

## **Appendix 1**

**Uttlesford Local Plan –Addendum of Focussed Changes**

**October 2018**

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## Focussed Changes

This addendum should be read alongside the Regulation 19 Local Plan that was subject to a representation period from 25 June 2018 to 13 August 2018.

**Table of Focussed Changes**

FC No.	Page no.	Chapter, Policy, Paragraph, Table, Figure reference	Proposed Change	Justification
1	34	SP3 The Scale and Distribution of Housing Development, second paragraph	<del>Provision</del> <u>The plan is to meet this requirement will be made</u> from the following sources of supply (which should deliver some 14,600 dwellings in total):	The proposed focussed changes seek to reflect the elevated risk around the delivery at WoB GC.
2	34	SP3 The Scale and Distribution of Housing Development, table within the policy	Add an asterisk to the “West of Braintree Garden Community*” and an asterisk below the table with the following text <u>“*Following the examination into the North Essex Authorities Local Plans there is an elevated level of risk around the delivery of the West of Braintree Garden Community. If these risk issues are not be capable of being resolved, and should that restrict the Council’s ability to meet the housing requirement, then the Council will undertake an early review of the Local Plan to consider how these requirements can be met.”</u>	The proposed focussed changes seek to reflect the elevated risk around the delivery at WoB GC, and indicate what measures the Council will take if there are delivery issues around WoB GC.
3	38	SP5 Garden Community Principles, first paragraph	<u>The Plan is to deliver three new garden communities</u> <del>will be delivered</del> in Uttlesford, at Easton Park, North Uttlesford and West of Braintree.	The proposed focussed changes seek to reflect the elevated risk around the delivery at WoB GC.
4	39	SP5 Garden Community Principles, final paragraph on page 39	The Council is confident that the new garden communities <u>at Easton Park and North Uttlesford</u> can be delivered. <u>Notwithstanding the possible risks to delivery of West of Braintree Garden Community the Council is continuing to plan</u>	The proposed focussed changes seek to reflect the elevated risk around the delivery at WoB GC.

			<p>for development here as part of a larger garden community extending into Braintree. The exact delivery model for each garden community will be determined separately from the land-use planning process, however the Council will need to be satisfied that any proposed delivery model will realise all the garden city principles and a test will be established in the Development Plan Document to enable this to be determined. Delivery models could range from privately led arrangements to locally-led development corporations with compulsory purchase powers. If necessary, the Council will consider intervening directly to ensure the garden city principles are met within the proposed timetable set out within the Local Plan.</p>	
5	40	SP5 Garden Community Principles, new paragraph to follow the final paragraph on page 40	<p><u>If it becomes apparent that West of Braintree Garden Community will be significantly delayed, or is not deliverable, and should that restricts the Council’s ability to meet the homes and jobs requirements, then the Council will undertake an early review of the Local Plan to consider how these requirements can be met.</u></p>	<p>The proposed focussed changes seek to reflect the elevated risk around the delivery at WoB GC, and indicate what measures the Council will take if there are delivery issues around WoB GC.</p>
6	56	SP8 West of Braintree Garden Community, first paragraph	<p>Permission will be granted for a new garden community of 10,500-13,500 homes at land West of Braintree. <u>Proposals must demonstrate the deliverability of the wider garden community. Proposals that are not part of the larger cross-boundary site, and do not demonstrate the deliverability of the wider garden community, will be refused.</u> The details and final number of homes will be set out in a Strategic Growth Development Plan Document to be prepared jointly by Uttlesford and Braintree District Councils. Up to 3,500 of these</p>	<p>The proposed focussed changes seek to reflect the elevated risk around the delivery at WoB GC, and make clear that the land in WoB GC on the Uttlesford side of the boundary is not deliverable on its own without the land in Braintree District Council’s</p>

