



UTTLESFORD LOCAL PLAN CONSULTATION

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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The current local plan was adopted in 2005 and is now out of date.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.

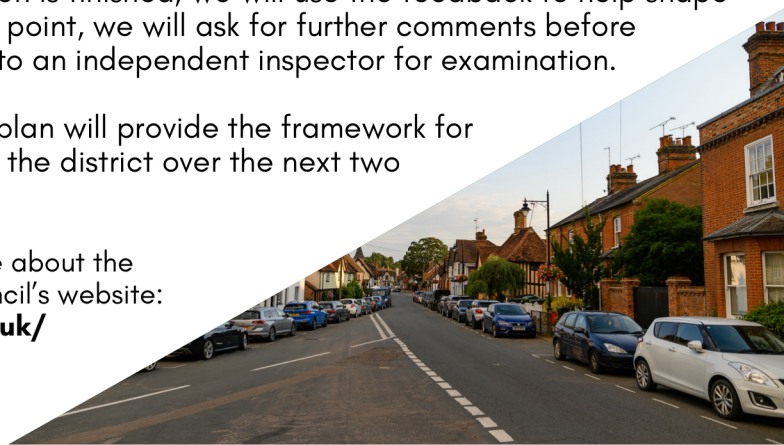
The draft plan is accompanied by a wide range of technical and other evidence including infrastructure and transport assessments. The evidence will continue to be refined and updated as the plan progresses.

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.

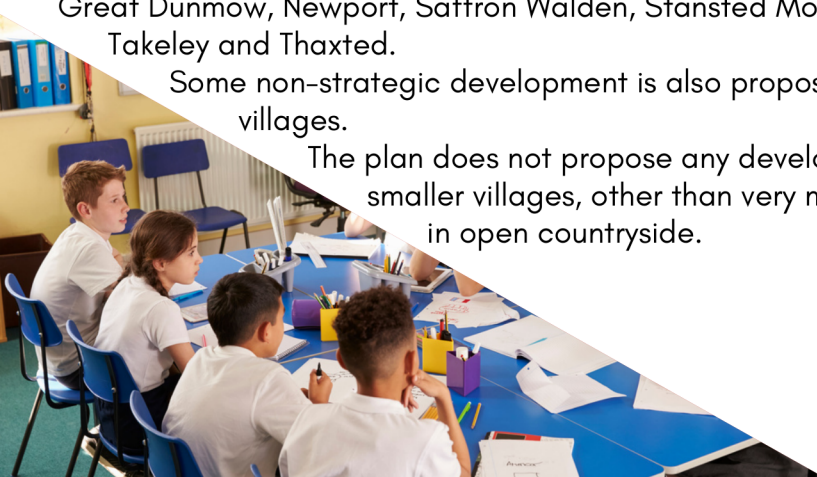
We need to support existing town and village centres and ensure any new infrastructure benefits as many people as possible.

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.



Housing allocations + infrastructure at key sites

Saffron Walden - Up to 1,280 homes

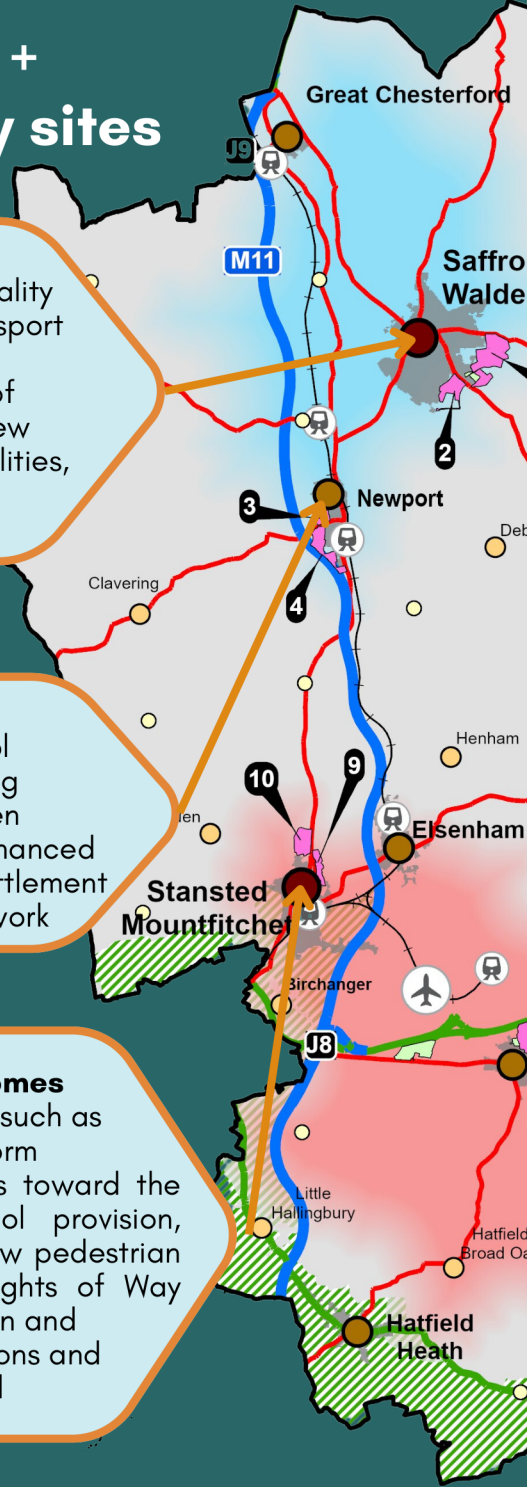
alongside new school provision, high quality walking and cycling links and other transport improvements including improved bus frequencies, comprehensive packages of infrastructure enhancements towards new healthcare, open space and leisure facilities, in addition to new and enhanced green infrastructure

