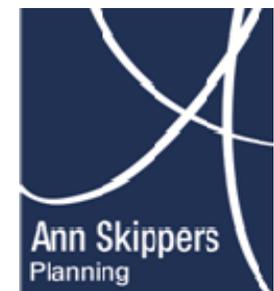




Uttlesford Local Plan 2005 - National Planning Policy Framework Compatibility Assessment

July 2012

Adopted by Cabinet for Development Management Purposes
September 2012



Introduction

Uttlesford Local Plan was adopted on 20 January 2005. The National Planning Policy Framework (NPPF) was published by the Government on 27 March 2012 which consolidated and replaced much of the national planning policy guidance. It was published along with Technical Advice on development in areas at risk of flooding and in relation to mineral extraction. The District Council has commissioned Ann Skippers Planning to independently review the saved policies of the Local Plan to determine whether they are consistent with the NPPF.

Planning applications should continue to be determined in accordance with the development plan unless material considerations indicate otherwise (section 38(6) of the Planning and Compulsory Purchase Act 2004). The NPPF is a material consideration. Whilst policies adopted prior to the publication of the NPPF should not be considered to be out of date, paragraph 215 of the NPPF explains that 'due weight should be given to relevant policies in existing plans according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)'. In other words decision makers must assess the degree to which relevant policies are consistent with the NPPF. This document will assist with that judgement, but is not a substitute for decision makers undertaking that exercise themselves.

The NPPF introduces a presumption in favour of sustainable development and sets out twelve core planning principles. The Ministerial foreword states that the presumption in favour of sustainable development is the basis for every plan and every decision. It defines sustainable as 'ensuring better lives for ourselves doesn't mean worse lives for future generations' and development as 'growth'. The foreword also reminds us that planning is not simply about scrutiny, but is a 'creative exercise to find ways to enhance and improve the places in which we live'.

The Local Plan was adopted at a time when, in accordance with previous advice issued by the Government, it was not necessary to reiterate or repeat national guidance which largely took the form of Planning Policy Guidance notes and Planning Policy Statements. For older style plans, like this Local Plan, this is potentially an area of risk as the Local Plan may have relied on national guidance which has now been superseded or cancelled. In addition the Government has indicated its intention to abolish regional planning guidance. Given that Stansted Airport is located within the District, Government advice on airports is also important. In short there have been a number of important reforms to the planning system since the Local Plan was adopted.

In addition the District Council is currently preparing a new Local Plan. The NPPF gives a clear steer on the Government's expectations for plan preparation.

Annex 3 of the NPPF lists the policy documents which are now cancelled. However all current underpinning guidance such as companion guides and also Annex E to the previously revoked PPG7 on permitted development rights for agriculture and forestry remain extant. There is advice on the Planning Advisory Service's (PAS) website on the NPPF and the advice on their website has been used in the preparation of this assessment. The Environment Agency (EA) has also published a series of four 'quick guides' which explain how the NPPF relates to the EA's key work areas. The 'quick guides' are available via a link from the PAS website.

Approach Taken

The table below lists each individual saved policy in the Local Plan, offers an extract from, or brief summary of the NPPF stance on the policy topic, if any, and then assesses the degree to which the policy is consistent with the NPPF asking the question ‘how consistent is this policy with the NPPF as a whole?’. It then indicates how the policy should be regarded in determining planning applications with a commentary section that highlights risks and opportunities for the District Council. However it is important that this document is not used as a substitute for the NPPF which should be referred to in full for development management purposes.

Table Key

No implications – where the NPPF is silent on the topic or the policy covers a locally determined boundary or other issue.

Consistent or **generally consistent** – the policy generally accords with the NPPF.

Principle consistent - many site specific allocations are recorded as ‘principle consistent’ indicating that the strategy of allocating such sites would accord with the overall thrust of the NPPF, but some of these may now be constructed or up to date housing or employment strategies may have superseded these allocations.

Partly consistent – where the policy is more, or less, restrictive than the NPPF or in part accords with it, but for example sets out different tests. It is important to note that where a policy is considered to be ‘partly consistent’ with the NPPF, this does not necessarily mean that the policy is at risk. Given that paragraph 215 of the NPPF gives due weight to a policy according to its degree of consistency with the NPPF, the closer the policy is to the policies in the Framework, the greater the weight may be given. It will be important that where there is limited compatibility, the Council is able to explain or justify the decision they have reached using up to date information or explaining the rationale behind the decision. This is more likely to result in support at appeal.

Not consistent – where the degree to which the policy is consistent with the NPPF is low, the policy is at risk and the NPPF ‘trumps’ the policy. In these cases a further judgement needs to be made as to the likely implications of the policy being ‘not consistent’. For example, do local circumstances justify the policy’s stance, how likely is it that development will come forward, will the presumption in favour of sustainable development be applied and if so what would be the impact of this?

Key Findings

It is clear that the Plan was produced using a range of survey material and took its lead from national, regional and other local strategies. The main aims and vision accord with the aspirations of the NPPF. However there is no policy which reflects the principles of the presumption in favour of sustainable development although this will not be unusual for a Plan of this date. The Plan does however refer to sustainable development and is based on the principles of the concept as defined at the time of its production. The supporting text, including the spatial strategy, recognition that this primarily rural district has a number of different character areas and the countryside needs to be protected for its own sake but not in a way that prevents evolution of economic activity that is part of life in rural areas, broadly reflects many of the issues addressed by the NPPF. However the essential difference lies with the NPPF's positive and proactive thrust requiring development to be approved without delay if it is sustainable.

By and large most of the policies in the Local Plan are consistent or generally consistent with the NPPF. When the policies are read alongside their supporting text it is clear that many of the aims and objectives of the NPPF are embedded in the Local Plan. Other policies are matters of detail which the NPPF, as a national planning document, would not be expected to cover, but their general direction of travel is generally consistent with the NPPF. Others relate to site specific allocations and the NPPF has no implications for these policies provided that the District Council reviews these allocations against an appropriate evidence base at an appropriate time.

The Local Plan seeks opportunities to meet the development needs of the area. However, the evidence for the housing and employment strategies for this Plan is now outdated and more recent objectively assessed needs should be considered. As a result the Plan might not have sufficient flexibility to adapt to changing circumstances since its adoption given the current economic climate. Plans and decisions need to take local circumstances into account to enable sustainable development to be achieved.

Twelve core planning principles are set out in the NPPF (paragraph 17) which should underpin plan-making and decision-taking. There are three fundamental issues for a Local Plan; it should be up to date, based on joint working and cooperation and should be creative, proactively driving and supporting sustainable economic development. In relation to the other core planning principles, the headlines are that high quality design and a good standard of amenity are sought. The countryside is recognised for its intrinsic character and beauty whilst the Green Belt is protected. The natural environment is conserved and enhanced. The transition to a low carbon future is supported through the re-use of existing resources such as conversion of existing buildings and the use of renewable resources. The effective use of land and mixed use development is promoted. Heritage assets should be conserved in a manner appropriate to their significance. Patterns of growth should be actively managed. Health, social and cultural wellbeing should be improved. Each section of the NPPF is now considered in turn using the PAS checklist (4 May 2012) as a primary source of information.

