

Appendix 4: Regulation 18 Comment Summaries and Responses

Chapter 2: Spatial Portrait

July 2024

Table 1: Chapter 2: Spatial Portrait..... 2

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Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response				
NDLP2435	Saffron Walden Town Council	Newport Parish Council			Add and check references	There were a number of comments received requesting that all facts presented are referenced and checked. Other related comments include: <ul style="list-style-type: none">• Incorrect reference in paragraph 2.24 relating to chalk streams. Comment stating SSSI's not shown.• Comment requesting a link to the public health report referenced in the plan, and another comment stating an omission of footnote references in the text on page 15.• Comments suggesting that different Uttlesford villages have grown by different rates• Despite the description of the district as an affluent area – the Uttlesford Foodbank distributed 1670 food parcels to residents across Uttlesford, representing 4300 people, thus highlighting some inequality.• It is suggested that Paragraph 2.17 is being used to justify inappropriate decisions - Cambridge has grown more than Uttlesford, but that is a City. The level of growth in other nearby places is stated, such as South Cambridgeshire 9%, Braintree by 5.6%, etc. The comment provides a reminder that Uttlesford is rural.	Noted. At a parish level, the most up to date data available to us is from the 2021 Census. The Spatial Portrait Chapter will be updated for the Reg 19 version of the Plan and this process will be informed, in part, by the Consultation responses. Any inaccuracies will be corrected wherever possible. In relation to the comments at Paragraph 2.17 – the Council understands this is factually correct.				
NDLP3640	Newport Parish Council										
NDLP2427	Saffron Walden Town Council										
NDLP2440	Saffron Walden Town Council										
NDLP2577	Stebbing Parish Council										
NDLP2423	Saffron Walden Town Council										
NDLP2425	Saffron Walden Town Council										
NDLP3640	Newport Parish Council										
NDLP2431	Saffron Walden Town Council										
NDLP3553	Ashdon Neighbourhood Plan Steering										
NDLP3640	Newport Parish Council	Newport Parish Council									
NDLP2434	Saffron Walden Town Council										
NDLP2426	Saffron Walden Town Council										
NDLP402	Louise Johnson	Parish Clerk Elsenham Parish Council									
NDLP541	Desiree Ashton										
NDLP543	Desiree Ashton	Advocacy & Campaigns Officer Uttlesford Foodbank									
		Advocacy & Campaigns									

NDLP273	Mr Bill Critchley	Officer Uttlesford Foodbank					
NDLP382	Stephen Pye						
NDLP3640	Newport Parish Council	Newport Parish Council					
NDLP3557	Ashdon Neighbourhood Plan Steering				Ashdon	A number of comments relates to Ashdon. These include: • Noting that Ashdon has 2 Conservation Areas. • The comment proposes adding Ashdon Meadows SSSI to the discussion of chalk streams due to its adjacency to the River Bourne, a designated chalk stream. The River Bourne flows to the River Granta and then the Cam, and is included in several official lists of chalk streams – and that the Ashdon chalk stream is protected by a specific policy called ASH11. The Ashdon NP also has policies in place to protect its biodiversity. These policies are designed to protect the rich biodiversity of the area. • Comments describing the rural nature of Ashdon, highlighting the lack of connectivity and poor public transport.	Noted. The Spatial Portrait Section will be updated as informed, in part, by the consultation responses, although it is clearly not possible in a high-level overview to reference all issues affecting all of Uttlesford's rural settlements. Issues around the River Bourne and its status as a chalk stream have been considered in the updated Water Cycle Study
NDLP3550	Ashdon Neighbourhood Plan Steering						
NDLP3555	Ashdon Neighbourhood Plan Steering						
NDLP3556	Ashdon Neighbourhood Plan Steering						
NDLP3552	Ashdon Neighbourhood Plan Steering						
NDLP3551	Ashdon Neighbourhood Plan Steering						
NDLP3880	Grosvenor Property UK				Broad support	Comments supporting the spatial portrait and the key opportunities and objectives highlighting the positive outlook that the chapter has.	Noted. Uttlesford welcome the support for the spatial portrait
NDLP4107	Siemens Benefits Scheme Limited						
NDLP3640	Newport Parish Council	Newport Parish Council					
NDLP3052	Mrs Christina Cant				Car Ownership	Agreement that car ownership in the district is too high but question on how this is going to be reduced in areas with poor public transport and few safe walking and cycling pathways.	The Spatial Strategy will focus the majority of growth to the Key Settlements and Local Rural Centres which offer the best opportunities to support sustainable development and maximise sustainable travel choices - it also means that any investment in new sustainable travel infrastructure also benefit the maximum number of existing as well as new residents, thus helping to improve the viability of schemes.
NDLP320	Mrs Jane Sharp						
NDLP3812	Uttlesford Citizens Advice				Charity Services demand	The comment highlights two missing points: 1) the growing population, especially the ageing demographic, will strain charities like Uttlesford Citizens Advice, and 2) high private vehicle use burdens residents financially and environmentally. It recommends adding these points, suggesting reduced vehicle usage could combat climate change and living cost pressures.	Noted. Uttlesford will consider this and address these 2 points in the regulation 19 draft
NDLP3812	Uttlesford Citizens Advice						

