

**Committee:** Local Plan Panel

**Date:** 21 March  
2024

**Title:** Non-Strategic Allocations in ‘Larger Villages’

**Report Author:** Dean Hermitage – Director of Planning  
Andrew Maxted – Interim Planning Policy  
Manager

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## Summary

1. The draft strategy in the Regulation 18 version of the plan, proposed that up to 1,000 new homes could be provided in the district’s ‘larger villages’ by way of a number of non-strategic (smaller) sites. It is proposed that these can be taken forward by Town / Parish Councils (or other recognised bodies) via Neighbourhood Plans.
2. We have received representations from Town and Parish Councils and on 21 March 2024 the relevant PCs are invited to a workshop to discuss the strategy.
3. The outcomes of this workshop will be reported to the LPP verbally.

## Recommendations

4. That the LPP provides its views on the strategy for taking forward non-strategic sites.

## Financial Implications

5. Within existing local plan budget.

## Background Papers

6. The Draft Regulation 18 Plan – Chapter 4 (Spatial Strategy) [Draft Local Plan Document Branding \(uttlesford.gov.uk\)](https://www Uttlesford.gov.uk).

## Impact

Communication / Consultation	The final draft (Regulation 19) Plan is to be published for consultation in summer 2024 for eight weeks.
Community safety	None
Equalities	None
Health & Safety	None

Human Rights / Legal	None
Sustainability	The Local Plan will have positive impacts on sustainability across the district.
Ward-specific Impacts	All wards
Workforce / Workplace	None

## Situation

7. The Local Plan must make provision for c.14,000 new homes (including those already committed). The draft strategy proposes that the majority of these to come from the strategic sites (sites of 100 homes or more) but not entire new communities. The proposed strategic sites are among the district's most sustainable. The NPPF and advice following the withdrawal of the previous draft plan in 2019, recommends providing a range of sites of different sizes in order that the Local Plan will be able to demonstrate housing delivery in the short and medium term until larger site(s) begin to deliver later in the plan period. Smaller allocations in villages can also help sustain services and infrastructure in the villages.
8. The Regulation 18 Plan considered 1,000 new homes in non-strategic allocations at 'Larger Villages' which would either to be added at the Reg19 stage of the Plan or delegated to PCs to bring forward within Neighbourhood Plans.
9. Owing to the level of commitments that have come forward since April 2023 (the point at which the Reg18 housing numbers were fixed and the Plan was worked up) officers emerging view is that the 'Larger Villages' allowance can be reduced to c.700.
10. Some PCs are now likely to take forward Neighbourhood Plans and take control of the non-strategic allocations in their areas. In other areas (those unable to work on a Neighbourhood Plan) it is proposed that officers will work with those PCs to set out sufficient non-strategic sites in the Reg19 Plan.
11. The agenda for this meeting of the LPP is required to be published ahead of the Parish Council Workshop. Thus, further details will be provided verbally.

## Risk Analysis

Risk	Likelihood	Impact	Mitigating actions
Failure to successfully steer the local plan to submission will likely result in government intervention and continued speculative development in the meantime.	2 – LDS, project plan and LPP in place.	4 - Lack of an adopted (or advanced local plan) leading to potentially unacceptable development.	Various mitigations in place.

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.