In building a strong, competitive economy, a clear economic vision is needed. Care should be taken to ensure that the application of policies in the Plan are flexible for both existing and emerging business sectors, and can respond to any requirements which were not anticipated as well as current economic circumstances. Long term protection of sites allocated for employment use should be avoided if there is no reasonable prospect of the site being used for that purpose. The NPPF sets out a number of issues to consider in supporting economic development (paragraph 21).

To ensure the vitality of town centres, policies should be positive, promoting competitive town centre environments and setting out how those centres will be managed and grow. A number of criteria are set out in paragraph 23. A sequential test is advocated for main town centre uses, apart from small scale rural

offices and development as well as an impact assessment for development over a certain size. Of particular note is whether town centres need to expand and the identification of primary and secondary shopping frontages.

A prosperous rural economy is supported and given the nature of the District, this is an important consideration (paragraph 28). A positive approach to sustainable new development should be taken. This includes the sustainable growth and expansion of all types of business and enterprise through the conversion of buildings and well designed new buildings, promoting the development and diversification of agricultural and other land based businesses, supporting tourism and leisure developments which respect the character of the countryside, and retaining and promoting local services and community facilities in villages. It should be borne in mind that the Local Plan's policies on the countryside, re-use of rural buildings and on tourist and visitor accommodation are arguably more restrictive than the NPPF although this might be justified on the basis of local circumstances.

In promoting sustainable transport, the NPPF seeks to balance the transport system in favour of sustainable modes and giving people a choice about how they travel. There is a recognition that this will vary from urban to rural areas. Reductions in greenhouse gas emissions and congestion are supported. In planning for airports that are not subject to a separate national policy statement, their growth and role should be considered (paragraph 33). Developments which generate significant movement should be located where the need to travel is minimised and the use of sustainable modes can be maximised, taking account of other policies in the NPPF particularly in relation to rural areas. Given the District's context and Stansted Airport, the Plan encourages cycle and pedestrian and public transport where it can as well as recognising the needs of people with disabilities, and recognises the need to minimise journeys for employment purposes through its employment strategy. However, the NPPF puts a greater emphasis on sustainable transport and working with adjoining authorities and transport providers on the provision of viable infrastructure. The NPPF also encourages those sites and routes which are critical in developing infrastructure to widen transport choice to be protected.

The Local Plan's telecommunications policy is out of kilter with the NPPF which supports high quality communications infrastructure.

The NPPF seeks to boost housing supply and deliver a wide choice of high quality homes. Plans should identify and maintain a rolling five-year supply of specific deliverable sites with either a 5% or 20% buffer for persistent under delivery. An up to date housing trajectory and implementation strategy is needed to meet the housing target. National and regional brownfield targets are removed. Of concern is that if a five-year supply of land cannot be demonstrated then policies for the supply of housing should not be considered up to date and housing applications should be considered in the context of the presumption in favour of sustainable development. In addition the density of development should now be set locally. It is necessary to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. The size, type, tenure and range of housing required in particular locations, reflecting local demand, should be identified. Affordable housing targets need to be justified. In rural areas some market housing might facilitate the provision of significant affordable housing. In rural areas housing should be located where it will enhance or maintain the vitality of rural communities and isolated new homes should be avoided unless there are special circumstances.

Great importance is attached to high quality and inclusive design for all development. This goes beyond aesthetic considerations and encompasses function, a strong sense of place, adding to overall quality of an area, creating and sustaining a mix of uses, responding to local character and history, and creating safe and accessible environments (paragraph 58). The NPPF could be used in conjunction with the design policy in the Plan to strengthen it and to resist developments of poor design that fail to take the opportunities available for improving the character and quality of an area and the way it functions.

The promotion of healthy communities seeks to shape places which promote community interaction, including through mixed use developments and makes sure places are safe and accessible from crime and disorder and create clear routes and high quality public space. Whilst there are some policies in the Plan which refer to accessibility, address the promotion and retention of community facilities and local services, and address access to open space and leisure opportunities, the NPPF goes beyond those policies. However, this is to be expected given the interval of time since the Plan was adopted. Amongst other things the NPPF offers an opportunity to designate land as Local Green Space (when a Plan is prepared or reviewed) and protect and enhance rights of way and access. It is again important to have an up to date assessment of the needs for open space and sport and recreation facilities.

In relation to Green Belts, their essential characteristics of openness and permanence have been reaffirmed as have their five purposes. The beneficial use of Green Belts is encouraged (paragraph 81). The NPPF allows for the extension or alteration of a building provided it does not result in disproportionate additions over and above the size of the original building in a change from Planning Policy Guidance (PPG) 2 which referred to a dwelling, and the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces, as distinct from PPG2 which referred to dwellings (paragraph 89). The NPPF allows limited infilling in villages and limited affordable housing for local community needs, and limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use, which would not have a materially greater impact on the openness of the Green Belt and the purposes of including land within it than the existing development rather than the major sites that PPG2 referred to. Other changes to Green Belt policy include a change from park and ride in PPG2 to a wider 'local transport infrastructure' and development brought forward under a Community Right to Build Order included as not inappropriate development in the Green Belt. Policies in the Plan should be read alongside the more up to date NPPF.

Proactive strategies to meet the challenge of climate change, flooding and coastal change are required. Policies should plan for new development in locations and ways which reduce greenhouse gas emissions and actively support energy efficiency improvements to existing buildings. Any local requirement for a building's sustainability should be done in a way that is consistent with the Government's zero carbon policy and other national standards. Development should be located away from flood risk areas and its location informed by flood risk assessment and sequential test. Given the passage of time since the Plan was adopted, many of the policies in the NPPF will not appear in the Plan or will have been overtaken by more recent developments and guidance and therefore the policies in the Plan should be read alongside the more up to date NPPF.

Conserving and enhancing the natural environment protects valued landscapes and seeks to conserve and enhance biodiversity. Policies in the Plan which minimise the loss of higher quality agricultural land and protect biodiversity are broadly in line with the NPPF, but the NPPF strengthens the protection and enhancement given and so these policies should be read alongside the more up to date NPPF. There is an opportunity for Nature Improvement Areas to be identified and local ecological networks to be mapped. This also presents an opportunity to work across boundaries. A local target can also be set for the use of brownfield land. In addition unacceptable risks from pollution and land instability are prevented.

Conserving and enhancing the historic environment takes the approach of identifying heritage assets, including those at risk. Heritage assets should be conserved in a manner appropriate to their significance. The NPPF recognises that conservation of the historic environment can bring wider social, cultural, economic and environmental benefits. In determining applications, the significance of the heritage assets and its setting should be described. The NPPF gives advice on the issues to take into account in determining applications and the weight which should be given to the asset's conservation. Again a positive strategy for the conservation and enjoyment of the historic environment is needed, including the desirability of new development making a positive contribution to local character and distinctiveness. The policies in the Plan should be read alongside the more up to date NPPF.

The NPPF also facilitates the sustainable use of minerals. As the Plan does not cover minerals, this section of the NPPF has not been considered for this assessment.

