



COMMUNITY ENGAGEMENT EVENT

- Find out more about the new draft local plan for Uttlesford
- See where sites are proposed
- Meet Council Officers and Members

UTTLESFORD DRAFT LOCAL PLAN CONSULTATION



Welcome to the Uttlesford draft local plan consultation.

We are getting closer to taking back control and being able to stem the tide of speculative development - each step taken towards adopting a new local plan is a step in the right direction for the district.

Our draft plan sets out a vision for how Uttlesford should develop and grow until 2041, taking into account the unique nature of the district and also climate change.

Uttlesford is a wonderful place with a rich rural and historic heritage, but it's also home to cutting-edge science and technology. It's a great place to live, work and visit.

There are some tough decisions that need to be made, but getting the public's constructive feedback on this draft will be a key part of the process as we continue to refine and shape the plan.

This is not the final version of the plan - it is a set of draft recommendations that look to realise the long-term aspirations for Uttlesford.

This consultation is the next stage of the process for producing our plan. We would like to involve everyone who has an interest in the future of our district and give them the chance to comment.

I encourage everyone to have a say on the proposals and let us know their views.



John Evans

Cllr John Evans
Portfolio Holder for Planning



What is a local plan and why do we need one?

The new Uttlesford Local Plan gives us an opportunity to plan positively for the future of the district.

It is important we plan for sustainable development that helps to address the climate change emergency, enhances biodiversity and protects the environment, but also ensures everyone can afford somewhere to live and have a job.

Alongside these things, we must also plan for appropriate infrastructure (services and facilities), such as for schools, healthcare and leisure.

The current local plan was adopted in 2005 and is now out of date. This has meant the council has had less control over planning for the district and it is more difficult to deliver infrastructure.

This is why there has been more speculative development across Uttlesford in recent years. The new local plan will help us to overcome these challenges.

We must prepare a plan that plans for an appropriate number of jobs and homes, alongside supporting infrastructure.

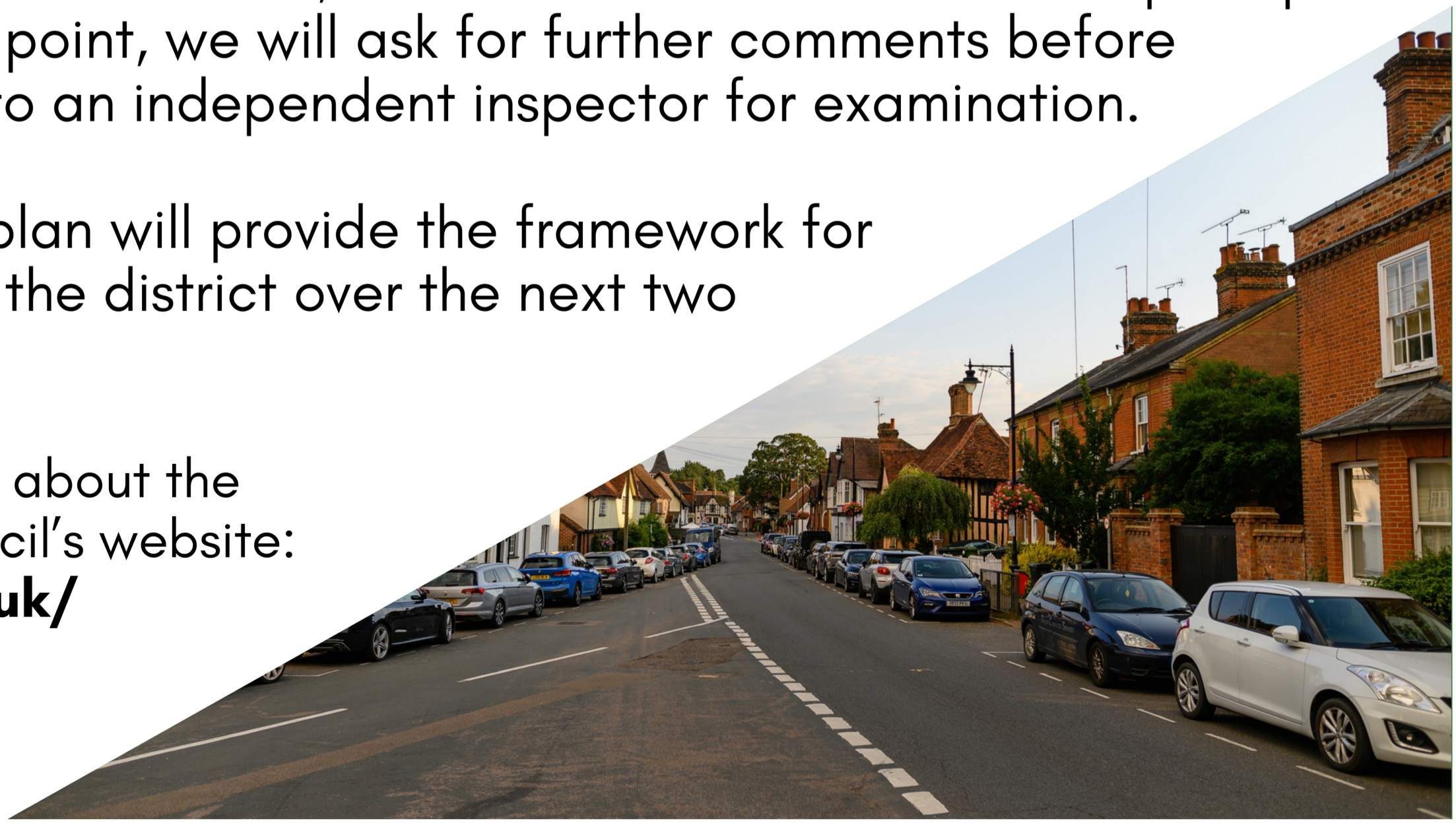
The draft plan is accompanied by a wide range of technical and other evidence including infrastructure and transport assessments. The evidence will continue to be refined and updated as the plan progresses.

Once this consultation is finished, we will use the feedback to help shape a final draft. At that point, we will ask for further comments before submitting the plan to an independent inspector for examination.

Once adopted, the plan will provide the framework for development across the district over the next two decades.

You can find out more about the local plan on the council's website:

**[www.uttlesford.gov.uk/
local-plan-faqs](http://www.uttlesford.gov.uk/local-plan-faqs)**



Our emerging strategy

The council needs to prepare for 13,680 homes over the next 20 years – a figure calculated in accordance with the government’s standard method – although about 8,000 of these have already been built or have planning permission.

Therefore, with a built-in buffer (which is common practice in local plan-making and provides flexibility), this draft plan proposes allocations for 6,076 additional homes over the plan period 2021 to 2041.

We need to make sure that we plan for this development in the most sustainable way, minimising the need for travel and maximising opportunities for walking, cycling and public transport.

Homes need to be sustainable, near to jobs, shops, services and other facilities.

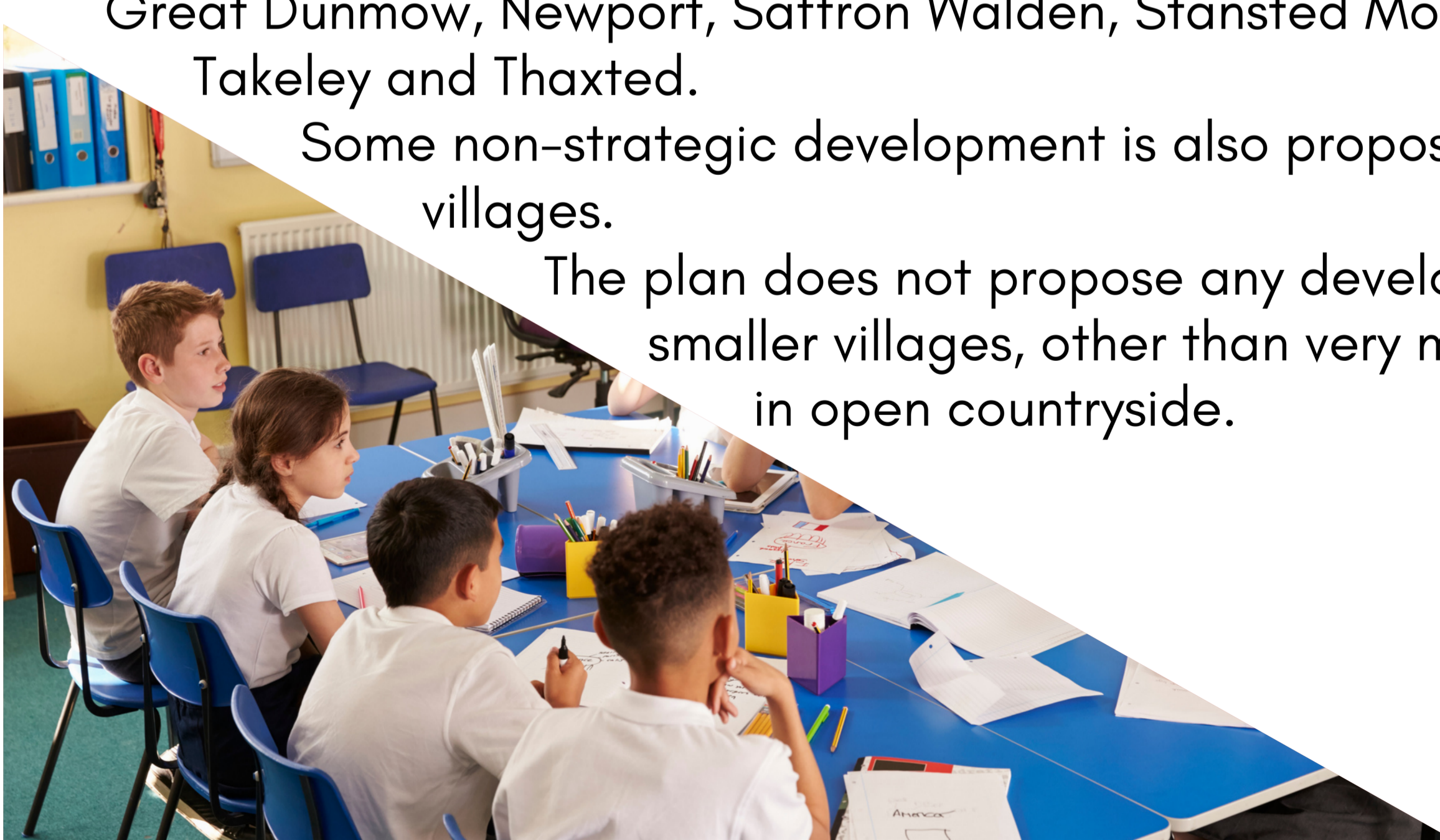
We need to support existing town and village centres and ensure any new infrastructure benefits as many people as possible.

