

Appendix 4: Regulation 18 Comment Summaries and Responses

Chapter 3: Spatial Vision and Objectives

July 2024

Table 1: Chapter 3 Vision and Objectives2

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Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
NDLP3316	The North West Essex Constituency Labour Party				Balanced Objectives	Comment criticizing the plan based on an imbalance in the objectives highlighting the fact there is 5 objectives set for environmental whereas only 2 for economic	Noted, Uttlesford believe there is sufficient objectives in the plan to meet the needs of the district. Although the balance between environmental, social and economic may seem off. The council still gives equal weight when considering policies to meet the objective of sustainable development as set out in the NPPF.
NDLP3277	Andrew Martin				Broad Support for vision and objectives	Comments showing broad support for the vision and objectives stated in the draft local plan.	Noted. Support welcome.
NDLP3539	Ashdon Neighbourhood Plan Steering Group						
NDLP3558	Ashdon Neighbourhood Plan Steering Group						
NDLP4108	Siemens Benefits Scheme Limited						
NDLP2243	Ian Butcher						
NDLP1781	Littlebury Parish Council						
NDLP2957	Mike Tayler						
NDLP4308	Vistry Group						
NDLP3356	Gladman				Economic Objectives	Comments requesting that the economic objectives be worded more positively in support of development promoting a balance in sustainable development. Another highlighting that regard to the demands of the market needs to be acknowledged with the promotion of a site in Braintree stating that Uttlesford needs to compete by allocating additional sites.	Noted. Uttlesford is committed to sustainable development and will make a judgement to the balancing of wording in regards to economic objectives.
NDLP3412	Mr Mark Jackson						
NDLP4131	Endurance Estates Land Promotion Ltd				Economic Strategic Objective - Numbered. Economic Strategic Objective - Numbered.	Comments noting that part of the strategic economic objectives "allocate sufficient and to accommodate development needs" should become part of the numbered objectives.	Noted. This has been amended in the Reg 19 Plan.
NDLP4002	MAG London Stansted Airport						
NDLP2581	Stebbing Parish Council				General comment - Details	It is suggested that the objectives should be more detailed with greater information provided on how they will be achieved.	The Objectives are intended to be sufficiently broad to help inform preparation of the Plan, which have been used, in part, to inform the Policies set out in the rest of the document. These, along with the Monitoring Framework, provide sufficient detail and information about their delivery.
NDLP1945	Mr Loftus Buhagiar						
NDLP2679	National Trust				National Trust - Welcoming the commitment to preserve the	The National Trust appreciates Uttlesford District Council's efforts to address the recreational pressures on Hatfield Forest caused by new housing developments. They acknowledge the forest's importance and the challenges it faces. Also they especially welcome the commitment to develop a program with them to preserve the forest, lessen visitor impact, and expand access to other	Uttlesford will continue to engage with the National Trust on finding a strategic solution to address the recreational pressures on Hatfield Forest associated with the delivery of new housing.

