

Uttlesford District Council – Proposed Response

Chapter 14: Delivery and Monitoring

Proposed Changes

Added text – shown underlined

Deleted text – shown crossed out or struck through

Ref	Key Issue / Comment	Council's Response	Change to the plan
Policy M1	Amend point b by deleting 'or' and inserting "and".	Agree- amend text.	Amend point b in Policy M1 as follows: "Preparation of Area Action Plans, 'Town Plans' for the market towns and key villages or <u>and</u> additional support for Neighbourhood Plans looking to provide for housing"
Policy M1	Policy M1, Point 2 should state "rolling 5-year land supply".	Agree- amend text.	Amend point 2 in Policy M1 as follows: "Housing completions by location and type alongside the availability of land for the remainder of the Local Plan period, including the ability to demonstrate a <u>rolling</u> Five Year Supply of land for housing"
Policy M1	It is not clear how compulsory purchase order powers could be applied to the garden community, if it was required.	Compulsory Purchase Order Powers are one measure that	No change required.

		can be used by the Council if it is considered necessary, including in the case of the garden communities. The Council is required to follow legislation and procedures that govern the use of Compulsory Purchase powers. It is not necessary to repeat these details in the Local Plan itself.	
Policy M1	Recommendation that the Plan should include indicators to measure how successful historic environment policies are. These can include preparation of a local list, completion of conservation area action plans and management plans. It is noted that a target which seeks a reduction in the number of assets that are classified as heritage at risk is provided which is welcomed.	Agree – amend text.	Add the following new targets and performance measures under Objective 3a in Appendix 2: <ul style="list-style-type: none"> - Target – Up to date Conservation Area Appraisals/ Action Plans. Performance Measure – Number of Conservation Area Appraisals updated. Number of Conservation Areas with an Action Plan. - Target - Local List prepared and adopted by the Council. Performance Measure – Number of buildings/ structures on the Local List.
Policy	Details of discussions with Highways England, Essex County Highways and	Details of discussions with	No change.

M1	Cambridge County Highways requested in relation to NUGC.	statutory bodies will be included in the Duty to Co-operate Compliance Statement which will be submitted with the Submission Plan.	
Policy M1	Policy M1 is not compliant with the NPPF and PPG with regards to the spreading of the backlog over the Plan period. It is also not sufficiently positive when it comes to potential contingencies should the Plan be failing.	In the light of the fact that the Local Plan is reliant on three garden communities which take time to deliver it is considered appropriate that any shortfall that should arise against overall requirements should be addressed over the remaining years of the Local Plan period. The measures set out in Chapter 14 are considered to provide a positive and proactive approach to addressing any implementation and delivery issues as they arise.	No change.
Policy M1	The wording of review mechanisms should contain a trigger, a start date, an end date that is the control of the LPA and should set out the consequences of failing to meet the target dates.	No further detail is considered necessary in Policy M1. Appendix 2 – Monitoring Framework sets out performance measures and targets including dates and specific outcomes such as number of affordable homes to be completed annually or amount of new employment land.	No change.

Policy M2	The expected phasing and delivery of highway and transport infrastructure should be delivered before it is needed.	The delivery of infrastructure will be phased to ensure it is available when it is required based on the advice of the statutory bodies/ infrastructure providers and in accordance with the legal framework including planning obligations legislation.	No change.
Policy M2	Concern that the contingency measures set out Policy M2 could allow developers to reduce the amount of community facilities, infrastructure, affordable housing and land for non-residential use in the garden community.	The last paragraph of Policy M2 includes reference to ensuring that any amendments to proposals are required to demonstrate that they would be in the interests of sustainable development. As set out in the NPPF the three dimensions of sustainable development are economic, social and environmental. These dimensions include consideration of the provision of community facilities, infrastructure, affordable housing and other non-residential land uses.	No change.
14.1	Monitoring proposals welcomed but concern that thresholds are inadequate or delivery requirements omitted altogether e.g. green space, sports provision.	Targets for green space and sports provision are set out in Appendix 2 – Monitoring Framework under Objective 1d-Infrastructure.	No change.
14.1	There should be a provision whereby applications will not be considered from	This is not a planning consideration. The Government	No change.

	developers who have been found to be inadequate in the past.	tested this idea in the Housing White Paper consultation in 2017 but no decision has been announced as to whether this test should be introduced or how it would operate.	
14.3	Central to Delivery and Monitoring should be the idea of minimising the impact of developments to local residents.	Agree that minimising the impact of development is a central part of the Local Plan. This is already reflected in the Plan's objectives and the targets and performance measures set out in Appendix 2 of the Plan.	No change.
14.9	The final sentence of Paragraph 14.9 should be expanded to include "and a reluctance to spoil any more of the district's communities which have special, mainly rural, characteristics."	It is not necessary to make specific reference in this paragraph to the Plan's approach to the rural areas. This is already set out in Chapter 3 of the Plan in relation to the Spatial Strategy.	No change.
14.10	Paragraph 14.10 should state that the Housing Trajectory for the Local Plan is to be found at Appendix 3. This paragraph is a statement of policy and as such should be included much earlier in the Plan.	Paragraph 4.11 refers to Appendix 3. It is considered appropriate for the approach to monitoring and the housing trajectory to be set out in this chapter of the Plan along with other delivery and monitoring matters.	No change.
14.19	Appendix 3 should contain a separate entry for each Garden Community.	Agree – amend text. Paragraph 14.19 does state that the housing trajectory contains	Amend Appendix 3 – Housing Trajectory to show each Garden Community