We also need to ensure the plan meets all the government’s requirements and we must have a range of sites of different sizes, type and location.

For these reasons, our draft plan has a focus on development in the most sustainable existing locations, with strategic development proposed at Great Dunmow, Newport, Saffron Walden, Stansted Mountfitchet, Takeley and Thaxted.

Some non-strategic development is also proposed in our larger villages.

The plan does not propose any development in the smaller villages, other than very modest infill, nor in open countryside.



As well as delivering the quality of homes that people expect, we must make sure the homes being provided meet the needs of our residents – in terms of affordability, size and type.

Affordability is a key issue and the plan seeks to ensure that 35% of the housing allocation is affordable for local people.



Supporting a sustainable economy

The plan seeks to provide a positive policy framework which supports jobs, business and investment to build a strong and competitive economy.

The aim is to encourage large and small-scale opportunities in appropriate locations.

Taking into account existing employment floorspace commitments (which have planning permissions), the plan proposes 5ha of office floorspace and up to 30ha of industrial floorspace in the district.

A number of sites have been allocated for this – in Elsenham, Great Dunmow, Little Canfield, Saffron Walden and Takeley – with enough flexibility built-in to cope with any changes in economic circumstances and market conditions.



Other proposed allocations

Non-strategic development within the larger villages (as shown in the table) will make a meaningful contribution towards the overall housing requirement.

It is important that the scale of development remains modest and reflective of these areas.

Parish	Number of homes*
Elder Street (Wimbish)	115
Henham	112
Clavering	111
Hatfield Broad Oak	111
Great Easton	110
Stebbing	109
High Easter	104
Felsted	95
Debden	92
Ashdon	41

** figures correct at the point of printing, for the latest information visit www.uttlesford.gov.uk/new-local-plan*

We will continue to support communities that wish to engage in neighbourhood planning.

The larger villages in the district will have the opportunity to plan, if they wish to, for the development identified in the table above.

In areas where no neighbourhood plan is proposed to come forward we will plan for the development identified in the table above, in consultation with the parish.



Addressing the climate emergency and protecting the environment



Uttlesford District Council declared a climate emergency in 2019 and pledged to take local action with the aim of achieving net-zero carbon status by 2030 and protecting and enhancing biodiversity in the district.

The local plan is seeking to contribute to this ambition by:

- Reducing the need to travel for local services and facilities, particularly by private car, by ensuring that new developments are in the most sustainable and better served locations.
- Ensuring new developments are required to minimise the use of energy and achieve a high standard of energy and water efficiency which will make homes warmer and the cost of living in the new home cheaper.
- Applying an approach that prioritises green and blue infrastructure from the outset of new developments, achieving biodiversity net gain and the protection and enhancement of environments, including through new planting, connecting natural areas and creating natural sustainable urban drainage systems, where possible.



Building healthy and sustainable communities

The new draft local plan strives to achieve healthy and sustainable communities.

In practice, this means ensuring existing and future residents are served by the homes and facilities which promote healthy choices and social cohesion.

The design of new places can substantially contribute to this goal by delivering the necessary services and facilities.

There are several policies in the plan which ensure the foundations for healthy and successful communities are required of all new developments.

This will set the standard for the appropriate mix of housing – such as addressing affordability issues, specialist needs, number of bedrooms, and custom or self-build housing.

The plan also sets out design criteria against which the appearance and functionality of new development is assessed. This includes policies which protect and support the conservation of the district's landscape and historic environment, which are key to providing a sense of place.

At the same time, the plan seeks to ensure that future development preserves and enhances the experience of existing communities.

Providing a range of new facilities and infrastructure, whilst ensuring these are well integrated and accessible to current residents, will mean the vitality and sustainability of existing communities can be supported.

The proposals and policies within the plan therefore seek to address local needs and challenges, providing fit for purpose solutions that make Uttlesford an attractive and distinctive place to live, work and visit



How to view the consultation documents

Copies of the Draft Uttlesford Local Plan, the evidence base and background studies used in preparing the plan can be found on the council's website:

www.uttlesford.gov.uk/new-local-plan

Paper copies of the draft local plan document are available to view at local libraries and at Uttlesford District Council's offices in Saffron Walden.

Information point

An information point will be in place until 18 December. This will provide an overview of the proposals and details of how to respond to the consultation.

The information point is available during normal opening hours at:

Uttlesford District Council Offices
London Road
Saffron Walden
CB11 4ER



How to submit your views

There are a number of different ways to send in your comments:

- **Online**

Visit **www.uttlesford.gov.uk/new-local-plan**

This is the most convenient way of submitting comments and ensures you will be kept informed of future stages of plan preparation.

- **Via email**

Responses should be sent to **localplan@uttlesford.gov.uk**

A comments form is available to download from the website.

- **Via post**

A paper copy of the comments form can be used, which is available on the website, at the District Council offices and local libraries.

Written responses should be posted to: *Local Plan Team, Uttlesford District Council, London Road, Saffron Walden, CB11 4ER*

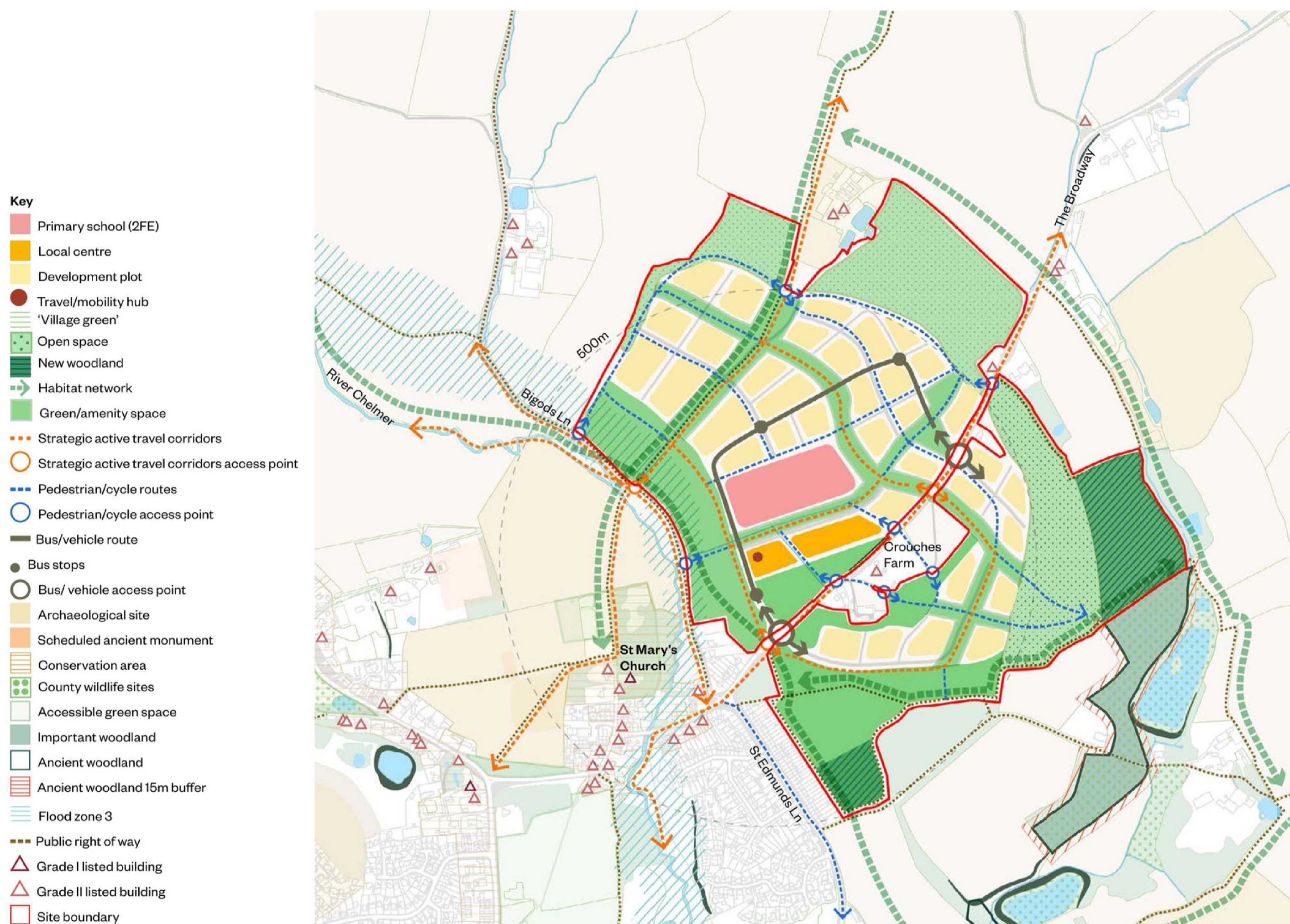
All consultation responses must be received by
5.00pm on 18 December

It is a requirement of the local plan process that comments can only be accepted if they are received in writing (online, email or post). Comments made verbally or anonymously cannot be accepted.

The council is obliged to make all representations available for public inspection on its website.