			homes will be in Uttlesford. All criteria in this policy relate to the part of the garden community to be delivered in Uttlesford.	area.
7	174	EN8 Protecting and Enhancing the Natural Environment, 3 <sup>rd</sup> paragraph	Where a site of International designation for nature conservation importance is adversely affected by the proposals, permission will be refused unless the District Council is satisfied that: there are imperative reasons of overriding public interest, which could be of a social or economic nature, sufficient to override the harm to the site; <u>or</u> there are imperative reasons of overriding public interest relating to human health, public safety or benefits of primary importance to the environment. <u>Furthermore, where a proposal relies on mitigation measures to address potential effects on a site of international designation, the Council will need to undertake an appropriate assessment under the Habitats Regulations and will require the developer to provide the necessary information to enable this to be done. Planning permission will not be granted unless all necessary mitigation measures are secured.</u>	Sites protected at a European level, e.g. Epping Forest Special Area of Conservation, are afforded strong protection from impacts. The policy seeking to protect such sites from development should make clear that planning applications should be supported by appropriate mitigation measures.
8	189	EN15 Air Quality, new criterion 10	<u>10. Development affecting the habitats or species of a site of International designation will need to show that the development does not adversely affect the air quality of the site.</u>	Sites protected at a European level, e.g. Epping Forest Special Area of Conservation, are afforded strong protection from impacts. There is currently work being undertaken looking at air quality impacts on Epping Forest. The policy seeking to protect such sites from development should make

				clear that planning applications should be supported by appropriate mitigation measures.
9	270	M2 Implementation and Monitoring of Strategic Projects, new paragraph at the end of the policy	<u>If problems arise such that it becomes apparent one or more of the Garden Communities is significantly delayed, or is not deliverable, and should that restricts the Council's ability to meet the homes and jobs requirements, then the Council will undertake an early review of the Local Plan to consider how these requirements can be met.</u>	The proposed focussed changes seek to reflect the elevated risk around the delivery at WoB GC, and indicate what measures the Council will take if there are delivery issues around WoB GC.
10	282	Appendix 1, new appendix to be inserted prior to appendix 1.	See the text appended to this document at Appendix 1	The NPPF requires Local Plans to set out the Strategic Policies in their area. The new appendix seeks to do this using the guidance in the NPPF2012 and NPPG.

## **Appendix 1 – new appendix to the Local Plan setting out the Strategic Policies**

### Appendix 0

The National Planning Policy Framework 2012 (NPPF2012) states that a local planning authority should set out clearly the strategic policies for their area (para 184). There is guidance provided at national level for identifying strategic policies both within the National Planning Policy Framework (NPPF) – paragraph 156 and the National Planning Practice Guidance (NPPG) (paragraph 074 -077 Ref ID: 41-074-20140306).

The Council has used this to identify the strategic policies in the Submission Local Plan.

The Criteria used for identifying Strategic Policies Extract from NPPF Local planning authorities should set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver:

1. the homes and jobs needed in the area;
2. the provision of retail, leisure and other commercial development;
3. the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
4. the provision of health, security, community and cultural infrastructure and other local facilities; and
5. climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.

### Extract from NPPG

When reaching a view on whether a policy is a strategic policy the following are useful considerations:

- A. whether the policy sets out an overarching direction or objective
- B. whether the policy seeks to shape the broad characteristics of development
- C. the scale at which the policy is intended to operate
- D. whether the policy sets a framework for decisions on how competing priorities should be balanced
- E. whether the policy sets a standard or other requirement that is essential to achieving the wider vision and aspirations in the Local Plan
- F. in the case of site allocations, whether bringing the site forward is central to achieving the vision and aspirations of the Local Plan
- G. whether the Local Plan identifies the policy as being strategic

These criteria have been used to identify why a policy is considered to be strategic – for NPPF criteria from 1- 5 and for NPPG from A-G. The following table identifies the strategic policies in the Submission Local Plan.