Should it be felt necessary, the Planning Inspectorate has devised a fast track review of specific policies in a Local Plan to help Councils update one or a small number of specific policies in a Local Plan in about six months. The review is suitable for one or a small number of specific policy issues or discrete parts of a plan, but is not suitable for fundamental issues such as housing or employment strategies.

The evidence base for the emerging Local Plan will no doubt provide and inform the evidence base needed for an up to date and robust assessment. This will help with justifying policies on the basis of an up to date assessment and reflect local circumstances.

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Policy	Policy Title	NPPF stance	Consistency with NPPF	Commentary
Chapter 2				
S1	Development limits for the Main Urban Areas	NPPF accepts that the supply of new homes and achievement of sustainable development can sometimes be best achieved through planning for larger scale development, such as extensions to existing villages and towns that follow the principles of Garden Cities.	No implications.	This policy defines the development limits of the main urban areas as well as proposed urban extensions to Great Dunmow, Saffron Walden and Stansted Mountfitchet. The Local Plan predates the need to consider the principles of Garden Cities. See site specific policies below.
S2	Development limits/Policy Areas for Oakwood Park, Little Dunmow and Priors Green, Takeley/Little Canfield		No implications.	See site specific policies below.
S3	Other Development limits	The NPPF is silent on any hierarchy of settlements, but the principle of identifying key settlements would accord generally with the aim of achieving sustainable development.	No implications.	This policy defines Elsenham, Great Chesterford, Newport, Takeley and Thaxted as Key Rural Settlements as well as village extensions at Takeley and Thaxted.
S4	Stansted Airport Boundary		No implications.	Defines airport boundary, but also states that industrial and commercial development unrelated to the airport will not be permitted on the site. This should be assessed against airport policy.
S5	Chesterford Park Boundary		No implications.	See Chesterford Park Local Policy I below.
S6	Metropolitan Green Belt	Green Belt boundaries should be established in a Local Plan.	No implications.	The villages and major developed sites identified in the policy should be reviewed at an appropriate opportunity.
S7	The Countryside	Core planning principle recognises the intrinsic character and beauty of the countryside and supporting thriving rural communities within it. Policies should support economic growth in rural areas to create jobs and prosperity so a positive approach to sustainable new development is required.	Partly consistent.	The protection and enhancement of natural environment is an important part of the environmental dimension of sustainable development, but the NPPF takes a positive approach, rather than a protective one, to appropriate development in rural areas. The policy strictly controls new building whereas

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				the NPPF supports well designed new buildings to support sustainable growth and expansion of all types of business and enterprise in rural areas.
S8	The Countryside Protection Zone	The NPPF is silent.	No implications.	Defines boundary. Note NPPF stance on development in rural areas and any airport policy.
Chapter 3				
GEN1	Access	Transport policies have an important role to play in contributing to health and wider sustainability objectives as well as facilitating sustainable development. The use of sustainable transport modes should be maximised. Safe and suitable access to sites for all people should be achieved.	Generally consistent.	More emphasis in the NPPF to sustainable transport modes although it recognises this will vary from urban to rural areas. In general the policy's five criteria cover the considerations, but the NPPF is more positively worded in seeking to minimise the need to travel and maximise cyclist and pedestrian and public transport opportunities.
GEN2	Design	Core planning principle is always to seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Good design is a key aspect of sustainable development and is indivisible from good planning. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Important to plan positively for high quality and inclusive design for all development. Development should function well and add to overall quality of the area over its lifetime, creating attractive and comfortable places to live, work and visit. It should respect local character and history whilst not discouraging	Generally consistent, although NPPF goes beyond the scope of the policy and should be read in conjunction with this policy as it highlights the importance of good design.	This policy covers many aspects of the NPPF, but does not emphasise sense of place, mix of uses, function and other criteria in paragraph 58 of the NPPF. The NPPF can therefore be used in conjunction with this policy to strengthen it as the NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Note Paragraph 65 of the NPPF states that permission should not be refused for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape if those concerns have been mitigated by good design. The policy refers to SPG and SPD which should be reviewed as

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		appropriate innovation. It should create safe and accessible environments where crime and disorder, or the fear of crime, do not undermine quality of life or community cohesion.		appropriate.
GEN3	Flood Protection	LPA should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. A sequential, risk-based approach to the location of new development should be taken.	Partly consistent. For development management purposes the up to date advice in the NPPF and the associated technical guidance should 'trump' this policy.	The NPPF is specific in how planning applications should be determined. For development management purposes the NPPF should 'trump' this policy. Technical guidance on flood risk has been published alongside the NPPF and reference should be made to this. It retains key elements of PPS25 until a review of guidance is undertaken by the Government. Local Plans should be supported by a Strategic Flood Risk Assessment. See also the Environment Agency's (EA) 'quick guide'.
GEN4	Good Neighbourliness	To prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account. Significant impacts on health and quality of life from noise and other adverse impacts should be avoided.	Consistent.	NPPF defines pollution as anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light. LPA should assume that pollution control regimes will operate effectively and should focus on whether the development itself is an acceptable use of the land and the impact of the use rather than the control of emissions or processes. However, also recognition that development will cause some noise and existing businesses wanting to develop should not have unreasonable restrictions placed upon them because of changes in nearby land uses since they were established. See also Noise Policy Statement (DEFRA) and the EA's 'quick guide'.

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GEN5	Light Pollution	Through good design the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation can be avoided.	Consistent.	No comment.
GEN6	Infrastructure Provision to Support Development	Recognises the need for infrastructure and its costs, including the cumulative impacts. In general, there is an emphasis of the deliverability of plans. Viability of development should be ensured and any requirements should provide competitive returns to a willing land owner or developer to enable the development to be deliverable.	Generally consistent, but need to recognise the emphasis on viability of development and more recent guidance on legal agreements and CIL.	The supporting text refers to SPDs. A clear and up to date assessment of need should support this policy. Requirements should be reviewed at an appropriate opportunity taking account of Community Infrastructure Levy (CIL). The NPPF urges new style Local Plans to set out strategic priorities for 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).
GEN7	Nature Conservation	Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, including moving from a net loss of biodiversity to achieving net gains for nature. The NPPF makes reference to the hierarchy of international, national and locally designated sites and protection should be commensurate with their status and appropriate weight given to their importance and the contribution they make.	Partly consistent in that the policy seeks to conserve wildlife and geological features and to enhance biodiversity. However the NPPF is more detailed and outlines in what circumstances the need, and benefits of, development would clearly outweigh the deterioration or loss of an irreplaceable habitat. For	The NPPF offers detailed advice on conserving and enhancing the natural environment and updates, clarifies and strengthens this general policy. Therefore the NPPF should be read in conjunction with this policy and used for development management purposes. Circular 06/2005 gives further guidance on the statutory obligations for biodiversity and geological conservation and the planning system.