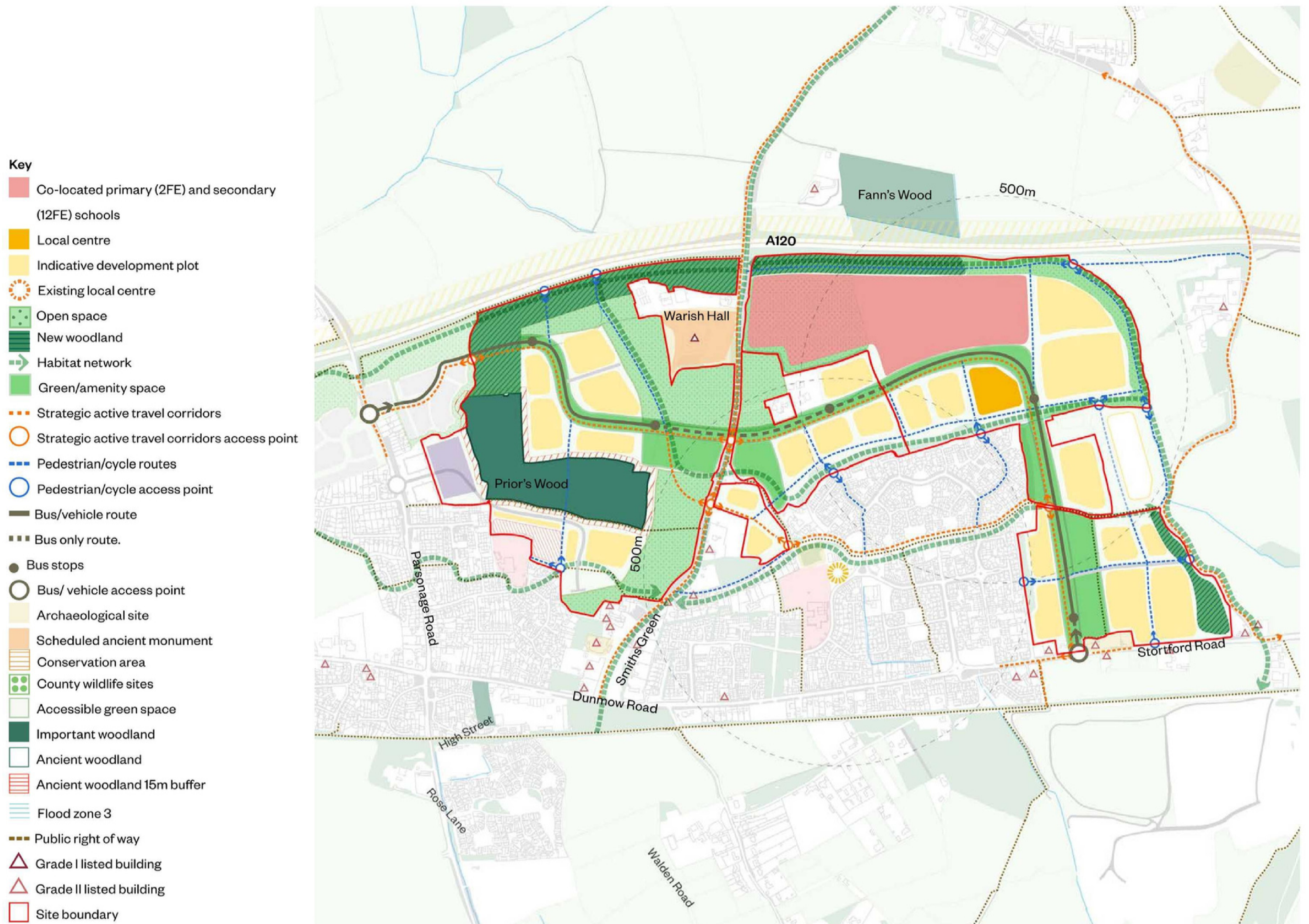
Gt Dunmow Design Framework



The proposed allocation within Great Dunmow seeks to deliver around 869 dwellings in a new valley side neighborhood extension for Church End, structured around a new riverside park extending around the site providing public access and amenity to new and existing residents, along with a local centre of community uses and small retail units. Key considerations for planning for these sites will include:

- a new local centre organised around a new riverside public park should be located on the northern parcel to serve new and existing residents. This new centre should maintain a visual connection to the setting of the Grade II Listed Crouches Farm
- streets organised along and following contours that form a network of continuous and interlinked routes
- a new 2 form entry primary school is to be provided adjacent to the local centre and along a bus route
- extensive areas of green and blue infrastructure across the site that are capable of supporting biodiversity, including an expansion of the existing woodland to the east of the site, and
- permeability for pedestrians from the site to the existing Public Rights of Way network and the wider rural landscape.

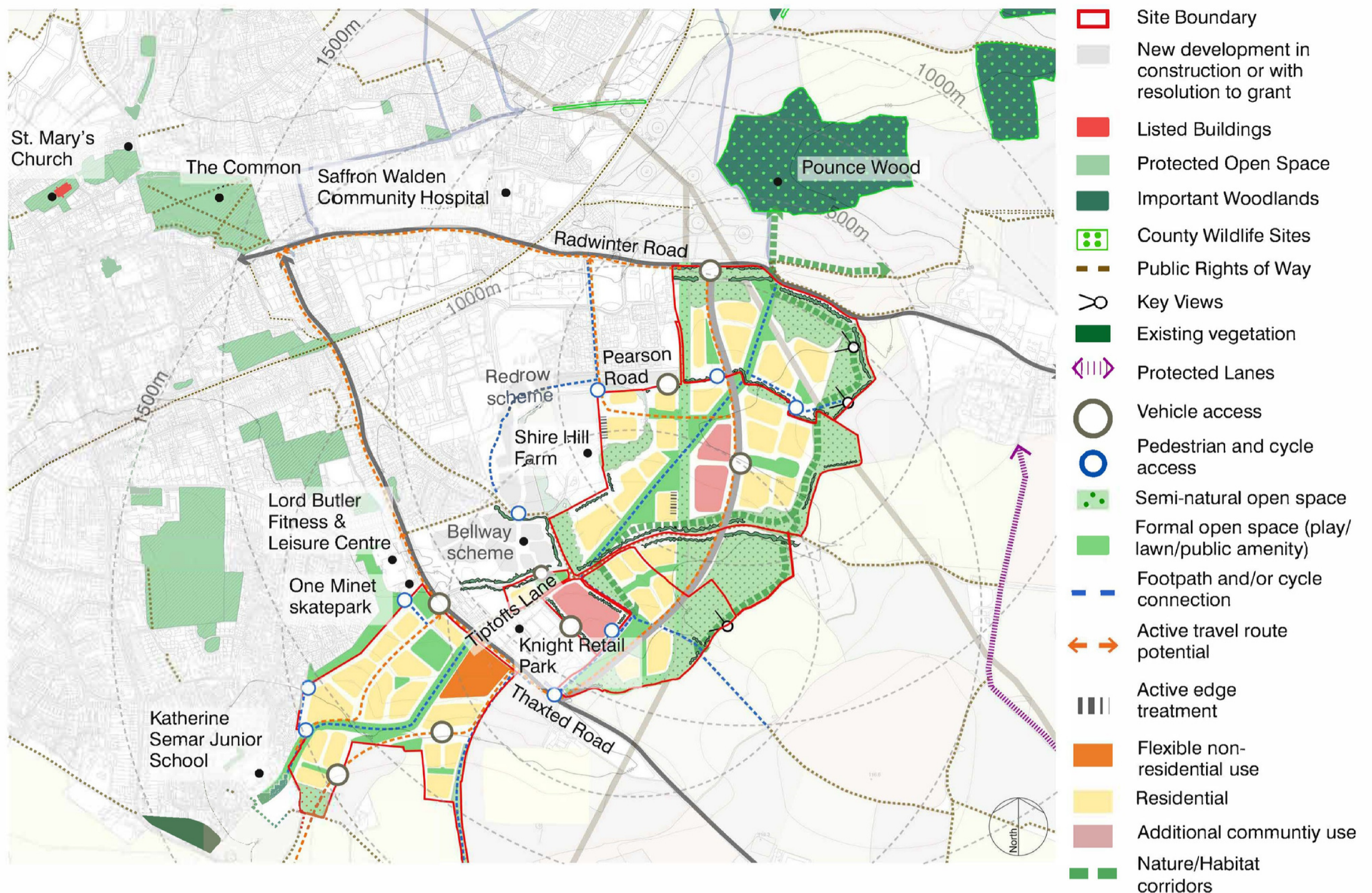
Takeley Design Framework



The proposed allocation seeks to deliver around 1,636 dwellings, within integrated neighbourhoods, enhancing the vitality of Takeley and the wider area. It is recognised that part of the allocation falls within the neighbouring parish of Little Canfield, and it is important that the separate identity of Little Canfield is maintained. The allocation provides for a comprehensive package of open space, green infrastructure, protection for environmental and heritage assets as well as providing important new infrastructure and a local centre for the area. Key considerations for planning for these sites will include:

- A new primary school, adjacent to a new local centre and on a public transport corridor
- A new secondary school along the north-eastern boundary of the site, adjacent to new local centre and on a public transport corridor
- a new local centre in the eastern parcel positioned to maximise its catchment, providing for a range of uses including for health care, whilst also minimising any adverse impact on the existing local centre at Little Canfield
- the new neighbourhoods should be arranged around a green wedge at the centre along Smiths Green Lane providing amenity for new and existing communities and by providing extensive open space and protection for the environment and heritage assets and
- an active travel and public transport spine should be provided connecting the new neighbourhoods and new local centre.

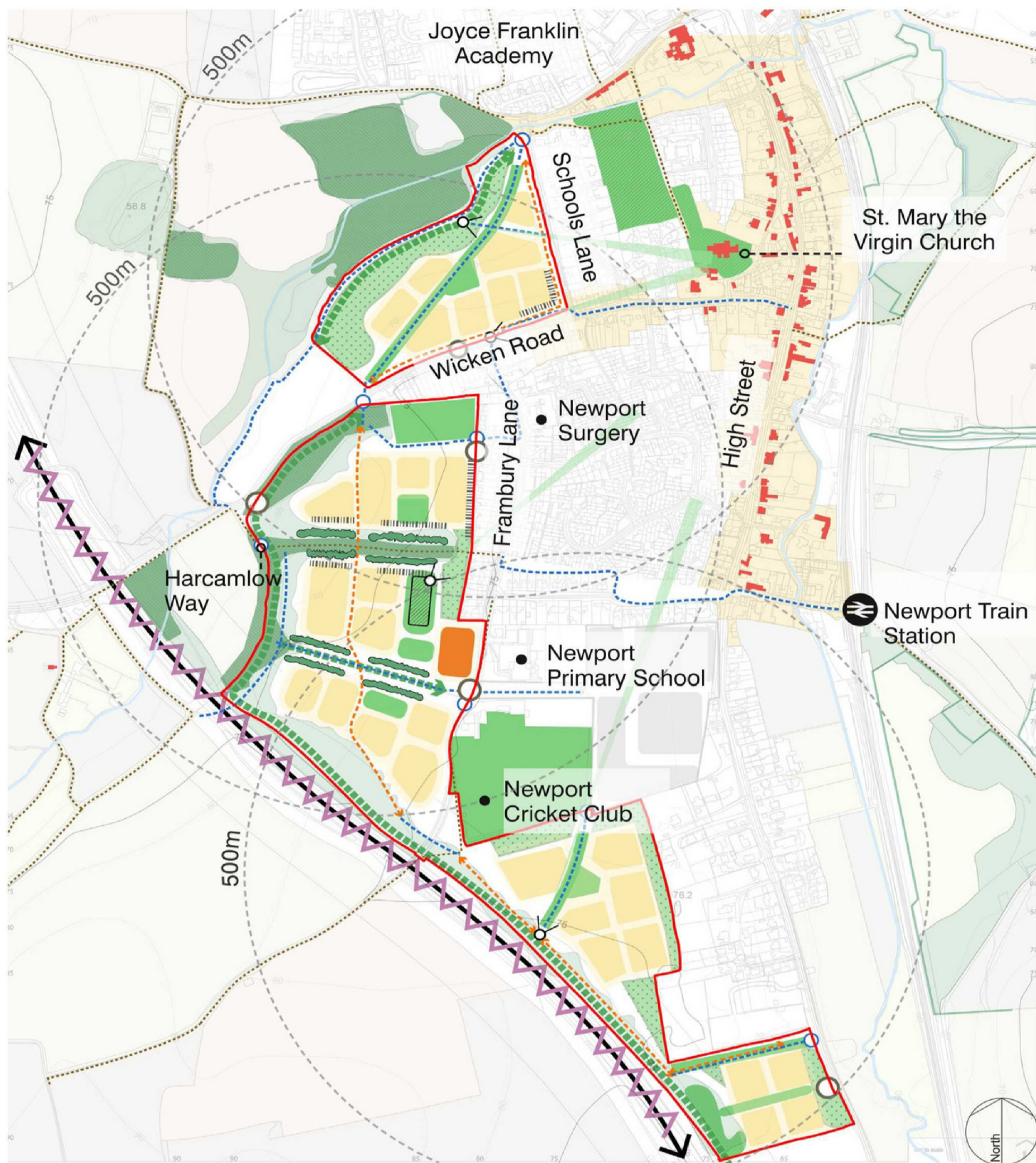
Saffron Walden Design Framework



The map above shows the proposed allocations within Saffron Walden which seek to cumulatively deliver up to 1,280 dwellings, a new 3F/E primary school, a new sixth form centre, green infrastructure, open spaces, and new transport infrastructure including a link road to the east of the town. These allocations propose a level of growth which can ensure that new and existing residents of Saffron Walden benefit from sufficient school places, better transport connectivity, open and green space, whilst protecting the historic features and qualities of the town. Key considerations for planning for these sites will include:

- maximising key views towards Saffron Walden, St Mary's Church and Pounce Wood from higher ground at the western end of the site
- providing multiple points of pedestrian access to the PROW that runs along the southern edge of the site, providing key active travel routes, and explore upgrading the PROW to a byway to include access for cyclists
- providing a network of green spaces that are interconnected through legible pedestrian links. These spaces should be overlooked by homes and/or community facilities
- providing a mixed-use area on the site. This area should be accessible to all visitors and well connected by all modes of transport. The mixed-use area could include an educational facility supporting a 3FE primary school
- be connected by road infrastructure that serves as a multi-modal corridor suitable for all vehicles
- providing vehicle access to Radwinter Road and from Parsons Road and the prospective Redrow development into the site to the east of Shire Hill Farm, avoiding utilities constraints, and
- retain existing hedgerows and vegetation that define site boundaries and edges, and maximise the use of existing trees within the sites as a key landscape feature.

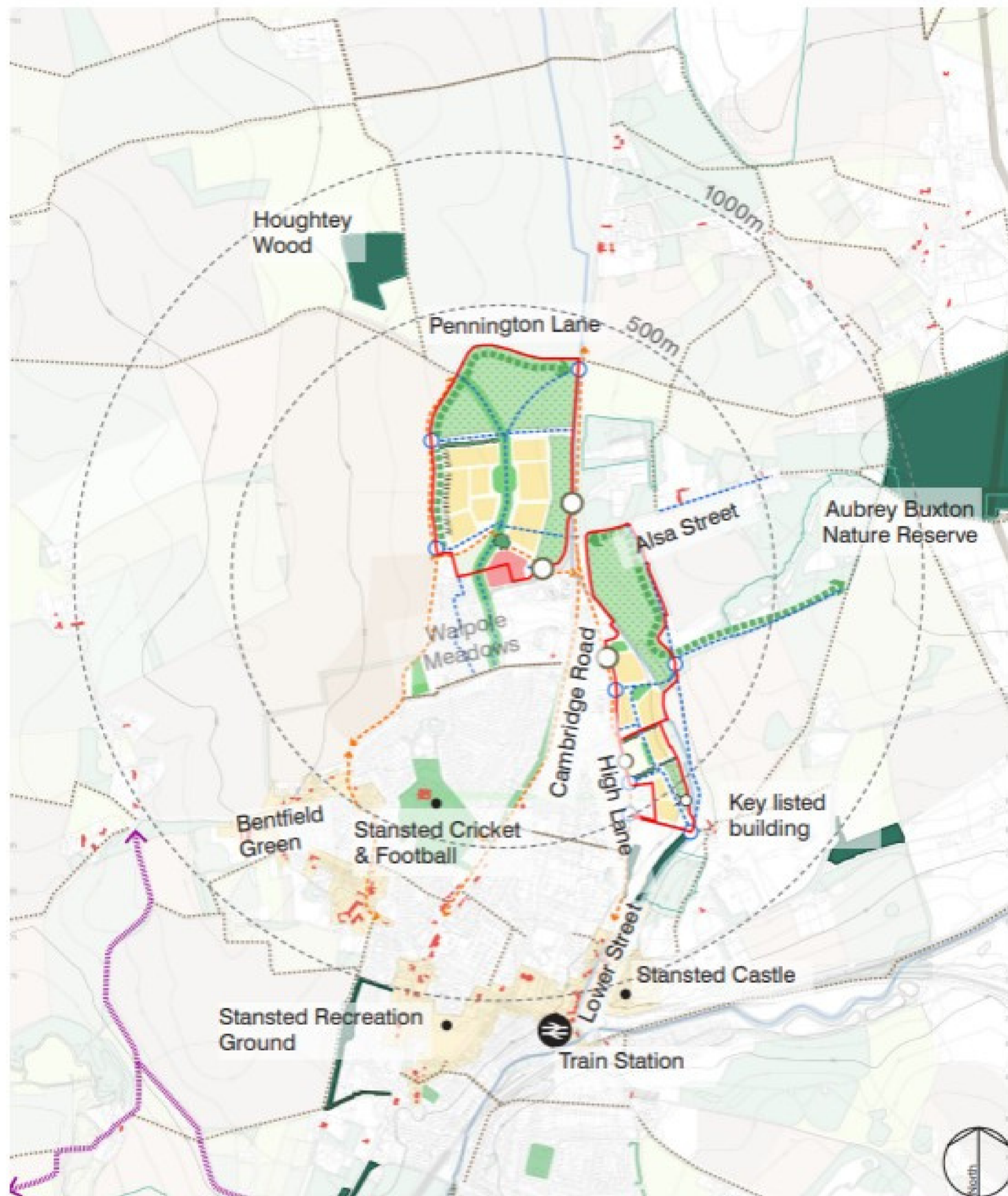
Newport Design Framework



The proposed allocations seek to cumulatively deliver around 412 dwellings along with green infrastructure, open spaces, and new transport infrastructure. These allocations deliver a level of growth which can support the vitality of Newport and provide essential new facilities whilst also being well integrated into the town and protecting its important historic character. Key considerations for planning for these sites will include:

- maximise key views of St. Mary's the Virgin church and create a strong interface with the conservation area
- explore creating a strong interface with the western most section of Frambury Lane
- retain existing vegetation and trees whilst integrating new habitat/nature corridors
- establish additional pedestrian accesses to, and connectivity between, the PROW network within and beyond the sites
- improve footway and crossing infrastructure, including exploration of a reduction of the Wicken Road speed limit
- explore providing an additional community use near the existing primary school
- provide a range of overlooked central green areas that combining existing ecological assets and new publicly accessible spaces and include measures to enhance biodiversity; and
- prioritise pedestrian and cycle access and connectivity between the site and Newport High Street and Train Station.

Stansted Mountfitchet Design Framework

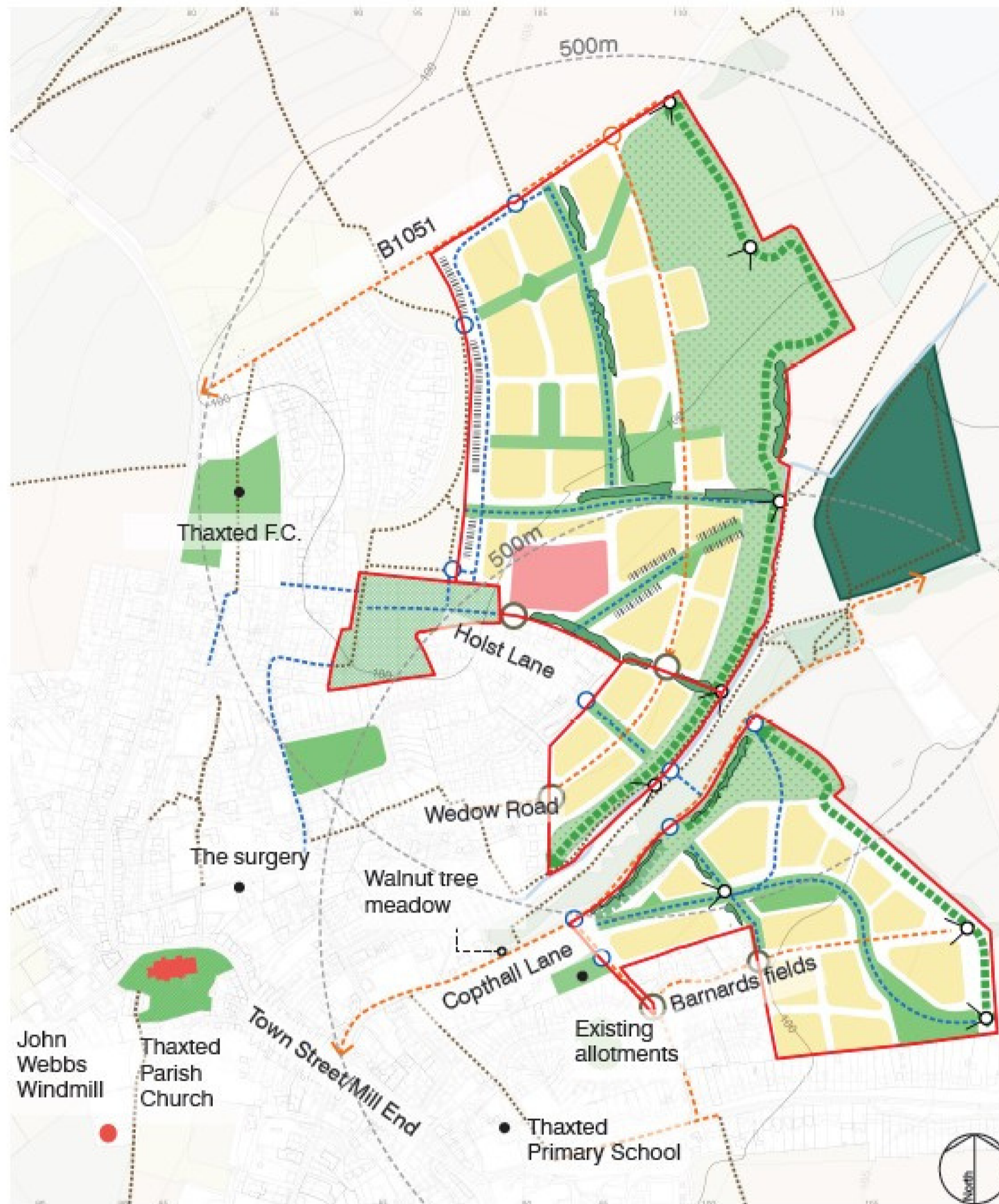


Site Boundary	Footpath connection	Vehicle access
Active edge treatment	Active travel route potential	Controlled vehicle access/route
Listed Buildings	Existing PROW	Pedestrian and cycle access
Flexible non-residential use	Semi-natural open space	Existing vegetation
Community/education use	Formal open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