<b><u>Policy</u></b>	<b><u>Is it a Strategic Priority / Strategic Policy?</u></b>
<u>SP1 Presumption in Favour of Sustainable Development</u>	<u>Yes. Justification: D</u>
<u>SP2 The Spatial Strategy 2011-2033</u>	<u>Yes. Justification: A, C.</u>
<u>SP3 The Scale and Distribution of Housing Development</u>	<u>Yes. Justification: 1, A.</u>
<u>SP4 Provision of Jobs</u>	<u>Yes. Justification: 1, A.</u>
<u>SP5 Garden Community Principles</u>	<u>Yes. Justification: 1, 2, 3, 4, 5, B, C, D, E.</u>
<u>SP6 Easton Park Garden Community</u>	<u>Yes. Justification: 1, 2, 3, 4, 5, B, C, D, E, F.</u>
<u>SP7 North Uttlesford Garden Community</u>	<u>Yes. Justification: 1, 2, 3, 4, 5, B, C, D, E, F.</u>
<u>SP8 West of Braintree Garden Community</u>	<u>Yes. Justification: 1, 2, 3, 4, 5, B, C, D, E, F.</u>
<u>SP9 Development within Development Limits</u>	<u>Yes. Justification: 5, B, D, E.</u>
<u>SP10 Protection of the Countryside</u>	<u>Yes. Justification: 5, B, D, E.</u>
<u>SP11 London Stansted Airport</u>	<u>Yes. Justification: 1, 2, 3, 5, B, C, D, E.</u>
<u>SP12 Sustainable Development Principles</u>	<u>Yes. Justification: A, B, C, D.</u>
<u>H1 Housing Density</u>	<u>Yes. Justification: 1, E.</u>
<u>H2 Housing Mix</u>	<u>Yes. Justification: 1, E.</u>
<u>H3 Subdivision of Dwellings and Dwellings in Multiple Occupancy</u>	<u>No.</u>
<u>H4 House Extensions and Replacement Dwellings in the Countryside and the Green Belt</u>	<u>No.</u>
<u>H5 Residential Development in Settlements without Development Limits</u>	<u>No.</u>
<u>H6 Affordable Housing</u>	<u>Yes. Justification: 1, A, C, E.</u>
<u>H7 Affordable Housing on Exception Sites</u>	<u>No.</u>
<u>H8 Self-Build and Custom Units</u>	<u>No.</u>
<u>H9 Sites for Gypsies, Travellers and Travelling Showpeople</u>	<u>Yes. Justification: 1, A.</u>
<u>H10 Accessible and Adaptable Homes</u>	<u>No.</u>
<u>H11 Specialist Housing</u>	<u>No.</u>
<u>H12 Agricultural / Rural Workers' Dwellings</u>	<u>No.</u>
<u>EMP1 Employment Strategy</u>	<u>Yes. Justification: 1, A, C.</u>



<u>EMP2 Existing and Proposed Employment Areas</u>	<u>Yes. Justification: 1, A, B, C, D, E.</u>
<u>EMP3 Non-Estate Employment Uses</u>	<u>Yes. Justification: 1, A, B, C, D, E.</u>
<u>EMP4 Rural Economy</u>	<u>No.</u>
<u>RET1 Town and Local Centres</u>	<u>Yes. Justification: 2, A, C.</u>
<u>RET2 The Location and Impact of New Retail Development</u>	<u>Yes. Justification: 2, D, E.</u>
<u>RET3 Town and Local Centres and Shopping Frontages</u>	<u>No.</u>
<u>RET4 Loss of Shops and Other Facilities</u>	<u>Yes. Justification: 2, A, B, D, E.</u>
<u>RET5 New Shops in Rural Areas</u>	<u>No.</u>
<u>TA1 Accessible Development</u>	<u>Yes. Justification: 3, A, B, C, D, E.</u>
<u>TA2 Sustainable Transport</u>	<u>Yes. Justification: 3, A, B, C, D, E.</u>
<u>TA3 Provision of Electric Charging Points</u>	<u>No.</u>
<u>TA4 Vehicle Parking Standards</u>	<u>No.</u>
<u>TA5 New Transport Infrastructure</u>	<u>Yes. Justification: 3, C, E, F.</u>
<u>INF1 Infrastructure Delivery</u>	<u>Yes. Justification: 3, 4, A, B, C, D, E, F.</u>
<u>INF2 Protection, Enhancement and Provision of Open Space, Sports Facilities and Playing Pitches</u>	<u>Yes. Justification: 4, 5, A, B, C, D, E, F.</u>
<u>INF 3 Health Impact Assessments</u>	<u>No.</u>
<u>INF4 High Quality Communications Infrastructure and Superfast Broadband</u>	<u>Yes. Justification: 1, 2, 3, B, E, F.</u>
<u>D1 High Quality Design</u>	<u>Yes. Justification: 1, 2, 3, 4, 5, A, B, C, D, E, F.</u>
<u>D2 Car Parking Design</u>	<u>No.</u>
<u>D3 Small Scale Development / Householder Extensions</u>	<u>No.</u>
<u>D4 Development Frameworks and Codes</u>	<u>Yes. Justification: 1, 2, 3, 4, 5, B, C, D, E, F.</u>
<u>D5 Shopfronts</u>	<u>No.</u>
<u>D6 Design Review</u>	<u>No.</u>
<u>D7 Innovation and Variety</u>	<u>No.</u>
<u>D8 Sustainable Design and Construction</u>	<u>Yes. Justification: 5, D, E.</u>
<u>D9 Minimising Carbon Dioxide Emissions</u>	<u>No.</u>
<u>D10 Highly Energy Efficient Buildings</u>	<u>No.</u>
<u>EN1 Protecting the Historic Environment</u>	<u>Yes. Justification: 5, A, B, C, D, E.</u>