NDLP3136	Stop Easton Park				Easton Park	A comment arguing that the portrait overlooks the importance of Little Easton's heritage. While the plan acknowledges the abundance of listed buildings in the district, it fails to mention Little Easton's high concentration and its link to Easton Lodge, one of two key estates shaping the district's history. This omission, the commenter argues, contradicts the plan's emphasis on understanding the spatial aspects and strategic objectives of the district. They find it particularly unfair given the prominence given to Audley End in another chapter.	Noted. Uttlesford understand that stronger wording could be used to reflect areas of historic significance we will consider when drafting the regulation 19 plan.
NDLP3129	Stop Easton Park						
NDLP1939	Mr Loftus Buhagiar				Employment	Questioning where jobs will be located as referenced in Paragraph 2.4.	This Paragraph refers to growth across the whole region, not just for Uttlesford, although the housing and employment evidence supporting and informing this plan does ensure the plan makes an appropriate contribution to both of these. This is set out more in Chapter 4.
NDLP2931	Mr and Mrs John and Gillian Broomfield				Essex Highways	A comment stating that all attempts by Saffron Walden Town Council were rejected by Essex Highways.	Uttlesford will continue to consult with Essex Highways to ensure that all active travel options are considered in the Local Plan.
NDLP2660	Mr and Mrs John and Gillian Broomfield						
NDLP299	Sally Taylor	Councillor Birchanger Parish Council			General Comment	A few general comments were received, including: • Criticizing the Local Plan for lacking reliable data, proposing unrealistic solutions, and omitting crucial information. • Questions the accuracy of house price figures and highlights issues with planned infrastructure improvements like roadworks and an irrelevant "airport interchange". The comment also suggests a single, larger school would be more efficient and address the lack of technical/vocational education options in the area. Finally, it criticizes the plan for missing data sources and unclear information on aspects like the number of train lines. • One comment suggests that Uttlesford need to acknowledge the pride that people take in their town, village and Uttlesford as a whole. • Concerns are also raised about the transition from rural to urban.	Noted. The accuracy of information will be checked to inform the Reg 19 Plan, although the Council are content the majority of the information included is accurate. Matters relating to planning for infrastructure and the Spatial Strategy are dealt with separately. The Council recognise the pride people take in their settlements and local areas and are working hard to not only get a new plan in place as quickly as possible, but also to ensure that it maximises protection to the district from inappropriate development, whilst also ensuring that good quality and sustainable development is supported in the right circumstances.
NDLP1941	Mr Loftus Buhagiar						
NDLP2580	Stebbing Parish Council						
NDLP3052	Mrs Christina Cant						
NDLP2773	Mrs Isobel Grayson						
NDLP2432	Saffron Walden Town Council				Headings	Comment requesting that infrastructure and transport aren't put under the same heading.	Noted. Uttlesford believe that for the purposes of the spatial portrait having these under the same heading will be sufficient to give context to these topics.
NDLP3640	Newport Parish Council	Newport Parish Council			Heritage Section	A comment from Newport Parish Council asking for the heritage section to include reference to the streetscape and it should reflect the look and feel of the place.	Noted. Uttlesford have policies that have regard to the look and feel of places, but wording to this extent might be useful when drafting the regulation 19 version of the plan.
NDLP3640	Newport Parish Council	Newport Parish Council			Key opportunities and challenges	Various comments suggesting changes to the wording in the key opportunities and challenges section of the Spatial Portrait including for example requesting further bullet point in "Key Opportunities and Challenges": "Maintaining and Enhancing the quality of the local environment (both built and natural)"	Uttlesford will consider the amendments suggested to the wording of the key opportunities and challenges.
NDLP1216	Mr Richard Walford						
NDLP2437	Saffron Walden Town Council						
NDLP2438	Saffron Walden Town Council						
NDLP2439	Saffron Walden Town Council						
NDLP3290	Uttlesford Citizens Advice						