The proposed allocations within Stansted Mountfitchet seek to cumulatively deliver around 390 dwellings, green infrastructure, open spaces, and new transport infrastructure. These allocations deliver a level of growth which can support the vitality of Stansted Mountfitchet and provide essential new facilities whilst also being well integrated into the settlement and protecting its important historic character. Key considerations for planning for these sites will include:

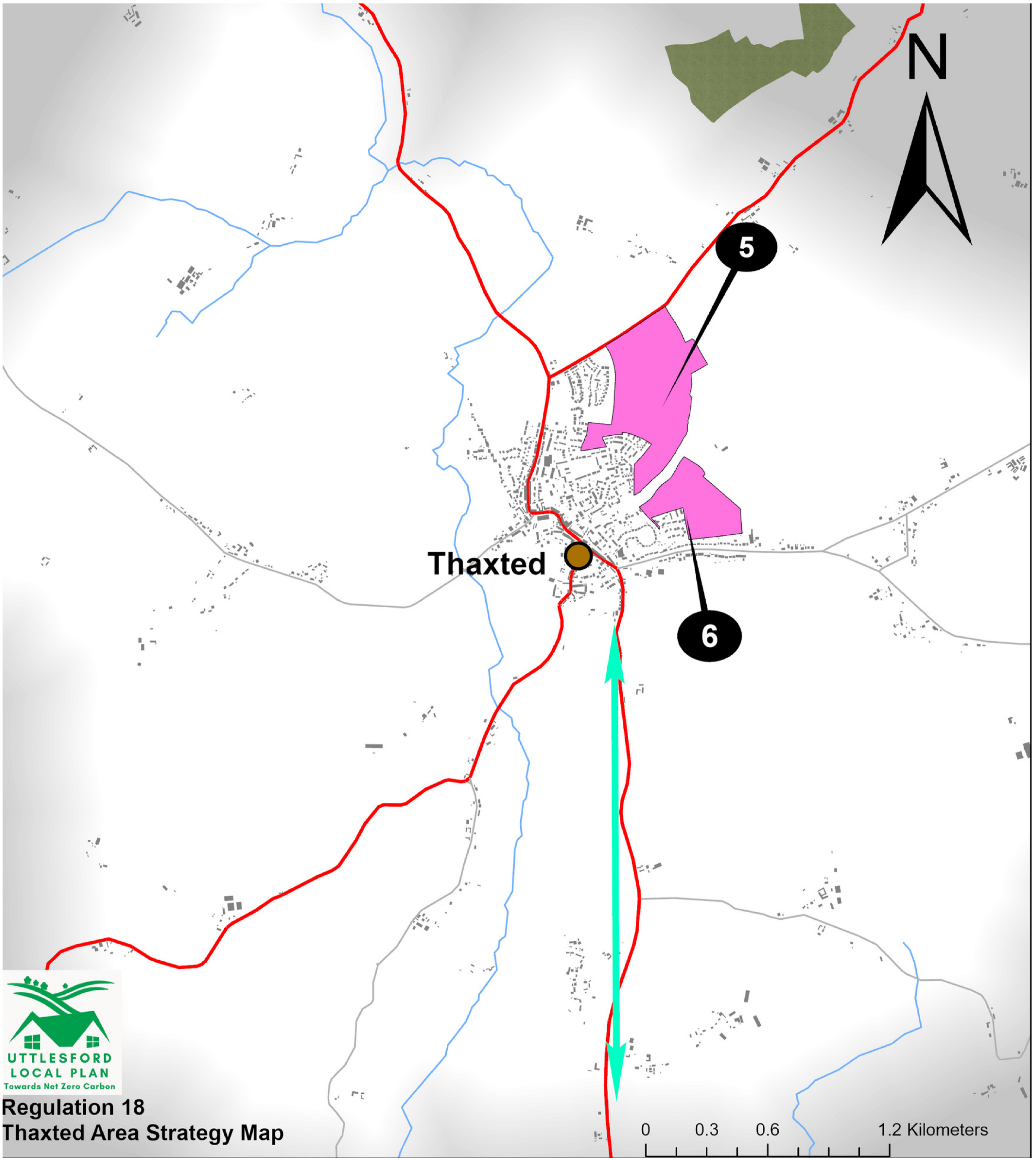
- enhancing pedestrian and cycle connectivity with the town centre and Cambridge Road by developing active routes that can be easily accessed from all points of the development including the large open space in the north of the development
- providing an additional community use such as an educational building or health and leisure facility that is easily accessible by walking distance to surrounding developments within 20 minutes
- providing a large green space in the north of both sites that is accessible by 10 minutes to surrounding homes, and create a green pedestrian link that connects the sites with the public rights of way (PROW)
- providing a new 2 Form Entry Primary School for the new development here and to assist with planning for the wider catchment along with making provision for expanding the existing secondary school
- creating areas of green and blue infrastructure across the site that are capable of supporting biodiversity. These spaces should link with the PROW to the east and beyond to the County Wildlife Site and Local Nature Reserves and
- conserve and enhance the setting of the listed buildings. Development should seek to establish how key views of the landscape are protected and equally how the development impacts views into the settlement from the landscape to the east.

Thaxted Design Framework



The proposed allocations within Thaxted seek to cumulatively deliver around 489 dwellings, a new 1 Form Entry primary school (on a site sufficient to deliver a 2 form entry school subject to future need), green infrastructure, open spaces, and new transport infrastructure. These allocations deliver a level of growth which can support the vitality of Thaxted and provide new essential facilities such as a new school, whilst also being well integrated into the town and protecting its important historic character. Key considerations for planning for these sites will include:

- provide additional services and facilities within a new minor centre on the northern allocation. This must include a 1 Form Entry primary school (on a 2 Form Entry size Site) and should consider another use such as a local convenience retail, leisure, or community building
- maximise key views of the Grade I Listed Church and John Webbs Windmill from the higher ground within the sites
- demonstrate suitable vehicular access onto the B1051 from the northern allocation, exploring the possibility of two access points. Where a single access is proposed, the internal road alignment should be such that a cul-de-sac layout isn't formed
- create a strong interface with Copthall Lane and develop a pedestrian and cycle access strategy which demonstrates how pedestrians and cyclists can be connected between Copthall Lane and the sites
- pedestrian and cycle connectivity on the northern allocation should emphasise connecting with the existing public footpath that extends between Burns Way and The Mead
- propose a range of green areas that combine existing ecological assets and include measures to enhance biodiversity and encourage play and recreation. These areas should be centrally located and accessible by a range of safe and legible routes that are appealing to pedestrians; and
- develop a green infrastructure strategy that seeks to compliment important woodland and landscape features within and adjacent to the sites, including responding to the presence of Crispey Brook.

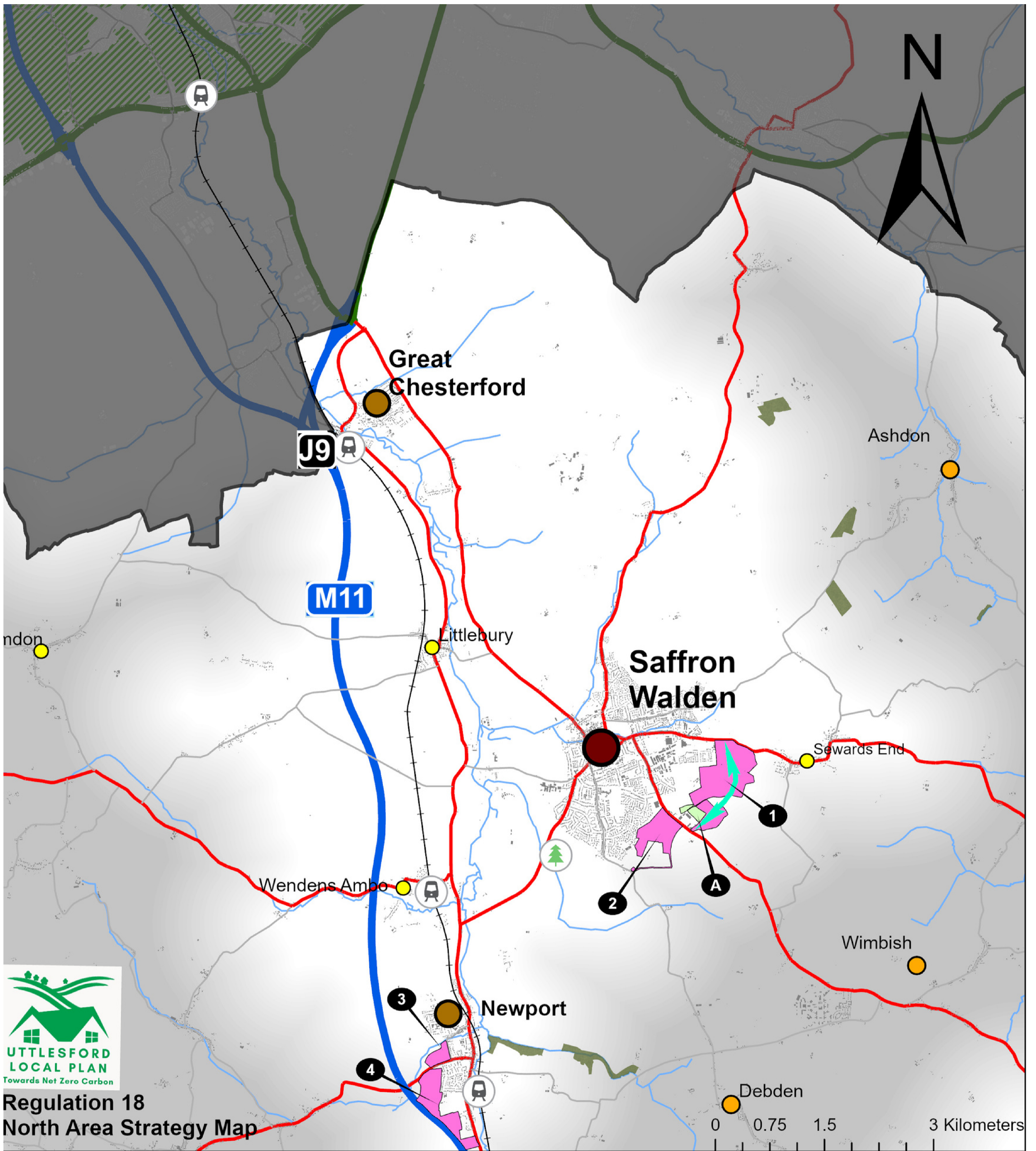


**Regulation 18
Thaxted Area Strategy Map**

Legend

	Key Settlement		Proposed Country Park		Motorway
	Local Rural Centre		Train Station		A Road
	Large Village		West Anglia Main Line		B Road
	Small Village		Improved Bus Service to Great Dunmow		Other Roads
	Employment Allocation		Sites of Special Scientific Interest		River
	Residential Allocation				