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					value of Hatfield Forest	green spaces also emphasizing the importance of their ongoing collaboration with local authorities on a strategic plan and new infrastructure to ensure the forest's long-term health.	
NDLP322	Mrs Jane Sharp				Neighbourhood Plans	Saffron Walden has a neighbourhood plan but there is no mention about complying with the objectives contained within. There must be no conflict between the two plans.	Whilst the Council supports neighbourhood planning and is keen to enable communities to plan effectively for their local areas, it is ultimately the case that neighbourhood plans must be in conformity with strategic policies set out in Local Plans and as such, it may be necessary for some elements of neighbourhood plans to be updated if they become superseded by the new Uttlesford Local Plan.
NDLP2721 NDLP2722	Paula Griffiths Paula Griffiths				Second Runway Concerns	Comments stating that a second runway at Stansted airport should not be considered.	Any future decision about expansion of Stansted Airport is a matter for Central Government and is not a matter for Local Plan Policy. Local Plans must be positive and supportive of economic development in order to be capable of being Sound and thus capable of adoption.
NDLP327 NDLP1601	Mr Edward Gildea Anglian Water				SO1	It is suggested that the plan will fail to deliver Strategic Objective 1 for reducing energy usage. Detail is provided for how the objective could be delivered more effectively. Also a suggestion that the objective should include references to the long term impacts of climate change.	The Local Plan includes amongst the most stringent climate policies in the country, echoing the most cutting edge authorities like Central Lincoln and if adopted, these policies will go much further to help us achieve our net zero ambitions.
NDLP2323 NDLP322 NDLP327 NDLP503 NDLP300	Mr Edward Gildea Mrs Jane Sharp Mr Edward Gildea Nigel Tedder Sally Taylor	Managing Director New Homes Project Managements Limited Councillor Birchanger Parish Council	Nigel Tedder		SO10	It is stated that the affordable housing requirement should remain at 40% and not be changed or reduced. The importance of being able to heat homes in an affordable way is also stressed and asks why net zero energy consumption isn't referenced in the context of affordable housing. It is also stated that strategic objective 10 does not mention the needs of those with disabilities or for older people or those with other specialist needs.	It is the amount of affordable housing that is delivered that is ultimately important rather than the percentage requirement. Some Councils seek 50% affordable housing but in many cases do not achieve anywhere near this level of housing delivery. It is however also important the plan is viable overall, and so to ensure all the policy requirements are met, including the necessary infrastructure is delivered, it may be necessary to slightly adjust the affordable housing need. Amendments to SO10 have been made to reflect this.
NDLP2661 NDLP2791 NDLP2932 NDLP3881	Mr and Mrs John and Gillian Broomfield Nick Dukes Mr and Mrs John and Gillian Broomfield Grosvenor Property UK				SO11	Comment stating that the wording in strategic objective 11 is underwhelming and it won't have any impact on reducing traffic movement. Also it asks that the objective should include links to services and facilities in existing settlements and transport hubs.	Uttlesford is committed to encouraging mode shift away from the car, although Uttlesford is an inherently rural district - through the establishment of mobility hubs and active travel links in relation to our allocated sites we will encourage mode shift as much as possible. Our allocations are also in the most sustainable places meaning that services will be located to where new development will go, therefore reducing traffic movements