NDLP2430	Saffron Walden Town Council						
NDLP3640	Newport Parish Council	Newport Parish Council			Lack of supporting infrastructure	Comments stating that Uttlesford doesn't have sufficient infrastructure to support new development.	Noted. The challenges associated with planning for infrastructure are understood and is in part, a product of years of speculative and relatively unplanned development, where planning for infrastructure is more difficult. Getting an up-to-date Local Plan adopted and planning for development will enable a more effective approach to delivering infrastructure to be achieved. By focusing development at the key Settlements and Local Rural Centres, we can also ensure that any new infrastructure benefits the maximise number of existing as well as new residents.
NDLP2203	Christine Griffin						
NDLP1943	Mr Loftus Buhagiar						
NDLP2579	Stebbing Parish Council						
NDLP1942	Mr Loftus Buhagiar						
NDLP3719	CH Gosling 1965 Settlement						
NDLP3812	Uttlesford Citizens Advice				Missing Data	Comments suggesting that poverty data should be added to the spatial portrait along with relative deprivation and should refer to the UDC health and wellbeing strategy. Comment requesting a bit more detail within the spatial portrait to give full balance to the relevant factors at play.	Noted, the health and wellbeing strategy has been considered when redrafting the chapter and poverty data has been added to paragraph 2.19
NDLP2428	Saffron Walden Town Council						
NDLP2720	Paula Griffiths						
NDLP4130	Endurance Estates Land Promotion Lt				Neighbouring District	A comment that states the status of Bishops Stortford should be reflected better in the spatial portrait.	Noted. Uttlesford will consider this when drafting the chapter for regulation 19.
NDLP1781	Littlebury Parish Council				North connection with Cambridge Arc	Comment highlighting the reference of Uttlesford to an outlier of the Cambridge Phenomenon and Oxford Cambridge Arc. They believe that UDC should align with the policies and initiatives of South Cambridgeshire and Cambridge City Council.	Comment noted, Uttelsford , through workk with surrounding districts but understands that it has a different context to Cambridgeshire but will explore similar initiatives to meet out objectives.
NDLP2424	Saffron Walden Town Council				SELEP	Page 13 - 2.5 & 2.6 reference to the SELEP and LEP. How do the policies of these impact on the local plan? More information required on the policies and strategic development plans in SELEP and LEP	Noted. Uttlesford will provide this information when drafting the regulation 19 plan
NDLP1940	Mr Loftus Buhagiar	Office Manager Stop Stansted Expansion			Stansted Airport	A number of comments refer to Stansted Airport in the context of the Spatial Strategy. These include: • Concerns with claims Stansted is the "Country's second busiest airport," but data shows it's actually fourth, behind Heathrow, Gatwick, and Manchester. Also, concerns with the local plan calling Stansted the "biggest single site employer in the East of England," based on its own figures. However, company filings and broader airport campus data reveal roughly 12,250 employees across 200 employers, with Stansted itself only accounting for about 14%. The nearby Addenbrookes campus employs significantly more people, mostly in the public sector. • Another comment strongly supports the Draft Local Plan's identification of Stansted Airport as a key economic driver and logistics hub. It highlights the airport's strategic location near major transport links like the M11 motorway and existing business centres, making it ideal for large-scale employment areas. The comment also commends the plan's focus on sustainable development in the M11 corridor and the allocation of employment land near Takeley Street, acknowledging its benefits for the district's economy. • Concerns about the suitability of Stansted Airport for use by commuters, stating that fares from Stansted have significant premium over and above other stations. Also highlighting the significant premium that the airport charges for drop off and that there is no parking for commuters. • Another comment requesting site of the draft plans regarding airport growth.	Comments Noted. Uttlesford recognise that expansion of Stansted Airport is now approved and will happen. It is important the new Local Plan reflects the up to date evidence and situation. Stansted is one of the most significant employment areas in the district, the majority of the need for additional employment in Uttlesford falls in proximity to the airport, and focusing development in this area provides an opportunity to maximise sustainable development, the wording suggested will be considered when drafting the Reg 19 spatial portrait. In addition to the Airport representing a significant employer, thus improving opportunities for people to access the site using sustainable modes is to be welcomed, it is also the case that a Public Transport interchange already exists at the airport, which could be used to further improve access to sustainable modes – given the Climate Change emergency this should be a priority for all.
NDLP273	Mr Bill Critchley						
NDLP1497	Stansted Airport Watch						
NDLP2578	Stebbing Parish Council						
NDLP3214	Pigeon (Takeley) Ltd						
NDLP3640	Newport Parish Council	Newport Parish Council					
NDLP559	Mr Michael Young						

