

Appendix 4: Regulation 18 Comment Summaries and Responses

Chapter 8: Rural Areas Strategy  
July 2024

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**Table 1: Core Policy 19: Rural Area Housing Requirement Figures**

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
NDLP3537	Ashdon Neighbourhood Plan Steering Group				Ashdon Neighbourhood Plan Call for Sites received no formal submissions.	When preparing the Ashdon Neighbourhood Plan no formal Call for Sites submissions were received.	This is noted, however in the Regulation 19 Local Plan Ashdon will not be a Larger Village with a housing requirement figure so a lack of actively promoted sites is not an issue.
NDLP402	Louise Johnson	Parish Clerk Elsenham Parish Council			Clarity over housing requirement and residual requirement	The table in Core Policy 19 is not clear with which figure is to be planned for - the Total figure or the Residual figure.	The table in Core Policy 19 provides two figures for each settlement: the "total" figure (which sets the overall requirement figure to be met over the plan period); and the "residual" figure (which is the outstanding figure taking into account known commitments and completions at 1st April 2023). The reason for the two figures is that whilst the commitments figure is likely to be implemented there is a chance that some permissions may lapse. Equally the residual requirement may be reduced by additional completions and commitments that occur / are granted permission after 1st April 2023 and before the plan is adopted. The residual figure is provided as a guide to how many additional allocations should be made, but the "total" figure is the key one for the settlement over the plan period.
NDLP1099	James Balaam	G W Balaam & Son	Matthew Thomas		Clavering has greater capacity for development than the figures set out in the proposed policy	It is noted that Clavering has greater capacity for development than required in Core Policy 19	This is correct, the HELAA identifies a higher potential capacity for development in Clavering than is required under Core Policy 19. This means that Clavering has a wide choice over which sites are the most suitable for allocation taking into account the aspirations of the community.
NDLP1503	Katie Ransom				Comment on supporting text regarding when development would be supported in smaller villages or open countryside	The supporting text at paragraph 8.8 states "This means that the Local Plan does not support ANY development (strategic or non-strategic) at Smaller Villages, or Open Countryside, unless any small proposals come forward that are consistent with other Local Plan, or national policies, such as for Rural Exception Sites". The term "small proposals" should be defined and limited.	the following policies in the plan provide a guide: Core Policy 3 (Settlement Hierarchy for Smaller Villages and Open Countryside); Core Policy 20 (Affordable housing on rural exception sites); Core Policy 21 (Rural Diversification); Core Policy 48 (New Employment Development on Unallocated Sites); Core Policy 50 (Retail and Main Town Centre Uses Hierarchy); Core Policy 51 (Tourism and the Visitor Economy); Development Policies 1 to 5, 7 and 8
NDLP1546	Maddy Marley						In particular, Core Policy 3: Settlement Hierarchy does provide criteria to guide development at Smaller Villages
NDLP1552	Dr Colin Durrant						
NDLP1631	Nikhil Saraswat						
NDLP1770	Janice Heales						
NDLP1914	Louise Johnson						
NDLP1921	Sally Kennedy						
NDLP1925	Carmel Carline						
NDLP2047	Mr Robert Osborne						
NDLP2093	Jane Dukes						
NDLP2101	Lindsey and Tim Coyne						
NDLP2107							

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NDLP2107	Amanda Barclay & Iain Black						
NDLP2155	Amanda Barclay & Iain Black						
NDLP2160							
NDLP2190	Lucinda Whife						
NDLP2197	Thomas and Isabelle Page						
NDLP2206	Robin Grayson						
	Mrs Isobel Grayson						
NDLP2402	Claudia Haisman-Green and Mike Green						
NDLP2408							
NDLP2470	Michael Hancock						
NDLP2477	Jennifer						
NDLP2505	Parkinson						
NDLP2519	Rosemary Wild						
NDLP2523	Andrew Figge						
NDLP2668	Michael Cox						
	Tom Hallmark						
NDLP2761	Linda Kelsey						
NDLP2798	Mr and Mrs John and Gillian Broomfield						
NDLP2831							
NDLP3032	Mrs Isobel Grayson						
NDLP4124	Nick Dukes						
	Mr and Mrs Roberts						
	Mr Brian Johnson						