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			development management purposes, the NPPF should 'trump' this policy.	
GEN8	Vehicle Parking Standards	Any locally set parking standards should take into account the development's accessibility, its type, mix and use, the availability of and opportunities for public transport, local car ownership levels and an overall need to reduce the use of high-emission vehicles.	The aim of this policy is consistent, but the standards themselves may be dated and take limited account of accessibility. The standards should be applied with the advice in the NPPF in mind and justified locally.	Standards should be kept up to date with reviews at appropriate intervals. Any local standard must be justified and necessary. There is no longer a requirement to set non-residential parking standards as a maximum, and so if this is what is sought locally it must be justified by local circumstances.
Chapter 4				
E1	Distribution of Employment Land	Core planning principle is to proactively drive and support sustainable economic development to deliver the homes, businesses and industrial units, infrastructure and thriving local places needed. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities. To help	Generally consistent, but be aware of avoiding long term allocations where there is no reasonable prospect of a site being used for that purpose or that is unsupported by up to date information on local economic needs.	The policy plans positively for economic growth and employment opportunities by identifying new sites for employment development and so its overall aim is consistent with the NPPF. However, land allocations should be regularly reviewed and where there is no reasonable prospect of a site being used for the allocated employment use or this is not supported by up to date information on local needs, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities. The Employment Land Review published in 2011 should be referred to. It is

Policy	Policy Title	NPPF stance	Consistency with NPPF	Commentary
		<p>achieve economic growth, LPAs should plan proactively to meet the development needs of business and support an economy fit for the 21st century. Policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities. However, policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose.</p>		<p>available at http://www.uttlesford.gov.uk/main.cfm?type=PLCSD#Employment_Land_Study</p>
E2	Safeguarding Employment Land	<p>Generally seeks to ensure that the existing and future supply of land available for economic development is sufficient and suitable. Supports existing business sectors, taking account of whether they are expanding or contracting. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances. However, policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Policies should support economic growth in rural areas to help create jobs and prosperity.</p>	Consistent.	<p>This policy seeks to safeguard existing employment land to ensure that opportunities are available locally across Uttlesford. This accords generally with the NPPF in that a balance of land uses in an area is promoted so that people minimise journeys for employment purposes. In addition the policy states that other uses will be permitted if the employment use has been abandoned or the present use harms the character or amenities of the surrounding area. The areas should be reviewed at an appropriate time to ensure that the amount of land needed and the areas' suitability for employment purposes is justified. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities. The Employment Land Review published in 2011 should be referred to. It is available at http://www.uttlesford.gov.uk/main.cfm?type=PL</p>

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				CSD#Employment_Land_Study
E3	Access to workplaces	Plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. High quality and inclusive design goes beyond aesthetic considerations. The connections between people and places and the integration of new development into the natural, built and historic environment. Safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas, should be addressed.	Consistent.	The NPPF usefully defines inclusive design as designing the built environment, including buildings and their surrounding spaces, to ensure that they can be accessed and used by everyone.
E4	Farm Diversification: Alternative use of Farmland	LPAs should take into account the economic and other benefits of the best and most versatile agricultural land. However, economic growth is supported in rural areas to create jobs and prosperity and a positive approach to sustainable new development should be taken. The sustainable growth and expansion of all types of business and enterprise in rural areas both through the conversion of existing buildings and well designed new buildings is supported. The development and diversification of agricultural and other land-based rural businesses is promoted. Sustainable rural tourism and leisure developments which benefit businesses, communities and visitors are supported where they respect the character of the countryside.	Partly consistent. The NPPF takes a generally more positive approach and there is no requirement to consider the continued viability and function of the agricultural holding.	The principle of this policy is consistent, but the criteria include considering the continued viability and function of the agricultural holding and there is no such requirement in the NPPF and therefore this should be justified based on local circumstances. The other requirements for landscape and conservation enhancement, noise levels and other adverse impacts and transport implications can be justified in terms of achieving sustainable development and generally accord with the NPPF as a whole, but the NPPF takes a more positive approach.

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E5	Re-use of Rural Buildings	Economic growth is supported in rural areas to create jobs and prosperity and a positive approach to sustainable new development should be taken. The sustainable growth and expansion of all types of business and enterprise in rural areas through the conversion of existing buildings is supported. In the Green Belt, the NPPF supports the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building and it specifically refers to the re-use of buildings as being not inappropriate provided they preserve its openness and the purposes of including land within it.	Generally consistent, but policy includes a number of criteria which should be checked to ensure they reflect local circumstances and are necessary.	The NPPF in principle supports the re-use of rural buildings. The criteria in the policy should be checked to ensure they are necessary and reflect local circumstances.
Chapter 5				
ENVI	Design of Development within Conservation Areas	A positive strategy for the conservation and enjoyment of the historic environment should be set out. The NPPF defines designated heritage assets which includes Conservation Areas (CA) and listed buildings (LB). When considering the impact of a proposal on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. As heritage assets are irreplaceable, any loss or harm should require clear and convincing justification. Opportunities for new development in CAs to enhance or better reveal their significance should be sought. Significance derives not only from a heritage asset's physical presence, but also	Consistent.	There is a statutory requirement to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area in accordance with section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990. The policy refers to this although it says character <u>and</u> appearance rather than <u>or</u> . Applicants should describe the significance of the heritage asset including any contribution made by their setting in a way that is proportionate to the asset's importance. LPAs should identify and assess the particular significance of a heritage asset to avoid or minimise conflict between the asset's conservation and any aspect of the proposal.

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		<p>from its setting. Proposals which preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably. Not all elements of a CA will necessarily contribute to its significance. Loss of a building or other element which makes a positive contribution to the CA's significance should be treated either as substantial harm or less than substantial harm taking account of the relative significance and its contribution to the significance of the CA as a whole. In determining planning applications LPAs should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness. LPAs should assess whether the benefits of a proposal for enabling development which would otherwise conflict with policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.</p>		
ENV2	Development affecting Listed Buildings	<p>See Policy ENVI above. As heritage assets are irreplaceable, any loss or harm should require clear and convincing justification. Substantial harm to or loss of a grade II listed building should be exceptional and of a grade I and II* listed buildings should be wholly exceptional.</p>	Consistent.	See Policy ENVI above.

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ENV3	Open Spaces and Trees	<p>The NPPF recognises open space of public value, including land and water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity. Planning permission should be refused for development which would result in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweighs the loss.</p>	Consistent.	<p>This policy recognises the visual amenity of open space, but not the health and well-being contribution it can also make. The open spaces, visually important spaces and trees referred to in the policy go beyond what the NPPF refers to, but overall the thrust of the policy is consistent and it is important at the local level to protect these spaces and trees. In the ‘promoting healthy communities’ section of the NPPF, there is an opportunity to designate areas as ‘local green space’, a special protection green area in local or neighbourhood plans.</p>
ENV4	Ancient Monuments and Sites of Archaeological Importance	<p>See Policy ENVI above. A scheduled monument is a designated heritage asset. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets. Significance is defined as the value of an asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. As heritage assets are irreplaceable, any loss or harm should require clear and convincing justification. Where a site has, or has the potential to include heritage assets with archaeological interest, LPAs should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.</p>	Consistent.	<p>See Policy ENVI above. The NPPF does not include a specific presumption in favour of keeping nationally important remains in situ as the policy states although the NPPF requires a positive strategy for the conservation and enjoyment of the historic environment to be set out. Given this the policy is consistent because of the great weight given to the conservation of a designated heritage asset when considering its, or its setting’s, significance. Substantial harm to or loss of designated heritage assets of the highest significance (includes scheduled monuments) should be wholly exceptional.</p>