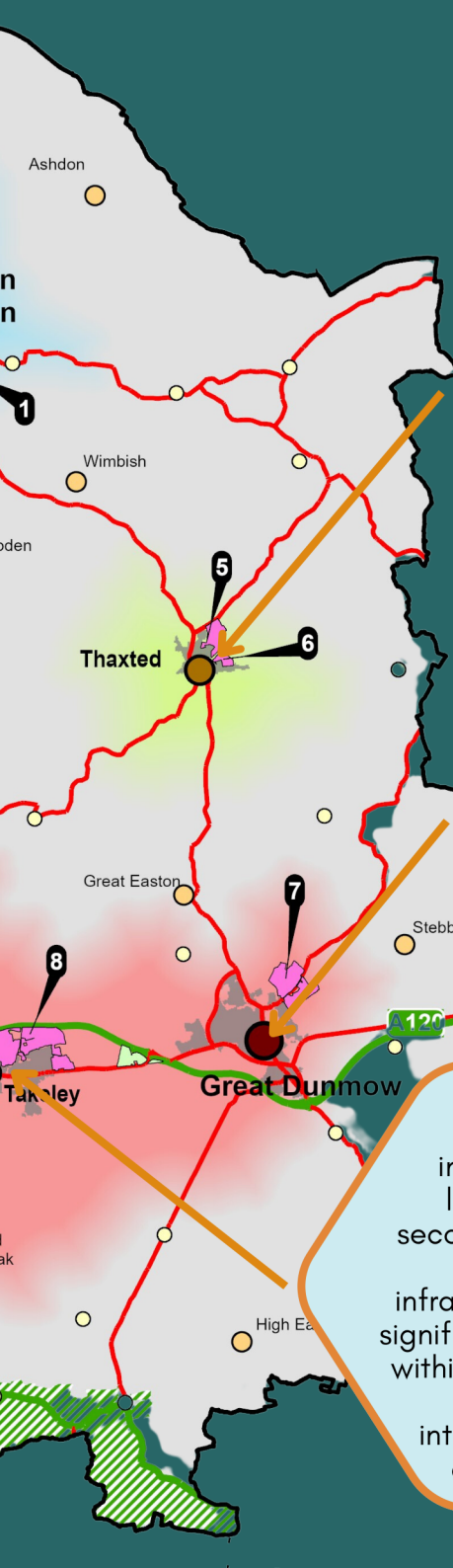
Newport - Up to 412 homes

alongside expanded primary and secondary school provision, improved footway and crossing infrastructure at Wicken Road, new green infrastructure and open spaces, and enhanced pedestrian connectivity between the settlement and the wider Public Rights of Way Network

Stansted Mountfitchet - Up to 390 homes

alongside an additional community use such as a health or leisure facility, a new two-form entry primary school and contributions toward the expansion of local secondary school provision, substantive green open spaces and new pedestrian connections to the existing Public Rights of Way network, as well as enhanced pedestrian and cycle connectivity between the allocations and the town centre along Cambridge Road





Thaxted - Up to 489 homes alongside a new primary school, high quality pedestrian and cycle infrastructure between the centre and the Public Rights of Way network beyond the settlement boundary, new and enhanced green corridors, and improved bus services through the settlement

Great Dunmow - Up to 869 homes alongside a new local centre organised around a new riverside public park and a new primary school, with new green infrastructure, open spaces, convenient and attractive pedestrian and cycle links, and new bus services to support the proposed allocations

Takeley - Up to 1,636 homes alongside a substantive package of infrastructure improvements, including a new local centre which will provide a primary and secondary school, and a new healthcare facility. The allocation will support new green infrastructure including large open spaces and a significant extension to Prior's Wood. Connectivity within the settlement will be enhanced through a series of pedestrian and cycle infrastructure interventions, as well as improved accessibility of bus services to new and existing residents

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
5pm 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.