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	Tim and Alexandra Bradshaw						
NDLP1206	Mrs Rosalind Heywood				Commitments and completions data - Henham and Elsenham	There is an inconsistency with the way that completions and commitments data has been prepared for the larger village which has carried through into the Core Policy 19 Rural Area Housing Requirement Figures. This is most apparent at Henham Parish which contains a significant number of completions and commitments adjacent the the Elsenham built up area. Furthermore the decision in Core Policy 3 for Elsenham to have no further strategic development should mean that Henham also receives no further development.	The commitments and completions data for Henham has been calculated based on the development within and adjacent to the built up area of Henham itself, discounting those sites which are within Henham Parish but adjacent to Elsenham. The Regulation 18 settlement hierarchy was based on Parish-level facilities data (rather than the settlement). As has been pointed out to the Council during this consultation, the approach of using settlement vs Parish data is an inconsistency when it is a settlement hierarchy in Core Policy 3 rather than a Parish hierarchy. Furthermore the Parishes with more than one settlement has seen its service score artificially increased. For the Regulation 19 consultation an updated Settlement Hierarchy (Core Policy 3) will be prepared for every settlement that uses settlement level data (not Parish) to inform the commitments and completions data, the HELAA capacity, and the Rural Area Housing Requirement Figures in Core Policy 19. This means that Elsenham and Henham settlements will be clearly differentiated and that any allocations or growth at Elsenham does not overlap with Henham, and non-strategic allocations at Henham will be clearly separate.
NDLP1207	Jill Smales						
NDLP1233	Henham Parish Council						
NDLP1299	David Limer						
NDLP1300	Morna Limer						
NDLP1309	Henham Parish Council						
NDLP1367	Mr Simon Lee						
NDLP1438	Mrs Jane Randall						
NDLP1548	Malcolm McFrederick						
NDLP1640	Sue ML						
NDLP1670	Isobel Brooks						
NDLP1746	Lynda Brustia						
NDLP1754	Rachel Overall						
NDLP1757	Dr Brian Brooks						
NDLP1870							
NDLP251	Matthew Palmer						
NDLP402	Nick Baker						
NDLP402							
NDLP463	Louise Johnson						
NDLP467	Louise Johnson						
NDLP479							
	Simon Bambridge						
NDLP607	Jane Smith						
NDLP610							
NDLP715	Candy Chlapik						

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NDLP724	Susan Leech						
NDLP864	Susan Leech						
NDLP1876	Kevin Johnson						
	June Brennan						
	Marta Roman						
	MR DEAN KING						
NDLP1065	Lisa Fuller				Commitments and completions data not up to date	The commitments and completions data in the plan, upon which the CP19 Housing Requirement Figures are based, are out of date.	The commitments and completions data in the Regulation 18 consultation for residential is based on 1st April 2023 data. Any site with outline or 'detailed' planning permission on this date is treated as a commitment, whilst dwellings built between 1st April 2021 and 31st March 2023 are counted as a 'completion'. Sites without permission or subject to a 'resolution to grant' subject to S106 or conditions were not included as no decision was in place at that date. The monitoring data for Regulation 19 consultation will be updated to 1st April 2024 with consequential updates to plan policies and supporting text as appropriate.
NDLP1106	Theresa Trotzer Wilson						
NDLP2905	Debden Parish Council						
NDLP2911	Christine Chester						
NDLP3474	Richstone Procurement Ltd						
NDLP402	Louise Johnson						
NDLP3114	Higgins Group				Do not support Neighbourhood Plans making the allocations.	Neighbourhood Plans making allocations to deliver the CP19 Housing Requirement Figures is not supported.	The NPPF requires local planning authorities to provide housing requirement figures to designated neighbourhood areas and also indicative housing requirement figures for areas that request them. Core Policy 3 sets the framework for Larger Villages to deliver non-strategic growth with the housing requirement figures set in Core Policy 19. Core Policy 19 clarifies that settlements within small villages and open countryside are not required to allocate any housing, but they can do so if they wish and it is consistent with other policies in the plan. The non-strategic growth is not required to deliver a five-year housing land supply at plan adoption; however to ensure that the sites do come forward the local planning authority will either 1) make the allocations in the Regulation 19 document where the Parish Council has confirmed they will not prepare a Neighbourhood Plan that allocates sites; or 2) if after a period of time after adoption of the local plan (proposed to be two years) the Neighbourhood Plan has not made sufficient allocations to deliver the housing requirement the local planning authority will make the allocations instead in a plan update or a further development plan document. This is considered to be a reasonable and balanced approach that meets NPPF requirements whilst also supporting the Neighbourhood Planning process and ensuring proportionate development takes place in the larger villages.
NDLP3242	Weston Homes Plc						
NDLP3476	Richstone Procurement Ltd						
NDLP3725	CH Gosling 1965 Settlement						
NDLP4010	Pelham Structures Limited	Pelham Structures Ltd					