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ENV5	Protection of Agricultural Land	The economic and other benefits of the best and most versatile agricultural land should be taken into account. Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be used in preference to that of a higher quality.	Consistent.	The effective use of land is encouraged by re-using previously developed land provided it is not of a high quality. Local targets for the use of brownfield land can be set.
ENV6	Change of Use of Agricultural Land to Domestic Garden	The NPPF is silent.	No implications.	No comment.
ENV7	The Protection of the Natural Environment – Designated Sites	The natural and local environment should be conserved and enhanced through the protection and enhancement of valued landscapes, geological conservation interests and soils, recognising the wider benefits of ecosystems, minimising impacts on biodiversity and providing net gains where possible, and halting the overall decline in biodiversity. Distinctions should be made between the hierarchy of international, national and locally designated sites so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution they make to wider ecological networks. Great weight should be given to AONBs. The NPPF promotes the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species. For development management purposes, the aim is to conserve and enhance biodiversity. If significant harm from a development cannot be avoided (by locating it elsewhere), adequately mitigated or as a last resort, compensated for, permission	Partly consistent. In relation to SSSIs, the NPPF differs from the policy in that the benefits (rather than the need) for the development should clearly outweigh the impact on the SSSI and any broader impacts on the national network. With regard to other sites in the policy the test in the NPPF is again to clearly outweigh. The NPPF should be used as the basis for development management purposes.	The NPPF emphasizes the importance of enhancing as well as conserving the natural environment and biodiversity. It encourages LPAs to have criteria based policies against which proposals on or affecting wildlife or geodiversity or landscape areas will be judged and to identify and map local ecological networks including the hierarchy of sites. The policy differentiates between the hierarchy of sites which accords with the approach in the NPPF. However there are some differences between the policy and the NPPF and the NPPF should be used in conjunction with the policy, as a basis for development management purposes. There is an opportunity to establish coherent ecological networks and to identify Nature Improvement Areas in new Local Plans. European sites includes candidate SACs, SCIs, SACs and SPAs and is defined in regulation 8 of the Conservation of Habitats and Species Regulations 2010. Priority habitats and species are those of Principle Importance included in the England Biodiversity List. Circular 06/2005 provides further information on statutory obligations for biodiversity and geological

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		<p>should be refused. Development which would, or is likely to have, an adverse effect on an SSSI should not normally be permitted. Exceptions should only be made if the benefits of development at that site clearly outweigh the impact on the special interest features of the SSSI and any broader impacts on the national network of SSSIs. Permission should be granted for proposals where the primary objective is to conserve and enhance biodiversity. Permission should be refused for development that results in the loss or deterioration of irreplaceable habitats, including ancient woodland and veteran trees, unless the need for, and benefits of, the development clearly outweigh the loss. Potential Special Protection Areas (SPA) and possible Special Areas of Conservation (SAC), Ramsar sites and sites identified, or required, as compensatory measures for adverse impacts on European sites, SPAs, SACs and Ramsar sites have the same protection as European sites.</p>		conservation.
ENV8	Other Landscape Elements of Importance for Nature Conservation	See Policy ENV7 above.	<p>Partly consistent as the NPPF refers to the <i>benefits of the development (rather than the need) clearly outweighing the loss or deterioration. The NPPF should be used as the basis for development management</i></p>	See Policy ENV7 above.

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			purposes.	
ENV9	Historic Landscapes	See Policy ENV I above. As heritage assets are irreplaceable, any loss or harm should require clear and convincing justification. Substantial harm to or loss of a park or garden should be exceptional and to grade I and II* registered parks and gardens should be wholly exceptional.	Consistent. Decision making should assess the significance the asset makes and its contribution.	See Policy ENVI above. Up to date evidence about the historic environment is required to assess the significance of heritage assets and the contribution they make as well as helping to predict those yet undiscovered. Assessment of historic landscapes should be integrated with landscape character assessments.
ENV10	Noise Sensitive Development and Disturbance from Aircraft	Seen as part of contributing to, and enhancing, the natural and local environment. New and existing development should be prevented from contributing to or being put at risk from, or being adversely affected by, unacceptable levels of noise pollution. Policies and decisions should avoid noise giving rise to significant adverse impacts on health and quality of life, and mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions. Recognises that development will often create some noise and existing businesses wanting to develop should not be unreasonably restricted because of changes in nearby land uses since their establishment.	Consistent.	Updating may be required in relation to operation of Stansted Airport. Also see Explanatory Note to the Noise Policy Statement for England (DEFRA).
ENV11	Noise Generators	See Policy ENV10 above.	Consistent, but note the NPPF is more specific than the policy with regard to existing businesses.	The supporting text recognises the balance between businesses and protection of amenities. There is an opportunity to identify and protect Areas of Tranquillity prized for their recreation or amenity value.
ENV12	Protection of Water Resources	Seen as part of contributing to, and enhancing, the natural and local environment. New and existing development should be prevented from contributing to or being put at	Consistent.	Useful to check latest information from EA and relevance of any SPD mentioned in the supporting text.

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		unacceptable risk from, or being adversely affected by, unacceptable levels of water pollution.		
ENV13	Exposure to Poor Air Quality	Planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should be consistent with the air quality action plan.	Generally consistent.	Useful to check against any up to date air quality management strategy and to check whether zones and their widths are still relevant.
ENV14	Contaminated Land	Seen as part of contributing to, and enhancing, the natural and local environment. The remediation and mitigation of despoiled, derelict, contaminated and unstable land is seen as part of conserving and enhancing the natural environment. Where a site is affected by contamination, responsibility rests with the developer or landowner.	Consistent.	See also the EA's 'quick guide'.
ENV15	Renewable Energy	Core planning principle encourages the use of renewable resources e.g. by the development of renewable energy. Supporting the delivery of renewable and low carbon energy and associated infrastructure is seen as central to the three elements of sustainable development.	Partly consistent. The NPPF requires positive promotion, including the identification of sites and support of community-led objectives, to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed	This policy recognises that small scale schemes make a contribution, but does not go far enough in promotion of other schemes. The NPPF indicates applications should be approved if impacts are, or can be made, acceptable. Note that in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In those cases, very special circumstances will need to be demonstrated and this might include the wider environmental benefits associated with increased production of energy from renewable sources. For wind energy development, see the approach in the National Policy Statements for Energy Infrastructure and for Renewable Energy (including impacts on aviation).

Policy	Policy Title	NPPF stance	Consistency with NPPF	Commentary
			satisfactorily. Applications should be approved if impacts are, or can be made, acceptable.	
Chapter 6				
HI	Housing Development	Core planning principles are to objectively identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth; plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities; encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value; and actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable. LPAs should identify a five year supply of land for housing with an additional 5% buffer. If there is a record of persistent under delivery of housing, this buffer should increase to 20%. Developable sites or broad locations should be identified, a housing trajectory and implementation	Not consistent. The NPPF requires an additional 5% or 20% beyond an identified five-year supply.	The policy seeks the provision of housing supply to meet requirements over a five-year period, but the NPPF now requires an additional 5% or 20%. The policy only relates to the period 2000-2011 and therefore is out of date. Taking account of the emerging Local Plan, it might be useful to consider publishing a position statement or interim policy position or any up to date evidence ensuring an audit trail and any engagement with stakeholders as appropriate. Whilst the policy pre-dates the Garden Cities principles, in other respects follows the basic principles in the NPPF for the delivery of new housing. It is the supply of housing rather than the approach taken which does not accord with the NPPF.