Residential Allocations		Dwellings
5	Land to the North-East of Barnards Field	150
6	Land to the North of Holst Lane	339



**Regulation 18
North Area Strategy Map**

Legend

	Key Settlement		Proposed Country Park		Motorway
	Local Rural Centre		Train Station		A Road
	Large Village		West Anglia Main Line		B Road
	Small Village		Saffron Walden SE Link Road		Other Roads
	Employment Allocation		Sites of Special Scientific Interest		River
	Residential Allocation				

Residential Allocations		Dwellings
1	Land South of Radwinter Road and North of Thaxted Road.	845
2	Land south of Thaxted Road	435
3	Land north of Wicken Road/west of School Lane	74
4	South of Wicken Road/ West of Frambury Lane	338
Employment Allocations		Floorspace (Ha)
A	Land Behind Knights Park	3



Regulation 18 South Area Strategy Map

Date 22/09/2023

Legend

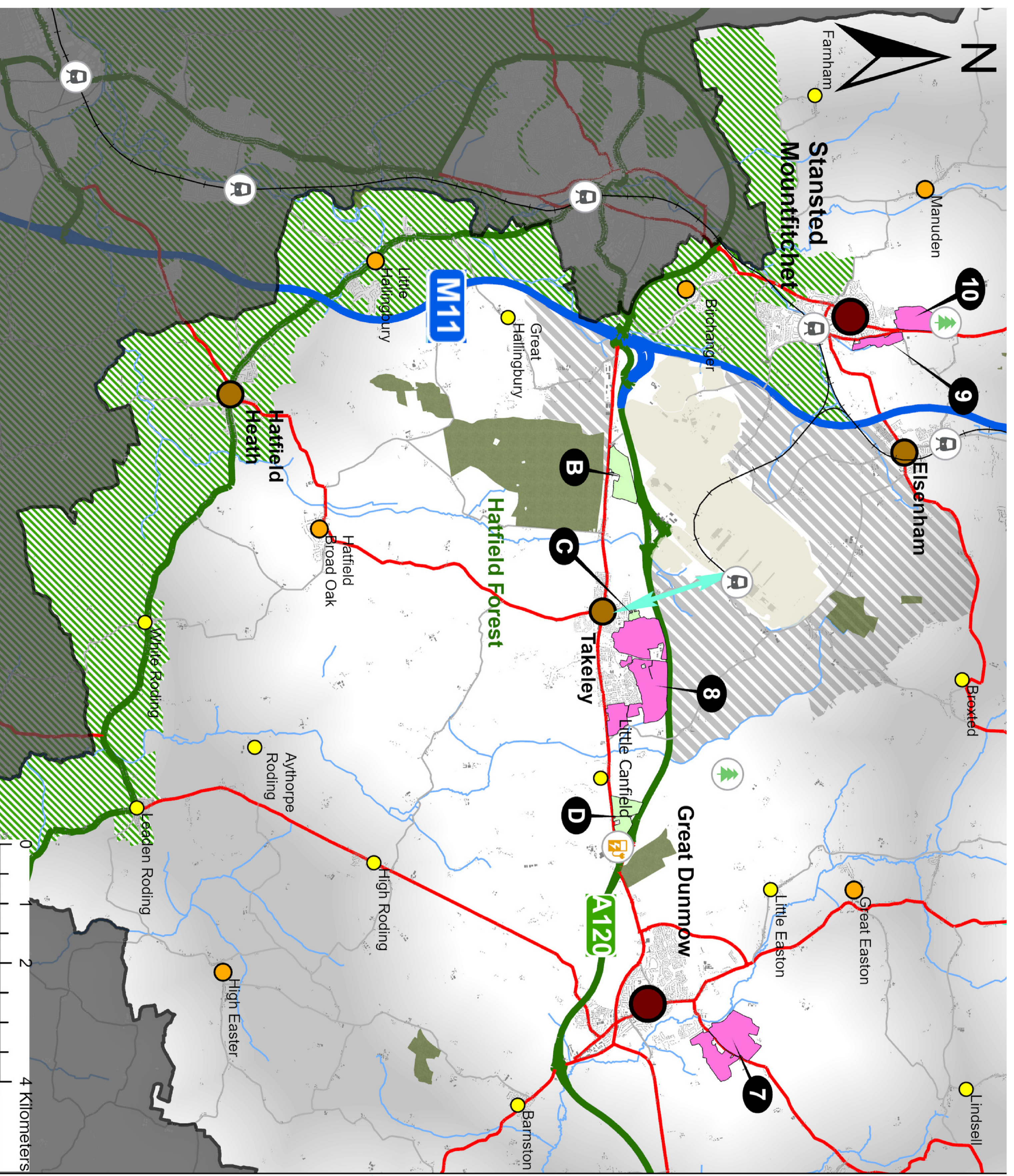
- Key Settlement
- Local Rural Centre
- Large Village
- Small Village
- Employment Allocation
- Residential Allocation
- Proposed Country Park
- Mobility Hub
- Train Station
- Stansted Airport
- West Anglia Main Line
- Parsonage Lane Cycling and Walking Improvements
- Motorway
- A Road
- B Road
- Other Roads
- River
- Metropolitan Green Belt
- Revised Countryside Protection Zone

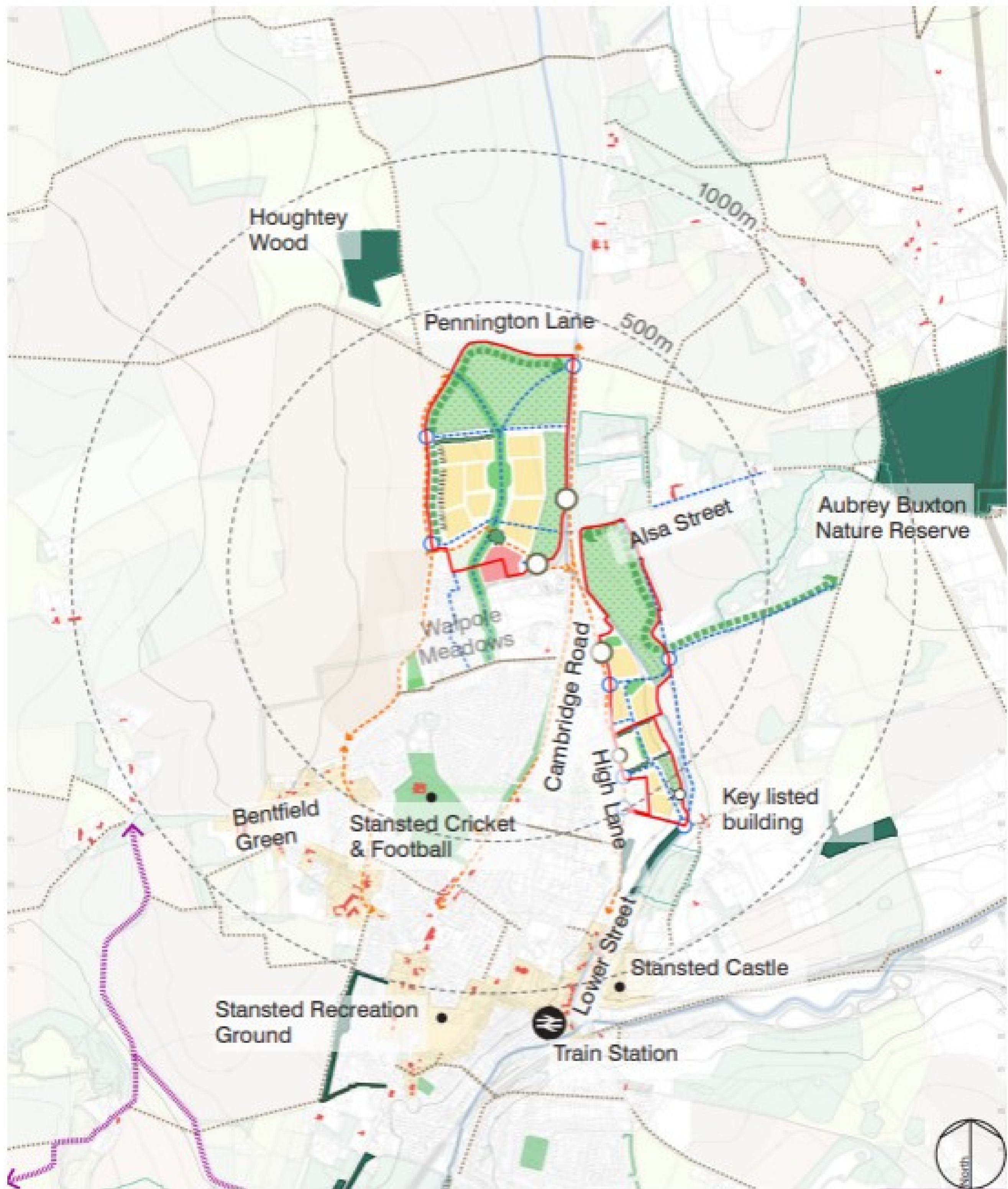
Residential Allocations



















Allocation	Dwellings
7 Church End East	869
8 North-East Takeley	1636
9 Land East of High Lane	140
10 Walpole Meadows North, East of Pennington Lane	250