<u>EN2 Design of Development within Conservation Areas</u>	<u>No.</u>
<u>EN3 Protecting the Significance of Conservation Areas</u>	<u>No.</u>
<u>EN4 Development affecting Listed Buildings</u>	<u>No.</u>
<u>EN5 Scheduled Monuments and Sites of Archaeological Importance</u>	<u>No.</u>
<u>EN6 Historic Parks and Gardens</u>	<u>No.</u>
<u>EN7 Non-Designated Assets of Local Importance</u>	<u>No.</u>
<u>EN8 Protecting and Enhancing the Natural Environment</u>	<u>Yes. Justification: 5, A, B, C, D, E.</u>
<u>EN9 Open Spaces</u>	<u>No.</u>
<u>EN10 Ancient Woodland and Protected Trees</u>	<u>No.</u>
<u>EN11 Minimising Flood Risk</u>	<u>Yes. Justification: 5, D, E.</u>
<u>EN12 Surface Water Flooding</u>	<u>No.</u>
<u>EN13 Protection of Water Resources</u>	<u>No.</u>
<u>EN14 Minerals Safeguarding</u>	<u>No.</u>
<u>EN15 Pollutants</u>	<u>No.</u>
<u>EN16 Air Quality</u>	<u>No.</u>
<u>EN17 Contaminated Land</u>	<u>No.</u>
<u>EN18 Noise Sensitive Development</u>	<u>No.</u>
<u>EN19 Light Pollution</u>	<u>No.</u>
<u>C1 Protection of Landscape Character</u>	<u>Yes. Justification: 5, A, B, D, E.</u>
<u>C2 Re-use of Rural Buildings</u>	<u>No.</u>
<u>C3 Change of Use of Agricultural Land to Domestic Garden</u>	<u>No.</u>
<u>C4 New Community Facilities within the Countryside</u>	<u>No.</u>
<u>CLA1 Land south of Oxleys Close</u>	<u>No.</u>
<u>DEB1 Land west of Thaxted Road</u>	<u>No.</u>
<u>ELS1 Land south of Rush Lane</u>	<u>No.</u>
<u>ELS2 Land west of Hall Road</u>	<u>Yes. Justification: 1, C.</u>
<u>ELS3 Land north of Leigh Drive</u>	<u>No.</u>
<u>ELS4 Residential Commitments</u>	<u>Yes. Justification: 1, C.</u>

<u>FEL1 Land north of Station Road</u>	<u>No.</u>
<u>FEL2 Land east of Braintree Road</u>	<u>No.</u>
<u>FEL3 Residential Commitments</u>	<u>No.</u>
<u>FLI1 Residential Commitments</u>	<u>No.</u>
<u>GtCHE1 Land north of Bartholomew Close</u>	<u>No.</u>
<u>GtCHE2 Residential Commitments</u>	<u>No.</u>
<u>GtCHE3 Land adjacent Community Centre</u>	<u>No.</u>
<u>GtDUN1 Land west and south west of Great Dunmow</u>	<u>Yes. Justification: 1, C.</u>
<u>GtDUN2 Land at Helena Romanes School</u>	<u>Yes. Justification: 1, C.</u>
<u>GtDUN3 Woodfield, Woodside Way</u>	<u>Yes. Justification: 1, C.</u>
<u>GtDUN4 Land south of B1256 (Stortford Road) and west of Buttleys Lane</u>	<u>No.</u>
<u>GtDUN5 Oaklands, Ongar Road</u>	<u>No.</u>
<u>GtDUN6 14 Stortford Road, Perkins Garage site</u>	<u>No.</u>
<u>GtDUN7 Land east of St Edmunds Lane</u>	<u>No.</u>
<u>GtDUN8 Land west of Chelmsford Road</u>	<u>Yes. Justification: 1, C.</u>
<u>GtDUN9 Land west of Woodside Way</u>	<u>Yes. Justification: 1, C.</u>
<u>GtDUN10 Residential Commitments</u>	<u>Yes. Justification: 1, C.</u>
<u>GtDUN11 Development Opportunity Sites</u>	<u>No.</u>
<u>GtEAST1 Land off Brocks Mead</u>	<u>No.</u>
<u>HROD1 Residential Commitments</u>	<u>No.</u>
<u>LtCAN 1 Land to the south of B1256 Little Canfield</u>	<u>Yes. Justification: 1, C.</u>
<u>LtCHE1 Chesterford Research Park</u>	<u>Yes. Justification: 1, C.</u>
<u>LtDUN1 Residential Commitments</u>	<u>No.</u>
<u>LtHAL1 Residential Commitments</u>	<u>No.</u>
<u>NEWP1 Land west of London Road</u>	<u>No.</u>
<u>NEWP2 Land at Bricketts, London Road</u>	<u>No.</u>
<u>NEWP3 Land at Holmewood, Whiteditch Lane</u>	<u>No.</u>
<u>NEWP4 Land at Bury Water Lane</u>	<u>No.</u>
<u>NEWP5 Residential Commitments</u>	<u>Yes. Justification: 1, C.</u>