Policy	Policy Title	NPPF stance	Consistency with NPPF	Commentary
		strategy should be set out together with an approach on density. The delivery of a wide choice of high quality homes, widen home ownership opportunities and the creation of sustainable, inclusive and mixed communities is key. Recognition that extensions to existing towns and villages that follow the principles of Garden Cities can sometimes be the best way of achieving new homes.		
H2	Reserve Housing Provision	See Policy H2 above. Policies for the supply of housing should not be considered up to date if the LPA cannot demonstrate a five-year supply of land. LPAs should identify and update annually a supply of specific deliverable sites to meet the five-year supply and buffer. 'Deliverable' means available now.	Not consistent.	See Policy H2 above. Policy is site specific and as such will form part of the Council's monitoring and updates on housing supply. The NPPF requires deliverable sites to be identified for five years and years 6 – 10 and where possible sites for years 11 – 15. The policy also refers to a SPD which should be reviewed.
H3	New Houses within Development Limits	In the Green Belt, limited infilling in villages is an exception to the construction of new buildings which is regarded as inappropriate development. In rural areas, LPAs, in exercising the duty to cooperate, should respond to local circumstances and needs.	Generally consistent.	The policy refers to windfall site and the criteria are generally in accordance with the thrust of the NPPF, although note that the NPPF does not refer to the efficient use of land, it instead refers to the <i>effective</i> use of land in relation to previously developed land (the definition has changed since the policy was written).
H4	Backland Development	The NPPF is silent on this specific issue, but note its stance on the development of residential gardens. Great importance is attached to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it	Generally consistent, but note the NPPF's stance on the development of residential gardens and the need for development to be sustainable.	Backland development often includes development on residential garden land which no longer falls within the definition of previously developed land. Given the importance given to design in the NPPF and the promotion of sustainable development, this policy generally accords with the thrust of the NPPF.

Policy	Policy Title	NPPF stance	Consistency with NPPF	Commentary
		functions.		
H5	Subdivision of Dwellings	The NPPF is silent.	No implications.	The NPPF is generally supportive of conversions, but note any implications for the supply of housing.
H6	Conversion of Rural Buildings to Residential Use	Core planning principle recognises the intrinsic character and beauty of the countryside and supporting thriving rural communities within it. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. New isolated homes should be avoided unless there are special circumstances including where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets or where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting. Empty housing and buildings should be brought back into residential use in line with local housing and empty homes strategies. In the Green Belt, the NPPF specifically refers to the re-use of buildings as being not inappropriate provided they preserve its openness and the purposes of including land within it.	Partly consistent. The NPPF does not take a sequential approach to housing in the rural areas, and is generally more positive about conversions. The policy does not refer to enhancement of the vitality of rural communities. The policy may be justified based on local circumstances.	Although this policy is positively worded, there is no sequential approach in the NPPF and the NPPF generally supports re-use of rural buildings. See Policy E5 above. The more stringent requirements of this policy need to be justified by local circumstances.
H7	Replacement Dwellings	Only reference in the NPPF is to the Green Belt. In the Green Belt, new buildings are inappropriate development, but an exception to this is the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.	Partly consistent. Note in the Green Belt, the NPPF refers to size of the replacement.	Whilst this policy is positively worded, note the NPPF in the Green Belt refers to size. However the general thrust of the policy and its requirements accord with the thrust of the NPPF as a whole.

Policy	Policy Title	NPPF stance	Consistency with NPPF	Commentary
H8	Home Extensions	Core planning principle is to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.	Consistent.	No comment.
H9	Affordable Housing	The NPPF encourages policies to be set for meeting an identified need on site unless off-site provision or a financial contribution can be robustly justified and the agreed approach contributes to the creation of mixed and balanced communities taking account of changing market conditions over time.	Consistent with plan making requirements in the NPPF, but care should be exercised in using this policy and any target should be justified in the light of robust evidence.	The policy seeks to negotiate 40% on allocated sites and windfalls. The supporting text refers to national policy now superseded by the NPPF. Review should be undertaken at an appropriate time given that the national minimum threshold has been removed. Evidence base for housing provision needs to be based on an up to date, objectively assessed needs. If off-site provision or financial contributions sought, consider the extent to which they contribute to the objective of creating mixed and balanced communities. Useful definition of affordable housing in NPPF glossary.
H10	Housing Mix	To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, a mix of housing should be planned for based on current and future demographic trends, market trends and the needs of different groups in the community as well as identifying the size, tenure and range required in particular locations.	Consistent if this mix is still required based on local needs.	Review should be undertaken at an appropriate time to ensure that the mix sought is still required.
H11	Affordable Housing on "Exception Sites"	LPAs, exercising the duty to cooperate with neighbouring authorities, should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. LPAs should consider whether allowing some market housing would facilitate	Principle consistent, but the NPPF is generally more supportive than the policy.	Useful definition of rural exception sites in the NPPF's glossary. The NPPF does not refer to the need to such sites to adjoin the settlement, or the need for a Registered Social Landlord, but these criteria may reflect local circumstances. In addition the NPPF asks whether allowing some market housing would facilitate significant additional affordable housing

Policy	Policy Title	NPPF stance	Consistency with NPPF	Commentary
		the provision of significant additional affordable housing to meet local needs.		to meet local needs whereas the policy requires a 100% affordable housing.
H12	Agricultural Workers' Dwellings	New isolated homes in the countryside should be avoided unless there are special circumstances such as the essential need for a rural worker to live permanently at or near their place of work in the countryside.	Consistent.	No comment.
H13	Removal of Agricultural Occupancy Conditions	The NPPF is silent on specific issue, but planning conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.	No implications.	See Policy H12 above.
Chapter 7				
LCI	Loss of Sports Fields and Recreational Facilities	Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including improving the conditions in which people live, work, travel and take leisure. Promoting healthy communities is a key element of sustainable development. Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services	Consistent.	The Council has commissioned, completed and published a Sport and Recreation Study (2012) which should be referred to. Study is available at http://www.uttlesford.gov.uk/main.cfm?type=PL_CSD#Open_Space_Sport_Facility_and_Playing_Pitch_Strategy .