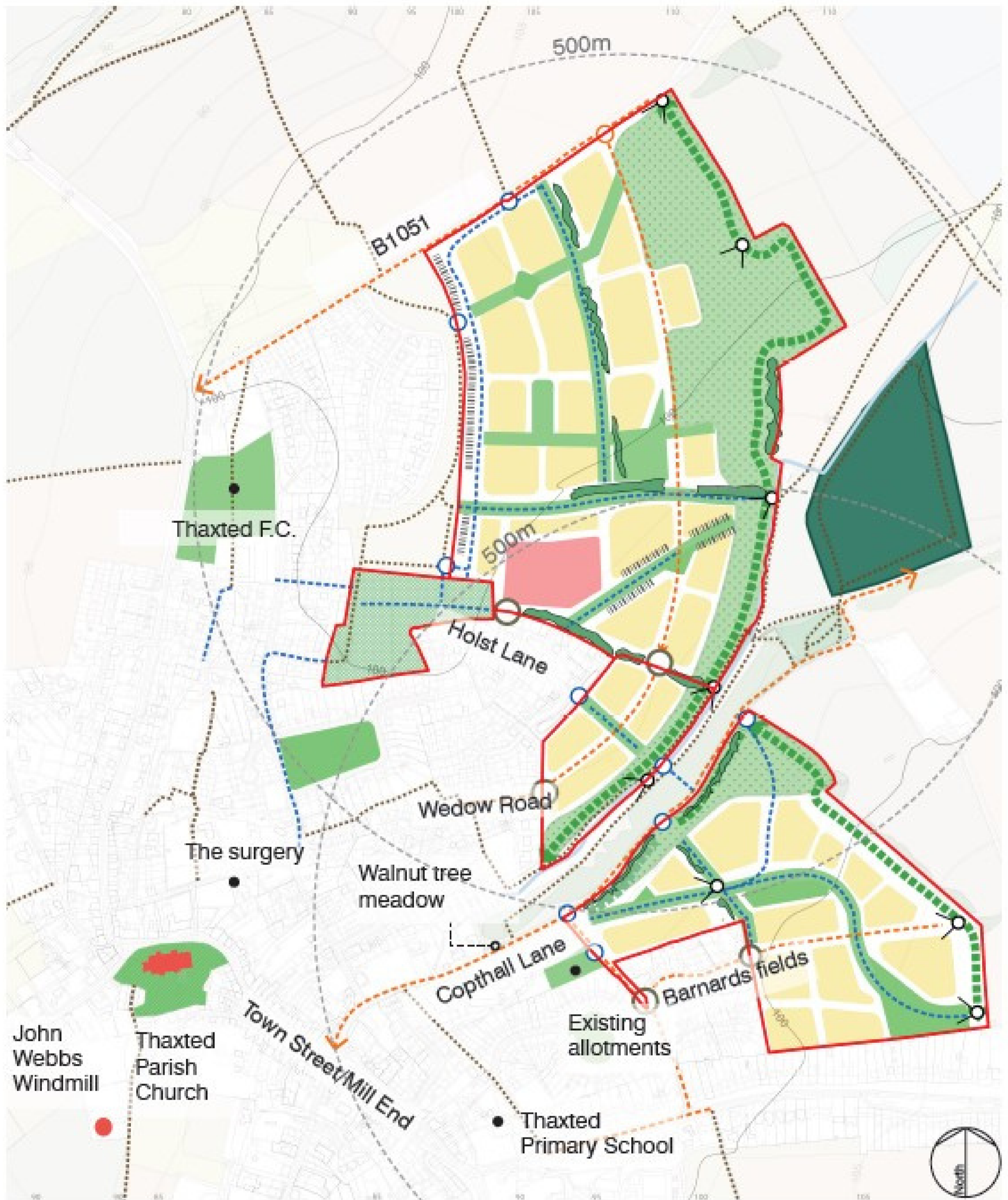
Employment Allocations

Allocation	Floorspace (Ha)
B North Takeley Street	15
C Land Behind Weston Homes Office Park	2
D Land Between A120 and Stortford Road	15



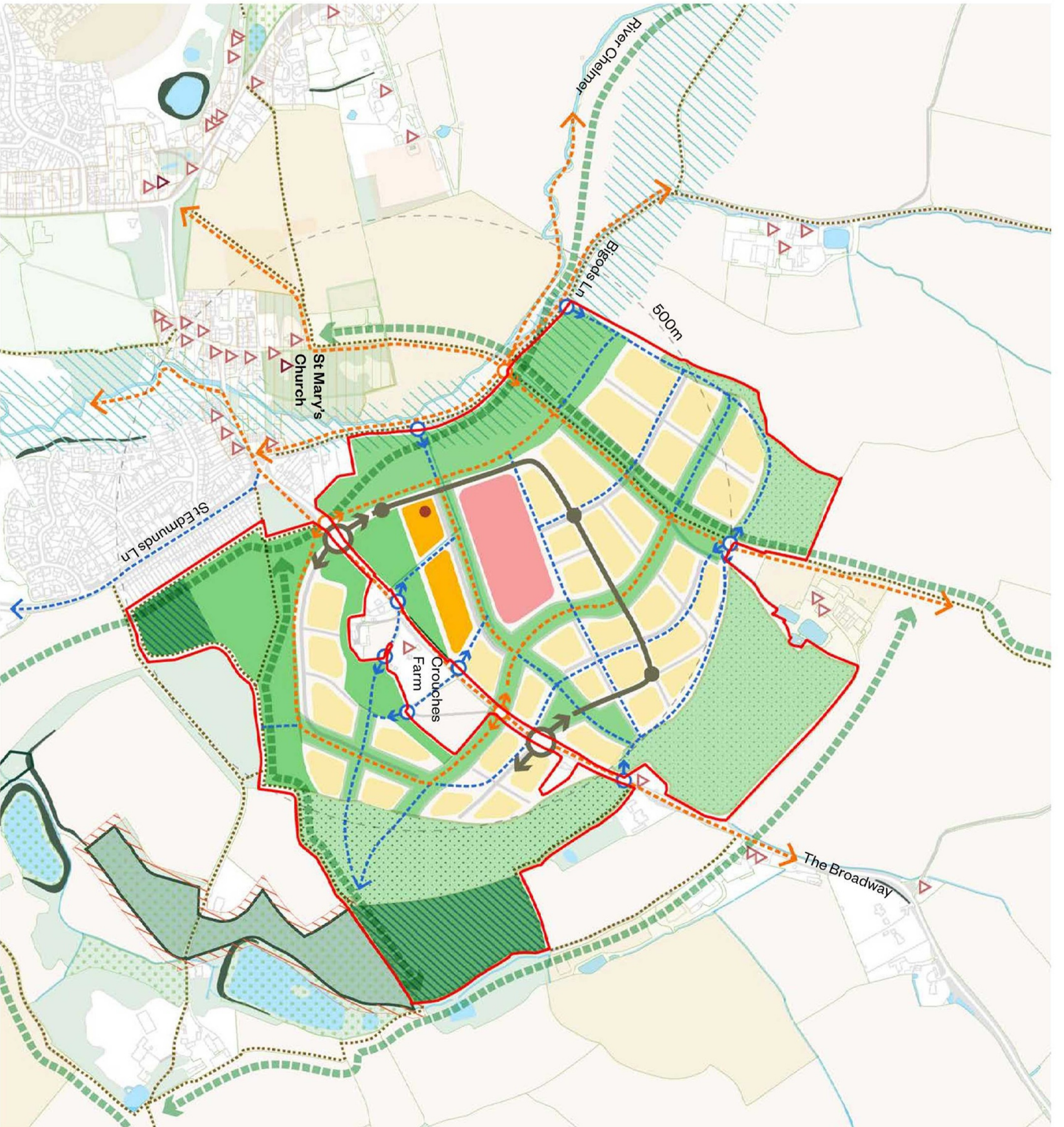


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|--|--|---|
|  Site Boundary |  Footpath connection |  Vehicle access |
|  Active edge treatment |  Active travel route potential |  Controlled vehicle access/route |
|  Listed Buildings |  Existing PROW |  Pedestrian and cycle access |
|  Flexible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