NDLP273	Mr Bill Critchley						
NDLP4001	MAG London Stansted Airport						
NDLP2322	Mr Edward Gildea	Bridleways Development Officer Essex Bridleways Association			Transport	<p>A number of comments relate to transport, including:</p> <ul style="list-style-type: none"> • Suggestion to encourage walking and cycling means upgrading of the existing cycling and walking network • Comments highlighting the deficiencies of public transport in the rural areas of Uttlesford, mainly highlighting the fact that the public transport links only link the district north to south. There are also concerns about the emphasis of the airport because of the climate crisis • Concerns about the limitations of the train network to accommodate sustainable growth, and the phrase that Uttlesford is a 'well connected district. • Notes that the increase in dwellings and businesses within Uttlesford will result in further vehicle trips within, into and out of Uttlesford. Suggestions that the Local Plan will need some assessment on the impacts of development on the Local Road Network. • Comment highlighting the emissions produced from transport and the need to increase public transport and use Battery Electric Vehicles. 	<p>Comments noted. Uttlesford is located between Cambridge and London with good road and rail connectivity and a major international airport. The Council has a legal obligation to plan effectively for the future and to ensure that identified housing and employment need is planned for in the most effective and sustainable way. The Local Plan is being informed by appropriate and proportionate evidence, including transport assessments, and the Spatial Strategy is focusing the majority of growth to the largest and most sustainable places.</p>
NDLP2790	Nick Dukes						
NDLP736	Mr Martin Crisp						
NDLP2433	Saffron Walden Town Council						
NDLP2322	Mr Edward Gildea						
NDLP3640	Newport Parish Council						
NDLP327	Mr Edward Gildea						
NDLP3640	Newport Parish Council						
NDLP901	Mike Hannant						
NDLP901	Mike Hannant						
NDLP3640	Newport Parish Council	Newport Parish Council					
NDLP2691	Pascale Muir						
NDLP953	Stephen Thompson						
1781	Littlebury Parish Council						
NDLP3289	Uttlesford Citizens Advice				Uttlesford Demographic Makeup	<p>Further information should be provided with regard to the demographic make-up of the district, including poverty, charity dependence, and age metrics. The financial implications of car dependence should also be noted.</p>	<p>The comments are acknowledged, and the Council will consider the requested additions, subject to the availability of the necessary data.</p>