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		<p>to enhance the sustainability of communities and residential environments and guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Policies should be based on robust and up to date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area to determine what is required. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless an assessment clearly shows the open space, buildings or land to be surplus to requirements or the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location or it is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.</p>		
LC2	Access to Leisure and Cultural Facilities	<p>Plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider development schemes.</p>	Consistent.	<p>Usefully defines inclusive design as designing the built environment, including buildings and their surrounding spaces, to ensure that they can be accessed and used by everyone.</p>
LC3	Community Facilities	<p>In rural areas the retention and development of local services and community facilities, including local shops, meeting places, sports venues, cultural buildings, public houses and places of worship in villages is promoted.</p>	Consistent.	<p>Whilst the policy refers to sites outside settlements, given the NPPF stance is to promote community facilities and this policy reflects local circumstances, it can be considered consistent.</p>

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LC4	Provision of Outdoor Sport and Recreational Facilities Beyond Development limits	See Policy LCI above.	Consistent.	Whilst the policy refers to sites outside settlements, given the NPPF stance is to promote community facilities and this policy reflects local circumstances, it can be considered consistent. Suitable recreational after use of minerals workings accords with objectives of the NPPF.
LC5	Hotels and Bed and Breakfast Accommodation	In rural areas sustainable rural tourism and leisure developments that benefit businesses, communities and visitors and which respect the character of the countryside should be supported. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres.	Not consistent in that the NPPF supports tourism and leisure related development that benefits the rural areas and respects the character of the countryside.	This policy is more restrictive than the NPPF outside development limits. See also Policy E5 on the re-use of rural buildings.
LC6	Land West of Little Walden Road Saffron Walden		No implications.	This policy is a site specific allocation for a community centre and playing fields. The principle of identifying such sites accords with the general trust of the NPPF.
Chapter 8				
RS1	Access to Retailing and Services	Plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider development schemes.	Consistent.	Usefully defines inclusive design as designing the built environment, including buildings and their surrounding spaces, to ensure that they can be accessed and used by everyone.
RS2	Town and Local Centres	Recognise town centres as the heart of the community and pursues policies to support their viability and vitality.	Consistent with aims of NPPF.	The NPPF seeks a network and hierarchy of centres to be identified in local plans as well as town centres and primary shopping areas and the allocation of suitable sites to meet the scale and type of development needed in town centres. The NPPF recognises the importance of residential development in town centres.

Policy	Policy Title	NPPF stance	Consistency with NPPF	Commentary
				Whilst some of the policy's language is outdated, its aims are consistent with the NPPF. The NPPF glossary defines town centres as also including local centres.
RS3	Retention of Retail and other Services in Rural Areas	In rural areas the retention and development of local services and community facilities, including local shops, meeting places, sports venues, cultural buildings, public houses and places of worship in villages is promoted.	Consistent.	No comment.
Chapter 9				
T1	Transport Improvements	The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel.	No implications.	This policy identifies specific transport schemes.
T2	Roadside Services and the new A120	Promotes sustainable transport. The primary function of roadside facilities for motorists should be to support the safety and welfare of the road user.	Partly consistent.	The policy is negatively worded and puts the onus on proving there is an 'over-riding need'. LPAs should work with neighbouring authorities and transport providers to develop strategies for viable infrastructure necessary to support sustainable development, including roadside facilities necessary to support the growth of airports.
T3	Car Parking Associated with Development at Stansted Airport	When planning for ports, airports and airfields that are not subject to a separate national policy statement, plans should take account of their growth and role in serving business, leisure, training and emergency service needs. Plans should take account of this Framework as well as the principles set out in the relevant national policy statements and the Government Framework for UK Aviation.	No implications.	In general, the NPPF encourages sustainable modes of transport and safe and suitable access to sites for all people. Aviation National Policy Statement not yet published, but Draft Aviation Policy Framework published on 12/07/12 for consultation which ends on 31/10/12.
T4	Telecommunications Equipment	Advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high	Not consistent. Refer to NPPF.	Mast sharing should be explored (criterion a). However, the need for the telecommunications system cannot be questioned and therefore

Policy	Policy Title	NPPF stance	Consistency with NPPF	Commentary
		<p>speed broadband technology and other communications networks plays a vital role in enhancing the provision of local community facilities and services. LPAs must determine applications on planning grounds. They should not seek to prevent competition between different operators, question the need for the telecommunications system, or determine health safeguards if the proposal meets International Commission guidelines for public exposure.</p>		<p>criterion b) is not consistent. The NPPF is silent about impact (criterion c) although it does state that equipment should be sympathetically designed and camouflaged where appropriate. In addition the need for telecommunications infrastructure not to cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest is not identified or to ensure that new buildings or other structures do not interfere with broadcast and telecommunications services.</p>
Selected Areas				
Chesterford Park Local Policy I	(Development Zone identified for research and development purposes)	<p>Core planning principle is to proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities. LPAs should plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries.</p>	Principle consistent.	<p>This policy is a site specific allocation. To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century. This includes identifying strategic sites for local and inward investment to match the District's economic vision and strategy and to meet anticipated needs over the plan period. The identification of such sites accords with the general thrust of the NPPF.</p>

Policy	Policy Title	NPPF stance	Consistency with NPPF	Commentary
Elsenham Local Policy 1	(Gold Enterprise Zone and Old Mead Road identified as key employment areas)	See Policies E1 and E2 above.	Principle consistent.	The policy plans positively for economic growth and employment opportunities by identifying sites for employment and so its overall aim is consistent with the NPPF. See Policies E1 and E2 above. Useful to have up to date review of land allocations.
Great Chesterford Local Policy 1	Safeguarding Of Existing Employment Area	See Policies E1 and E2 above.	Consistent.	The policy plans positively for economic growth and employment opportunities by identifying a site for employment and so its overall aim is consistent with the NPPF. See Policies E1 and E2 above. The Employment Land Review published in 2011 should be referred to. It is available at http://www.uttlesford.gov.uk/main.cfm?type=PLCSD#Employment_Land_Study .
Great Chesterford Local Policy 2	London Road Employment Site	See Policies E1 and E2 above.	Principle consistent.	The policy plans positively for economic growth and employment opportunities by identifying a site for employment and so its overall aim is consistent with the NPPF. See Policies E1 and E2 above. The Employment Land Review published in 2011 should be referred to. It is available at http://www.uttlesford.gov.uk/main.cfm?type=PLCSD#Employment_Land_Study
GD1	(Great Dunmow) Town Centre	Policy should be positive, promoting competitive town centre environments. See Policy RS2 above.	Principle consistent, but policy should be based on local circumstances.	The NPPF recognises town centres as the heart of communities and encourages policies which support vitality and viability.
GD2	Land to the Rear of 37 – 75 High Street	Ensures the vitality of town centres by, amongst other things, allocating a range of sites to meet the scale and type of mixed development needed in town centres as well as recognising that residential development has an important role to play.	Principle consistent.	Site specific allocation for mixed use. NPPF encourages an assessment of the need to expand town centres to ensure a sufficient supply of suitable sites for retail, leisure, office and other main town centre uses and is supportive of mixed use.