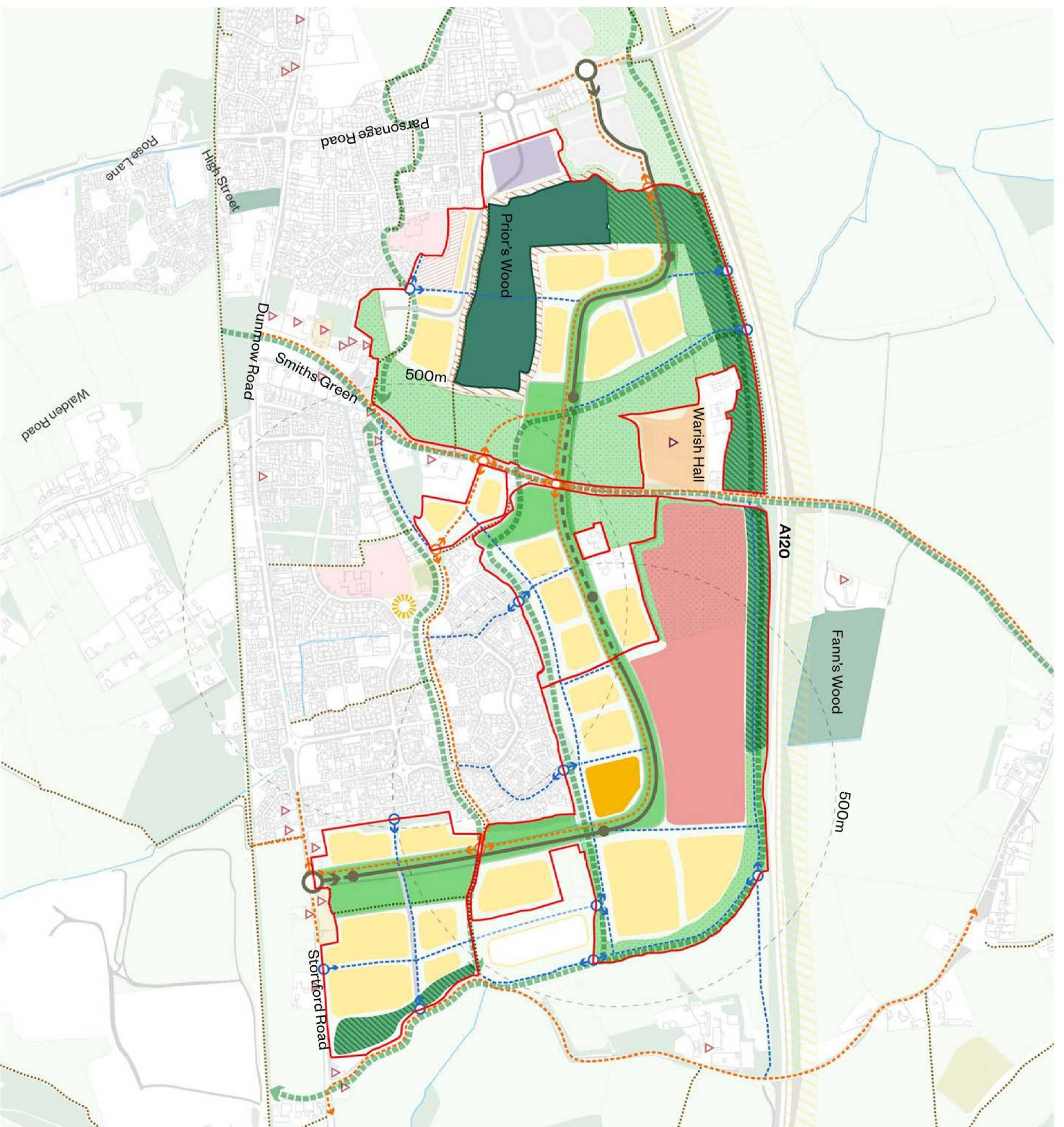


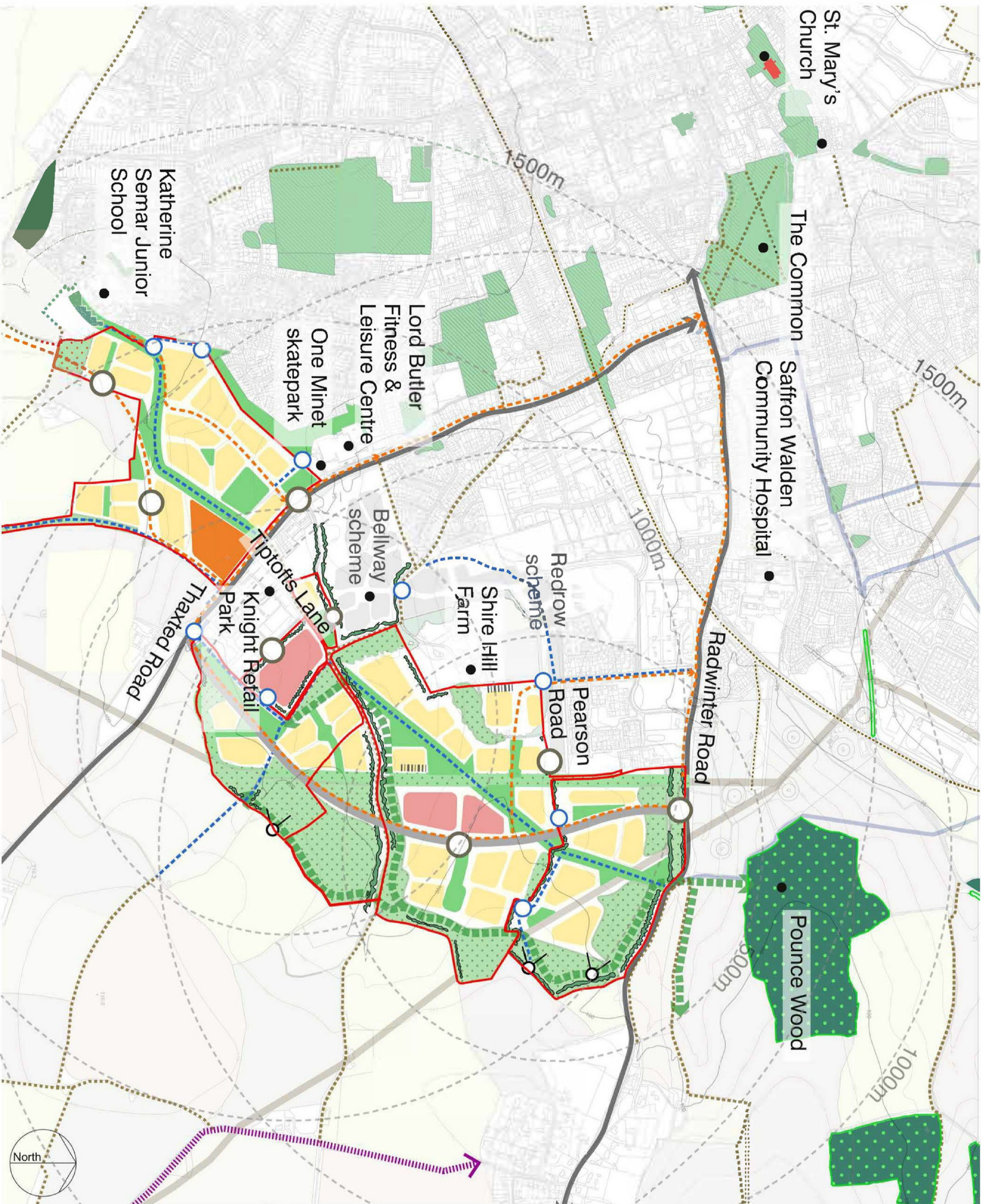
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|---|-------------------------|---|--|---|---|
|  | Site Boundary |  | Footpath connection |  | Vehicle access |
|  | Listed Buildings |  | Active travel route potential |  | Pedestrian and cycle access |
|  | Community/education use |  | Existing PROW |  | Existing vegetation |
|  | Residential |  | Semi-natural open space |  | Nature/Habitat corridors |
|  | Important Woodlands |  | Formal open space (play/lawn/public amenity) |  | Protected Open Space and Traditional Orchards |
|  | Crispey Brook |  | Green space with existing vegetation |  | Key views |
|  | Active treatment | | | | |

- Key**
- Primary school (2FE)
 - Local centre
 - Development plot
 - Travel/mobility hub
 - 'Village green'
 - Open space
 - New woodland
 - Habitat network
 - Green/amenity space
 - Strategic active travel corridors
 - Strategic active travel corridors access point
 - Pedestrian/cycle routes
 - Pedestrian/cycle access point
 - Bus/vehicle route
 - Bus stops
 - Bus/vehicle access point
 - Archaeological site
 - Scheduled ancient monument
 - Conservation area
 - County wildlife sites
 - Accessible green space
 - Important woodland
 - Ancient woodland
 - Ancient woodland 15m buffer
 - Flood zone 3
 - Public right of way
 - Grade I listed building
 - Grade II listed building
 - Site boundary

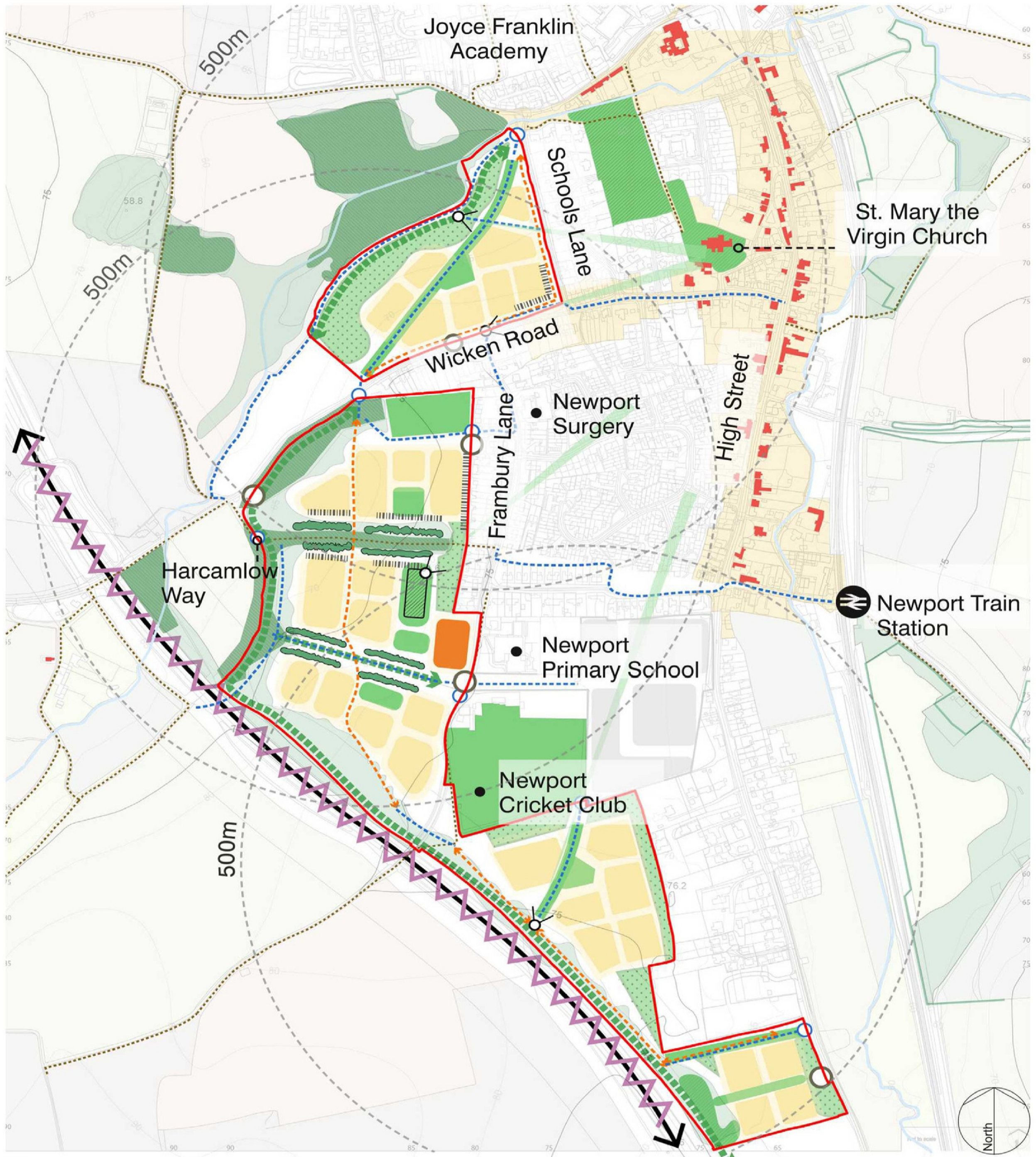


- Key**
- Co-located primary (2FE) and secondary (12FE) schools
 - Local centre
 - Indicative development plot
 - Existing local centre
 - Open space
 - New woodland
 - Habitat network
 - Green/amenity space
 - Strategic active travel corridors
 - Strategic active travel corridors access point
 - Pedestrian/cycle routes
 - Pedestrian/cycle access point
 - Bus/vehicle route
 - Bus only route.
 - Bus stops
 - Bus/ vehicle access point
 - Archaeological site
 - Scheduled ancient monument
 - Conservation area
 - County wildlife sites
 - Accessible green space
 - Important woodland
 - Ancient woodland
 - Ancient woodland 15m buffer
 - Flood zone 3
 - Public right of way
 - Grade I listed building
 - Grade II listed building
 - Site boundary





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



- | | | |
|--|--|---|
|  Site Boundary |  Footpath connection |  Vehicle access |
|  Active edge treatment |  Active travel route potential |  Pedestrian and cycle access |
|  Listed Buildings |  Existing PROW |  Existing vegetation |
|  Flexible non-residential use |  Semi-natural open space |  Nature/Habitat corridors |
|  Residential |  Formal open space (play/lawn/public amenity) |  Priority habitats - woodland |
|  Conservation area |  Key views |  Protected Open Space and Traditional Orchards |