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NDLP1930 NDLP2775 NDLP568 NDLP571 NDLP688	Wimbish Parish Council  Wimbish Parish Council  Mr Michael Young  Moray Bayliss  Deryck Johnson		Frances Johnson		Elder Street and Wimbish Parish mismatch	There is an inconsistency with the way that the settlement hierarchy and service scoring data has been prepared for Elder Street and Wimbish which has carried through into the Core Policy 19 Rural Area Housing Requirement Figures. At Elder Street and Wimbish Parish the data is presented for the Parish when Elder Street and Wimbish are smaller settlements with a significant MOD presence where many facilities are not accessible to the public	The Regulation 18 settlement hierarchy was based on Parish-level facilities data (rather than the settlement). As has been pointed out to the Council during this consultation, the approach of using settlement vs Parish data is an inconsistency when it is a settlement hierarchy in Core Policy 3 rather than a Parish hierarchy. Furthermore the Parishes with more than one settlement has seen its service score artificially increased, such as Wimbish and Elder Street, which also has a number of facilities under the control of the MOD which are not accessible to the general public. For the Regulation 19 consultation an updated Settlement Hierarchy (Core Policy 3) will be prepared for every settlement that uses settlement level data (not Parish) to inform the commitments and completions data, the HELAA capacity, and the Rural Area Housing Requirement Figures in Core Policy 19. This additional work has resulted in Elder Street and Wimbish being removed from the Larger Village Category.
NDLP1824	Essex County Council				Essex County Council - welcome discussions to understand infrastructure requirements to support further allocations	Essex County Council suggests that appropriate evidence is required to make further non-strategic allocations under Core Policy 19.	The local planning authority considers that the relatively small scale of non-strategic growth at the larger villages is unlikely to result in significant impacts on infrastructure however is willing to work with the County Council to ensure that the evidence base is adequate to support this development. The Regulation 19 consultation will be informed by updated viability and IDP evidence. Where communities are preparing Neighbourhood Plans any non-strategic development will come forward through a Neighbourhood Plan where the Local Plan identifies housing figures for those settlements in accordance with the NPPF. It may be helpful to note that the scale of growth proposed at the Larger Villages through the Local Plan is substantially reduced in comparison to the level of development that has been coming forward in recent years in the absence of an up to date Local Plan or land supply.
NDLP3086 NDLP4119 NDLP4143	Sewards End Parish Council  Tim and Alexandra Bradshaw  Endurance Estates Land Promotion Ltd				General comment	General comment largely repeating the content of the plan and/or the supporting evidence.	Comment noted.

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NDLP3371	Gladman				Greater number of allocations are required in order to increase housing completions	Greater number of allocations are required in order to increase housing completions.	The number of non-strategic allocations is proposed to be the role of a Neighbourhood Plan to deliver, unless there is no intention to do so in which case Uttlesford District Council will do this at Regulation 19 stage. The comment about the greater number of allocations (i.e. a larger number of smaller sites) to increase delivery rates is noted however given the housing trajectory and the high number of commitments in the early years of the plan an increased rate of housing delivery is not required. The non-strategic allocations alongside the strategic allocations are predicted to result in a rolling five-year housing land supply over the plan period. The strategy in Core Policy 3 is designed to ensure that growth is allocated to the most sustainable locations in an infrastructure-led manner rather than dispersing development to smaller villages and open countryside. The hierarchy in CP3 and the housing requirement in CP19 has been set using the availability of infrastructure and facilities.
NDLP2221	Clerk Hatfield Broad Oak Parish Council				HELAA capacity includes new settlements.	HELAA capacity includes new settlements.	An update to the HELAA will be made for Regulation 19 which applies the spatial strategy and settlement hierarchy in CP3 alongside settlement level data (instead of Parish level data). This will ensure that HELAA capacity does not include promoted new settlements in the calculations of housing requirement figures for larger villages.
NDLP2222	Clerk Hatfield Broad Oak Parish Council				Highwood Quarry permission means the larger villages figure can be reduced or removed.	The permission granted for 1,000 to 1,200 dwellings at Land East of Highwood Quarry by the Secretary of State means that the larger villages housing requirement figure can be reduced or removed.	The commitments and completions data in the Regulation 18 consultation for residential is based on 1st April 2023 data. Any site with outline or 'detailed' planning permission on this date is treated as a commitment. The Reg 19 Plan will use completions and commitments data correct as at 1 <sup>st</sup> April 2024 and the Plan will be updated accordingly.
NDLP2911	Christine Chester				Housing requirement should include a requirement for affordable housing as well as market housing.	The housing requirement figures in CP19 should include figures for affordable housing as well as market housing.	The numbers in CP2 and CP19 refer to C3 housing only and do not break this down further. Core Policy 56 requires affordable housing on sites that meet the thresholds in the policy however this is not required on all sites as this would be contrary to NPPF policy and needs to reflect viability evidence. The allocations and spatial strategy in the plan have been set in a manner to ensure the delivery of high levels of affordable housing, however it is not considered appropriate to set affordable housing requirements in CP19 given Core Policy 56.
NDLP1193 NDLP136 NDLP1950 NDLP528	Ashdon Parish Council Alan Marr Mr Loftus Buhagiar Mr Trevor Haynes				Ignores existing Neighbourhood Plan	The Core Policy 19 housing requirement figures ignore existing Neighbourhood Plans	Neighbourhood Plans are required to be in general conformity with the strategic policies in the development plan. Where requested, the local planning authority should provide indicative housing requirement figures to neighbourhood plans that reflect the strategy in the development plan. Existing Neighbourhood Plans were prepared in the context of the out-of-date 2005 Local Plan whereas the new Local Plan covers the period 2021-2042. The out of date 2005 strategic policies are being updated