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NDLP1781	Littlebury Parish Council						
NDLP3559	Ashdon Neighbourhood Plan Steering Group				SO3	In relation to Strategic Objective 3, it is suggested that the Council should be protecting 30% of the district for nature and that the UK has one of the worst records in the developed world for protecting biodiversity with another comment from Anglian Water supporting this objective and stating that sufficient regard be placed to the LNRS for Essex, another comment states that this objective should specifically reference ancient woodlands. Another comment that highlights the limited powers that the council has to achieve it.	As is stated elsewhere, the plan has very strong policies relating to addressing climate change. The plan also has strong policies support biodiversity net gain and protection. The council will also continue to consider the outputs from the LNRS for Essex. Uttlesford will consider including ancient woodland. The council is working with the relevant stakeholders to ensure these objectives are achieved
NDLP274	Mr Bill Critchley						
NDLP1601	Anglian Water						
NDLP1781	Littlebury Parish Council						
NDLP3641	Newport Parish Council	Newport Parish Council			SO3 and SO4	Further clarity on how issues affecting water supply and river ecology as identified in South Cambridgeshire may affect Uttlesford.	The Water Cycle Study produced alongside the regulation 19 plan will ensure that all water abstraction issues that affect Uttlesford and as stated will consult with a wide range of consultees to ensure that the reg 19 plan is informed by the latest evidence, the council will consider having wording in the objectives to reflect this.
NDLP300	Sally Taylor	Councillor Birchanger Parish Council			SO4	The respondent highlights that Uttlesford is already at risk before additional development and that Thames Water has already defined issues in the locality as their infrastructure is overwhelmed and as a consequence, discharges sewerage into local water courses. Another comment states that the development in Church End does not comply with this objective.	Noted. The Council consult with a wide range of consultees including water and infrastructure providers and the Environment Agency and will continue to do so to ensure the Reg 19 plan and all allocations within it are informed by the latest information, along with being informed by technical evidence.
NDLP3014	Mr Graham Jolliffe						
NDLP366	Sharon Critchley				SO5	It is suggested that protection to high quality agricultural land is not being supported where new homes are proposed around Takeley, or at Thaxted, and that the protection should apply to these areas. Another comment suggests that the quality of our soil and agricultural land should be improved rather than simply protecting soil that is already in good condition.	Whilst the Council supports the protection of high-grade agricultural land as far as that is possible, the Local Plan also needs to meet the identified housing need and deliver sustainable development, along with all the other local and national requirements for what the plan should achieve. It is therefore necessary to consider the Strategic Objectives in the round and it may be necessary to compromise on some elements in some cases. In terms of improving soil quality, the Local Plan can only influence activity that requires planning permission and this doesn't extend to changing or influencing agriculture directly.
NDLP274	Mr Bill Critchley						
NDLP327	Mr Edward Gildea						
NDLP1069	Alison Cummings						
NDLP300	Sally Taylor	Councillor Birchanger Parish Council					
NDLP1643	Alison Keene						
NDLP2323	Mr Edward Gildea						
NDLP3015	Mr Graham Jolliffe						
NDLP274	Mr Bill Critchley				SO6	It is suggested that the chapter does not reference any historical assets apart from supporting protection for Hatfield Forest. One comment links Strategic Objective 6 to 'allocating sufficient land to accommodate development needs' as an opportunity for Stebbing to receive more development.	Strategic Objective 6 states: 'protect and enhance the historic environment, including protecting and enhancing heritage assets and archaeology'. The strategy for
NDLP1063	Toby Young		Toby Young				