		<p>a separate entry for each Garden Community. This should have been included in Appendix 3 – Housing Trajectory.</p> <p>For clarity also add Policies SP6, SP7 and SP8 under Objective 1a in Appendix 2 – Monitoring Framework.</p>	<p>separately.</p> <p>Add Policies SP6, SP7 and SP8 under Objective 1a in Appendix 2 – Monitoring Framework.</p>
14.36	An updated Strategic Land Availability Assessment needs to be available.	The Strategic Land Availability Assessment has recently been updated and is available on the Council's website.	No change.
14.38	Monitoring should be completed annually, rather than waiting until the end of the plan period.	Agree – monitoring should be completed annually. Paragraph 14.38 does state that the Authority Monitoring Report will be updated annually.	No change.

Uttlesford District Council – Proposed Response

Chapter 15- Glossary

Added text – shown underlined

Deleted text – shown crossed out or struck through

Ref	Key Issue (from overarching summary)	Council's Response	Change to the plan
CH15	Add: Neighbourhood Plan	Agree- add definition.	<u>Neighbourhood Plan- a plan prepared by a Parish Council, Neighbourhood Forum, or other locally constituted community group, for a particular neighbourhood.</u>
CH15	Define quantitatively what constitutes major development	Major development is not defined quantitatively. It is determined relative to the setting/location of the development. This is defined at the Council's discretion.	No change required
CH15	CIL should be defined in the event that it is used instead of S106	Agree – add definition.	<u>Community Infrastructure Levy – A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.</u>
CH15	Add: 'Listed Buildings'	This is already included in the Glossary.	No change.
CH15	Add: 'Registered Parks and Gardens'	Agree- add definition.	<u>Registered Parks and Gardens- Parks and Gardens included on a non-statutory list of parks and</u>

			<u>gardens of special historic interest maintained by Historic England.</u>
CH15	Add: 'Non-Designated Heritage Assets'	Agree – add definition.	<u>Non-Designated Heritage Assets - These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets.</u>
CH15	Add: 'Local Heritage Assets'	Not referenced in the plan.	No change required.
CH15	Add: 'Locally Listed Heritage Assets'	Not referenced in the plan.	No change required.
CH15	Add: 'Locally Listed Buildings'	Not referenced in the plan.	No change required.
CH15	Include 'Archaeological Interest'- The archaeological potential of a heritage asset (designated and undesignated)	Agree- amend text to include suggested definition.	<u>Archaeological Interest- The archaeological potential of a heritage asset (designated and undesignated)</u>
CH15	Definition of heritage asset should make clear that it also covers conservation areas, locally listed heritage assets and undesignated heritage assets. It should also reference registered parks and gardens.	Agree- amend text to include Historic England's definition.	<u>Heritage Asset- A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).</u>

CH15	Conservation areas definition should reference the relevant Act of Parliament in the same way as it does for the listed building definition.	Agree- amend text to include suggested improvement.	Conservation Areas- Areas identified by the council, which have special architectural or historic interest, which makes them worth protecting and improving as per the <u>Planning (Listed Building and Conservation Areas) Act 1990.</u>
CH15	Add: Starter Homes	Agree- add definition.	<u>Starter Homes- New dwellings only available for purchase by qualifying first-time buyers which are to be sold at a discount of at least 20% of the market value and for less than the price cap (of £250,000 outside Great London) and are subject to restrictions on sale or letting for the initial 5-year period of occupancy.</u>
CH15	Add: Authority Monitoring Reports	Agree- add definition.	<u>Authority Monitoring Report- A report published annually by the Local Planning Authority monitoring progress in delivering Local Plan policies and allocations.</u>
CH15	Add: BRES	Agree – add definition.	<u>BRES – UK Business Register and Employment Survey. The official source of employee and employment estimates by detailed geography and industry.</u>
CH15	Add: CLT (Community Land Trusts)	Agree- add definition.	<u>Community Land Trust (CLT) - Community Land Trusts are a form of community led housing, set up and run by residents to develop and manage homes and other</u>

			assets. CLTs act as long-term stewards of housing, ensuring that it remains affordable.
CH15	Add: ELR	Agree – add definition.	<u>Employment Land Review (ELR). A study to assess the demand and supply of land for employment including the suitability of existing employment land for continued employment use.</u>
CH15	Add: HIA (Heritage Impact Assessment)	Agree - add definition.	<u>Heritage Impact Assessment (HIA)- A document that outlines the historic or archaeological significance of a building or landscape within its wider setting. It includes an outline of any proposed works, and assessment of their impact on the building or landscape and a mitigation strategy.</u>
CH15	Add: SHMA (Strategic Housing Market Assessments)	Agree- add abbreviation to the definition.	Strategic Housing Market Assessment <u>(SHMA)-</u>
CH15	Add: HRA (Habitat Regulations Assessment)	Agree- add definition.	<u>Habitat Regulations Assessment (HRA)- The European Habitats Directive (92/43/EEC) requires ‘appropriate assessment’ of plans and projects that are, either alone or in combination with other plans and projects, likely to have a significant impact on sites designated under this Directive.</u>