<u>NEWP6 Land adjacent Newport Primary School</u>	<u>No.</u>
<u>QUE1 Land east of Foxley House</u>	<u>No.</u>
<u>QUE2 Residential Commitments</u>	<u>No.</u>
<u>SAF1 Land north of Thaxted Road</u>	<u>Yes. Justification: 1, C.</u>
<u>SAF2 Land east of Little Walden Road</u>	<u>No.</u>
<u>SAF3 Land at Viceroy Coaches, to rear of 10-12 Bridge Street</u>	<u>No.</u>
<u>SAF4 Jossaumes, Thaxted Road</u>	<u>No.</u>
<u>SAF5 Land at De Vigier Avenue</u>	<u>No.</u>
<u>SAF6 Land south of Tiptofts, Thaxted Road</u>	<u>No.</u>
<u>SAF7 Land west of Lime Avenue</u>	<u>No.</u>
<u>SAF8 Land south of Radwinter Road</u>	<u>Yes. Justification: 1, C.</u>
<u>SAF9 Land rear of The Kilns, Thaxted Road</u>	<u>No.</u>
<u>SAF10 Residential Commiments</u>	<u>Yes. Justification: 1, C.</u>
<u>SAF11 Land north of Ashdon Road</u>	<u>Yes. Justification: 1, C.</u>
<u>SAF12 Land south of Ashdon Road</u>	<u>No.</u>
<u>SAF13 Land at Thaxted Road</u>	<u>Yes. Justification: 1, 2, C.</u>
<u>SAF14 Development Opportunity Sites</u>	<u>No.</u>
<u>SAF15 Saffron Walden Community Hospital</u>	<u>No.</u>
<u>SA1 North Stansted Employment Area</u>	<u>Yes. Justification: 1, C.</u>
<u>STA1 Land east of Cambridge Road (B1383) and west of High Lane</u>	<u>No.</u>
<u>STA2 Land west of 8 Water Lane</u>	<u>No.</u>
<u>STA3 Residential Commitments</u>	<u>Yes. Justification: 1, C.</u>
<u>STA4 Land at Alsa Street</u>	<u>No.</u>
<u>STA5 Development Opportunity Site</u>	<u>No.</u>
<u>STA6 Land adjacent to Forest Hall School</u>	<u>No.</u>
<u>STE1 Land east of Parkside and rear of Garden Fields</u>	<u>No.</u>
<u>TAK1 Land between 1 Coppice Close and Hillcroft, South of B1256, Takeley Street</u>	<u>No.</u>
<u>TAK2 Residential Commitments</u>	<u>No.</u>
<u>TAK3 Takeley Mobile Home Park</u>	<u>No.</u>

<u>THA1 Land at Claypits Farm, Bardfield Road</u>	<u>No.</u>
<u>THA2 Residential Commitments</u>	<u>No.</u>
<u>THA3 Land east of The Mead, Thaxted</u>	<u>No.</u>
<u>M1 Monitoring and Review</u>	<u>Yes. Justification: C. D.</u>
<u>M2 Implementation and Monitoring of Strategic Projects</u>	<u>Yes. Justification: C. D.</u>