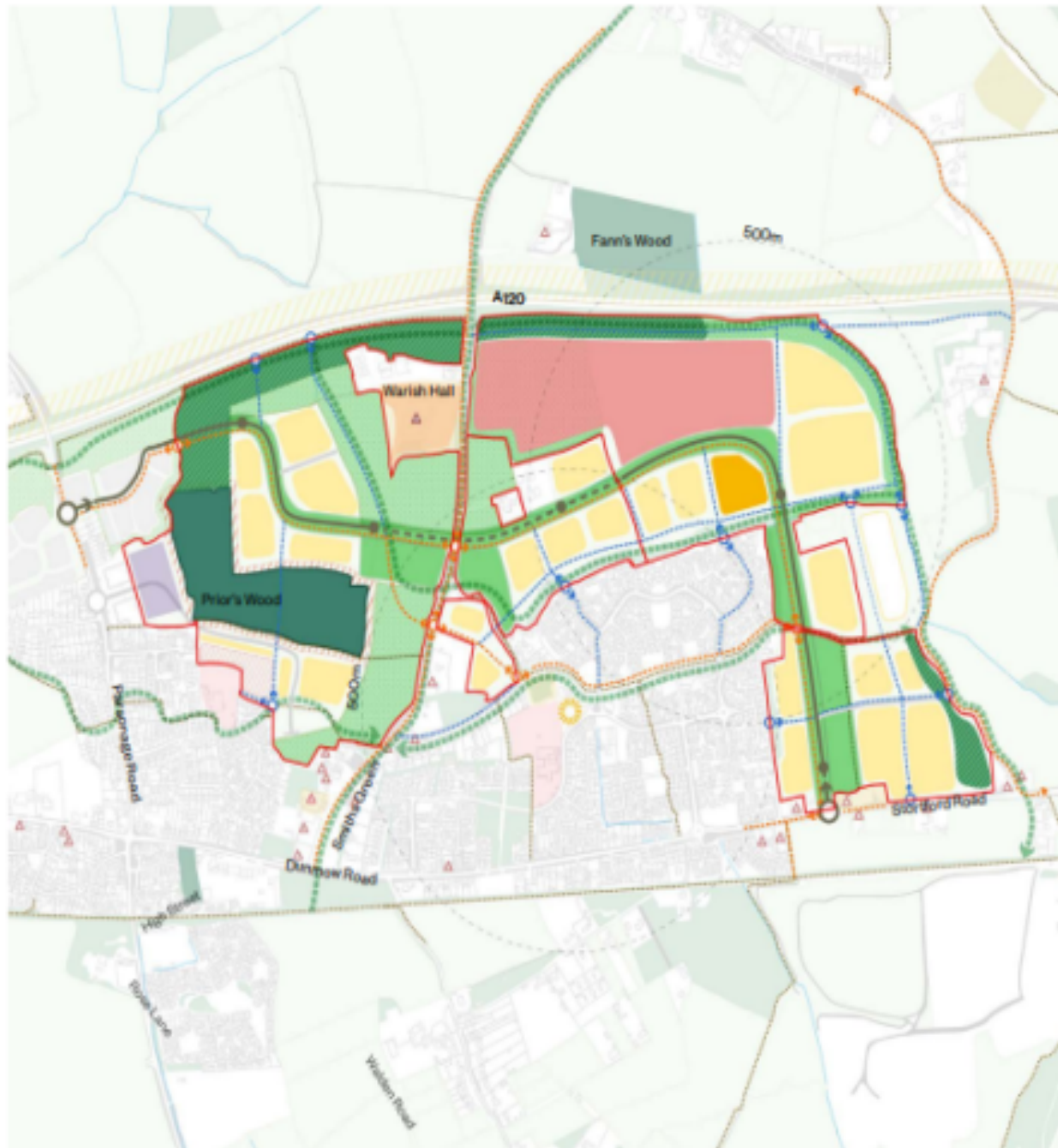
- Site Boundary
- New development in construction or with resolution to grant
- Listed Buildings
- Protected Open Space
- Important Woodlands
- County Wildlife Sites
- Public Rights of Way
- Key Views
- Existing vegetation
- Protected Lanes
- Vehicle access
- Pedestrian and cycle access
- Semi-natural open space
- Formal open space (play/lawn/public amenity)
- Footpath and/or cycle connection
- Active travel route potential
- Active edge treatment
- Flexible non-residential use
- Residential
- Additional community use
- Nature/Habitat corridors





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|------------------------------|--|---------------------------------|
| Site Boundary | Footpath connection | Vehicle access |
| Active edge treatment | Active travel route potential | Controlled vehicle access/route |
| Listed Buildings | Existing PROW | Pedestrian and cycle access |
| Flexible non-residential use | Semi-natural open space | Existing vegetation |
| Community/education use | Formal open space (play/lawn/public amenity) | Nature/Habitat corridors |
| Residential | Protected Lanes | New woodland |
| | | Important woodland |

- Key**
- Co-located primary (2FE) and secondary (12FE) schools
 - Local centre
 - Indicative development plot
 - Existing local centre
 - Open space
 - New woodland
 - Habitat network
 - Green/amenity space
 - Strategic active travel corridors
 - Strategic active travel corridors access point
 - Pedestrian/cycle routes
 - Pedestrian/cycle access point
 - Bus/vehicle route
 - Bus only route.
 - Bus stops
 - Bus/ vehicle access point
 - Archaeological site
 - Scheduled ancient monument
 - Conservation area
 - County wildlife sites
 - Accessible green space
 - Important woodland
 - Ancient woodland
 - Ancient woodland 10m buffer
 - Flood zone 3
 - Public right of way
 - Grade I listed building
 - Grade II listed building
 - Site boundary



- Key**
- Primary school (ZPE)
 - Local centre
 - Development plot
 - Travel/mobility hub
 - 'Village green'
 - Open space
 - New woodland
 - Habitat network
 - Green/amenity space
 - Strategic active travel corridors
 - Strategic active travel corridors access point
 - Pedestrian/cycle routes
 - Pedestrian/cycle access point
 - Bus/vehicle route
 - Bus stops
 - Bus/vehicle access point
 - Archaeological site
 - Scheduled ancient monument
 - Conservation area
 - County wildlife sites
 - Accessible green space
 - Important woodland
 - Ancient woodland
 - Ancient woodland 15m buffer
 - Flood zone 3
 - Public right of way
 - Grade I listed building
 - Grade II listed building
 - Site boundary