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NDLP1217	Mr Richard Walford						development in villages is clearly set out in Chapters 4 and 8.
NDLP274	Mr Bill Critchley				SO7	It is suggested that Strategic Objective 7 is a developers charter 'by embracing planned expansion' and suggests that the objective should be updated to include: "and sufficient infrastructure that is not to the detriment of existing communities, wildlife areas, and good quality agricultural land so as to minimise the impact of such development on the wider communities. Existing protection policies must supersede any presumption of development". One comment relating to Strategic Objective 7 suggests that there should be no development at Elsenham including resisting any further development to the north of the airport or the proposed waste facility adjacent to Elsenham Church.	Strategic Objective 7 seeks to 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 focussing development in this area provides an opportunity to maximise sustainable development. The waste facility in question is not a proposal included in the Local Plan.
NDLP360	Mrs Margaret Shaw						
NDLP3215	Pigeon (Takeley) Ltd						
NDLP4002	MAG London Stansted Airport						
NDLP1781	Littlebury Parish Council				SO7 and SO8	No recognition in the plan of the significance of the Cambridge economic area to the prosperity of north Uttlesford, highlight a need to focus on transport links.	The local plan recognises the importance of its strategic location in relation to the Cambridge economic area but also seeks to recognise the strategic significance of the Stansted Airport, our strategy recognises transport links through allocating development at our most sustainable settlements.
NDLP327	Mr Edward Gildea				SO8	It is suggested that nowhere in this Plan is there any sense of emergency around our climate, nor any attempt to measure our progress towards net zero. It is also suggested that the Strategic Objective should be amended to include specific reference to Larger Villages to become more sustainable – with particular reference to increase development at Stebbing.	The Local Plan includes amongst the most stringent climate policies in the country, echoing the most cutting edge authorities like Central Lincoln and if adopted, these policies will go much further to help us achieve our net zero ambitions. As stated elsewhere, the strategy for Larger Villages is clearly set out in Chapter 4 and 8.
NDLP1063	Toby Young	Toby Young					
NDLP2323	Mr Edward Gildea						
NDLP641	John Howett				SO9	It is suggested that there is no objective relating to addressing the needs for education, for healthcare or the needs for shops and facilities ensuring these are more community based. Another comment states that this objective won't be met in our large villages.	Strategic Objective 9 states: 'help sustain existing and deliver new local community facilities and services through development to promote healthy, sustainable and safe communities', Uttlesford believes that through allocating non strategic housing in our large villages this will increase the viability of these services . On reflection it is considered that this objective could be strengthened with more specific reference to education, healthcare and local facilities including for retail.
NDLP3560	Ashdon Neighbourhood Plan Steering Group						
NDLP1601	Anglian Water				SO9 - Anglian Water	A comment stating that UDC needs to work with them to ensure that existing and planned housing developments phasing can work with the existing drainage infrastructure capacity and further investment priorities for capacity in locations that will enable sustainable economic and housing growth.	Uttlesford will continue to consult the relevant infrastructure providers to consider how development can be supported by sufficient infrastructure.
NDLP3106	Higgins Group				Vision	The Spatial Vision is described as admirable and clear with comments that are supportive, that question the deliverability and also raise concerns about whether the plan is meeting its expectations – for example the vision states that homes and jobs will be linked but the respondent points out that no homes are planned at Great Chesterford Research Park and that the vision states that Uttlesford will be 'well connected' but that the plan includes no infrastructure to deliver that.	Noted. The plan focuses the majority of the housing and employment in sustainable and accessible locations and makes a number of specific proposals for infrastructure to improve sustainable connectivity. The reasons the Plan does not allocate housing at Great Chesterford are described elsewhere, but there is already housing coming forward in this area and the Council will need to prepare another new plan for 2030/31 where it may be able to plan more effectively for some of the constraints associated with the area.
NDLP300	Sally Taylor	Councillor Birchanger Parish Council					
NDLP327	Mr Edward Gildea						
NDLP3881	Grosvenor Property UK						
NDLP1944	Mr Loftus Buhagiar						
NDLP1601	Anglian Water						

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NDLP908	Catesby Estates Ltd (Stacey Rawlings)	Director Roebuck Land and Planning Ltd	Stacey Rawlings				
NDLP322	Mrs Jane Sharp						
NDLP4131	Endurance Estates Land Promotion Ltd				Vision - Economic	Comment suggesting improvements to the economic part of the vision specifically looking at the local, national and international scale.	Noted. Uttlesford will consider emphasising this for the regulation 19 draft.
NDLP4002	MAG London Stansted Airport				Vision - Wording - Airport Improvements.	MAG suggest that the council should amend the economic part of the vision to reflect the airports role as an international gateway for air travel as well as the districts largest employer.	Noted. Amendments have been made to the Reg 19 Version.
NDLP3813	Uttlesford Citizens Advice				Vision - Wording - equity	Suggestions to add social equity to the vision to acknowledge that not all residents enjoy a high quality of life.	Noted. Uttlesford recognise this view and will consider it when drafting the vision for the regulation 19 draft
NDLP2323	Mr Edward Gildea				Vision	The Spatial Vision is described as admirable and clear with comments that are supportive, that question the deliverability and also raise concerns about whether the plan is meeting its expectations – for example the vision states that homes and jobs will be linked but the respondent points out that no homes are planned at Great Chesterford Research Park and that the vision states that Uttlesford will be 'well connected' but that the plan includes no infrastructure to deliver that.	Noted. The plan focuses the majority of the housing and employment in sustainable and accessible locations and makes a number of specific proposals for infrastructure to improve sustainable connectivity. The reasons the Plan does not allocate housing at Great Chesterford are described elsewhere, but there is already housing coming forward in this area and the Council will need to prepare another new plan for 2030/31 where it may be able to plan more effectively for some of the constraints associated with the area.