Policy	Policy Title	NPPF stance	Consistency with NPPF	Commentary
GD3	White Street Car Park Extension	Quality of parking in town centres should be improved so that it is convenient, safe and secure, including appropriate provision for motorcycles.	Principle consistent.	No comment.
GD4	Residential Development within Great Dunmow's Built Up Area	Residential development can play an important role in ensuring the vitality of town centres.	Principle consistent.	Site specific allocations for new housing. Should be reviewed in the light of any up to date housing strategy.
GD5	Woodlands Park		Principle consistent.	Site specific allocation for housing and associated uses. Should be reviewed in the light of any up to date housing strategy.
GD6	Great Dunmow Business Park	Important to have a sufficient supply of sites for town centre associated uses. Edge of centre sites should be allocated if they are well connected to the town centre and where suitable and viable town centre sites are not available.	Principle consistent.	Site specific allocation for business park. The Employment Land Review published in 2011 should be referred to. It is available at http://www.uttlesford.gov.uk/main.cfm?type=PL_CSD#Employment_Land_Study
GD7	Safeguarding of Existing Employment Areas	See Policies E1 and E2 above.	Consistent.	The policy plans positively for economic growth and employment opportunities by identifying sites for employment and so its overall aim is consistent with the NPPF. See Policies E1 and E2 above. The Employment Land Review published in 2011 should be referred to. It is available at http://www.uttlesford.gov.uk/main.cfm?type=PL_CSD#Employment_Land_Study
GD8	Civic Amenity Site and Depot	NPPF is silent.	No implications.	Although NPPF is silent, accords with general aims of sustainable development.
Oakwood Park Local Policy I	(Felsted Sugar Beet Works)		Principle consistent.	Site specific allocation for housing and associated uses. Should be reviewed in the light of any up to date housing strategy.
SW1	(Saffron Walden) Town Centre	See Policy GD1 above.	Principle consistent, but policy should be based on local	See Policy GD1 above.

Policy	Policy Title	NPPF stance	Consistency with NPPF	Commentary
			circumstances.	
SW2	Residential Development within Saffron Walden's Built Up Area	Residential development can play an important role in ensuring the vitality of town centres.	Principle consistent.	Site specific allocation for housing. Should be reviewed in the light of any up to date housing strategy.
SW3	Land South of Ashdon Road		Principle consistent.	Site specific allocation for housing. Should be reviewed in the light of any up to date housing strategy.
SW4	Land adjoining the Saffron Business Centre		Principle consistent.	The policy plans positively for economic growth and employment opportunities by identifying a site for employment and so its overall aim is consistent with the NPPF. See Policies E1 and E2 above. The Employment Land Review published in 2011 should be referred to. It is available at http://www.uttlesford.gov.uk/main.cfm?type=PL_CSD#Employment_Land_Study
SW5	Thaxted Road Employment Site		Principle consistent.	The policy plans positively for economic growth and employment opportunities by identifying a site for employment and so its overall aim is consistent with the NPPF. See Policies E1 and E2 above. The Employment Land Review published in 2011 should be referred to. It is available at http://www.uttlesford.gov.uk/main.cfm?type=PL_CSD#Employment_Land_Study
SW6	Safeguarding of Existing Employment Areas	See Policies E1 and E2 above.	Consistent.	See Policies E1 and E2 above.
SW7	Land West of Little Walden Road	In general health, social and cultural wellbeing for all should be improved and sufficient community and cultural facilities and services to meet local needs should be delivered. Plan positively for the provision and use of shared space and community facilities, including	Principle consistent.	Site specific allocation for community centre, playing fields and affordable housing. Supporting text refers to PPG25 now superseded by the NPPF.

Policy	Policy Title	NPPF stance	Consistency with NPPF	Commentary
		allocation of sites in town centres.		
AIR1	Development in the Terminal Support Area	Silent on detailed masterplanning issues.	No implications.	See relevant national policy statements and the Government Framework for UK Aviation (Draft published 12/07/12 for consultation which ends on 31/10/12).
AIR2	Cargo Handling/Aircraft Maintenance Area		No implications.	See Policy AIR1 above.
AIR3	Development in the Southern Ancillary Area		No implications.	See Policy AIR1 above.
AIR4	Development in the Northern Ancillary Area		No implications.	See Policy AIR1 above.
AIR5	The Long Term Car Park		No implications.	See Policy AIR1 above.
AIR6	Strategic Landscape Areas		No implications.	See Policy AIR1 above.
AIR7	Public Safety Zones		No implications.	See Policy AIR1 above.
SM1	(Stansted Mountfitchet) Local Centres	NPPF supports definition of a network and hierarchy of centres that is resilient to anticipated future economic changes.	Principle consistent, but policy should be based on local circumstances.	See Policy GDI above.
SM2	Residential Development within Stansted's Mountfitchet's Built Up Area	Residential development can play an important role in ensuring the vitality of town centres.	Principle consistent.	Site specific allocation for housing. Should be reviewed in the light of any up to date housing strategy.
SM3	Site on corner of Lower Street and Church Road	Mixed use is generally supported.	Principle consistent.	Site specific allocation for mixed use. Should be reviewed in the light of any up to date strategies.
SM4/BIR1	Rochford Nurseries		Principle consistent.	Site specific allocation for housing and associated uses. Should be reviewed in the light of any up to date housing strategy.

Policy	Policy Title	NPPF stance	Consistency with NPPF	Commentary
SM5	Parsonage Farm	Supports the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings. Development must preserve the openness of the Green Belt and not conflict with the purposes of including land within it. The re-use of buildings is not inappropriate provided the buildings are of permanent and substantial construction.	No implications provided consistent with Green Belt policy.	Site specific allocation. Check for consistency with Green Belt policy.
Start Hill Local Policy 1		See Policies E1 and E2 above.	Principle consistent.	The policy plans positively for economic growth and employment opportunities by identifying a site for employment and so its overall aim is consistent with the NPPF. See Policies E1 and E2 above. The Employment Land Review published in 2011 should be referred to. It is available at http://www.uttlesford.gov.uk/main.cfm?type=PL_CSD#Employment_Land_Study
Takeley Local Policy 1	Land West of Hawthorn Close			Not saved.
Takeley Local Policy 2	Land Off St Valery			Not saved.
Takeley/ Little Canfield Local Policy 3	Priors Green		Principle consistent.	Site specific allocation for housing and associated uses. Should be reviewed in the light of any up to date housing strategy.
Takeley Local Policy 4	The Mobile Home Park	Mix of housing based on the needs of different groups in the community. Size, type, tenure and range of housing required in particular locations should be identified. In addition the intrinsic character and beauty of the	Principle consistent.	No comment.

Policy	Policy Title	NPPF stance	Consistency with NPPF	Commentary
		countryside should be recognised.		
Takeley Local Policy 5	Safeguarding of Existing Employment Area in Parsonage Road	See Policies E1 and E2 above.	Consistent.	Identifies site specific key employment area. See Policies E1 and E2 above.
Thaxted Local Policy 1	Local Centre	NPPF supports definition of a network and hierarchy of centres that is resilient to anticipated future economic changes.	Principle consistent, but policy should be based on local circumstances.	See Policy GD1 above.
Thaxted Local Policy 2	Land Adjacent to Sampford Road	Silent about homeworking units, but seeks to proactively drive and support sustainable economic development to deliver homes, business and industrial units and supports the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings.	Principle consistent.	Site specific allocation. Should be reviewed in the light of any up to date strategies.
Thaxted Local Policy 3	Safeguarding of Employment Areas	See Policies E1 and E2 above.	Consistent.	Identifies two key employment areas. See Policies E1 and E2 above. The Employment Land Review published in 2011 should be referred to. It is available at http://www.uttlesford.gov.uk/main.cfm?type=PL_CSD#Employment_Land_Study