CH15	Add: JPA (jobs per annum)	This term is explained in the text. The plan would not benefit from including this in the glossary.	No change required.
CH15	Add: LEP (Local Enterprise Partnership)	Agree- add definition.	<u>Local Enterprise Partnership (LEP) – A body, designated by the Secretary of State for Housing, Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.</u>
CH15	Add: LoWS (Local Wildlife Sites)	Agree- add definition.	<u>Local Wildlife Sites (LoWS)- Non-statutory sites designated for their nature conservation value.</u>
CH15	Add: LSCC	Agree- add definition.	<u>The London Stansted Cambridge Consortium (LSCC)- a strategic partnership to bring together public and private organisations which have the common aim of seeking economic growth, higher employment rates, providing places for people and businesses while preserving the quality and character of the corridor.</u>
CH15	Add: MoU	This term is explained in the text. The plan would not benefit from including this in the glossary.	No change required.

CH15	Add: mppa	This term is explained in the text. The plan would not benefit from including this in the glossary.	No change required.
CH15	Add: ODPM	Agree- add definition.	<u>ODPM (Office of the Deputy Prime Minister)- This government department is now known as the Ministry for Housing, Communities and Local Government (MHCLG).</u>
CH15	Add: PD	Agree- add definition.	<u>Permitted Development (PD)– Comprises certain categories of minor development as specified in the General Permitted Development Order, which can be carried out without having first to obtain specific planning permission.</u>
CH15	Add: PPG	This term is explained in the text. The plan would not benefit from including this in the glossary.	No change required.
CH15	Add: PPTS	This term is referring to a report that is referenced and explained in the text.	No change required.
CH15	Add: PSZ	This term is explained in the text. The plan would not benefit from including this in the glossary.	No change required.

CH15	Add: SA	Agree- add definition.	<u>Sustainability Appraisal (SA) – The SA examines the impacts of the Local Plan’s policies and proposals against economic, social and environmental objectives. It also provides an indication of what measures may need to be taken to minimise or eliminate any adverse impacts and promote sustainable development. The Planning and Compulsory Purchase Act requires an SA to be undertaken for all Local Plans throughout the plan making process.</u>
CH15	Add: SEA	Agree- add definition.	<u>Strategic Environmental Assessment (SEA) - A generic term used to describe environmental assessment, as applied to plans, policies and programmes. The European ‘SEA Directive’ (2001/42/EC) requires a formal ‘environmental assessment of certain plans and programmes, including those in the field of planning and land use’.</u>
CH15	Add: SLAA	Agree- add definition.	<u>Strategic Land Availability Assessment (SLAA)- A technical document which assesses the availability, suitability and deliverability of land which could be identified for housing or employment development.</u>

CH15	Add: Windfall sites	Agree- add definition.	<u>Windfall Sites – Sites which become available for development unexpectedly and are therefore not included as allocated land in a local plan. Also known as unidentified sites.</u>
CH15	Air Quality Assessment needs more clarification	The Glossary already explains that an Air Quality Assessment is a detailed study of the effects of a development on air quality.	No change required.
CH15	The definition of a scheduled monument should make reference to the relevant act of parliament, in this case- Ancient Monuments and Archaeological Area Act 1979	Agree-correct the definition.	Scheduled monument/scheduled ancient monument - Archaeological sites, buried deposits or structures of national importance by virtue of their historic, architectural, traditional or archaeological interest. The Secretary of State for Culture, Media and Sport schedules them under the <u>National Heritage Act 1983 Ancient Monuments and Archaeological Area Act 1979.</u>
CH15	Add: G1	Agree- add definition	<u>Generation 1 – The planning permission granted at Stansted Airport in relation to the current status of the 35mppa (million passengers per annum) restriction.</u>
CH15	Add: JER	JER is referenced on page 32. It is the Joint Economic Report	Add this as a footnote

		commissioned by UDC in 2015.	
CH15	The Core Area	Agree- add definition.	<u>The Core Area: This refers to the Core Area of the London Stansted Cambridge Corridor (LSCC) and comprises the Councils of Broxbourne, East Hertfordshire, Epping Forest, Harlow and Uttlesford. This recognises the cross- boundary importance of the area in industry and business and the contribution of the area to UK economic growth.</u>
CH15	Include the definition of previously-developed land from the National Planning Policy Framework in Appendix 1 – the Glossary	Agree- add definition.	<u>Previously-Developed Land - Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks,</u>

			<p><u>recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.</u></p>
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