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NDLP3537	Ashdon Neighbourhood Plan Steering Group						which means that new neighbourhood plans, and the numbers in Core Policy 19, need to reflect that strategic context. It is not that Neighbourhood Plans are being ignored; instead, the strategic context has changed significantly since the last Neighbourhood Plans were prepared.
NDLP511	Nigel Tedder	Managing Director New Homes Project Managements Limited	Nigel Tedder		Impact on SME developers	The impact of having 6% of development in rural areas precludes small and medium developers from the market.	Noted, Uttlesford needs to plan for development in the most sustainable places around the district, therefore has derived them through the settlement hierarchy (CP3), then allocated them through the capacity of each settlement
NDLP1293 NDLP2857 NDLP2912	R Young  Jeanette O'Brien  Christine Chester				Impact of development of non-strategic sites	The impact of developing individual non-strategic sites has not been taken into account. For example, the urbanising impact of developing HELAA sites in depth at Clavering or impact on infrastructure at Debden.	The Regulation 18 consultation is based on the draft HELAA which will be updated for Regulation 19. Any allocations (either made in the Regulation 19 draft or a Neighbourhood Plan) will be based on proportionate evidence. The Regulation 18 draft did not make non-strategic site allocations and only consulted on the housing requirement figures at Larger Villages. It may be helpful to note that the level of growth proposed for larger Village allocations, is a substantial reduction to the level of development that has been coming forward in these locations in recent years whilst there has been no up to date plan or land supply.
NDLP921	Great Easton and Tilty Parish Council				Lack of clarity and consistency between Core Policy 3 (Settlement Hierarchy); Core Policy 19 and the definition of "developed footprint" and open countryside	There is an inconsistency between Core Policy 3, Core Policy 19, and the definition of "developed footprint" and open countryside.	There is not considered to be any inconsistency between these policies. However, this will be reviewed to inform the Reg 19 version of the Plan.
NDLP955	Great Easton and Tilty Parish Council				Lack of clarity over the timeline for Neighbourhood Plans to be prepared.	There is a lack of clarity over the timeline for Neighbourhood Plans to be prepared that allocate housing sites to meet the Core Policy 19 housing requirement figures.	The Regulation 19 draft will confirm the deadline by which a Neighbourhood Plan will have to be 'made' before which time the local planning authority will make the allocations instead. This could be two years post adoption. The Regulation 18 draft requested that the Parish Councils confirmed their intention to prepare a Neighbourhood Plan and make the required allocations during the consultation period. Where a Neighbourhood Plan is not being prepared the local planning authority will do this instead, engaging with the Parish as appropriate.
NDLP2112 NDLP3537	Mr and Mrs Hockley  Ashdon Neighbourhood Plan Steering Group				Larger village development will be on greenfield land.	The numbers in Core Policy 19 will be delivered on greenfield sites and agricultural land.	The numbers in Core Policy 19 are based on suitable, available, and achievable HELAA sites. Given the rural nature of the district and the lack of brownfield sites to meet housing requirements in full, it is inevitable that the majority of development will take place on greenfield and agricultural sites. By following the strategy in CP2 and CP3 development should make efficient use of land and



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							reduce unnecessary loss of greenfield and agricultural land to low density development
NDLP2112	Mr and Mrs Hockley				Larger village housing is likely to deliver executive homes rather than what is needed.	Development in the larger villages is likely to deliver executive homes rather than what is needed (smaller homes for first time buyers, family homes, affordable housing etc)	The 2005 local plan is out of date which has seen many 'speculative' sites come forward in the absence of a five-year housing land supply and a supply of allocated sites. As a result the sites have not been plan-led and many larger executive homes have been delivered, including on smaller sites with relatively limited affordable housing delivery. The Local Plan seeks to prevent this by encouraging sustainable development and through policies on housing mix and affordable housing ensuring that new development meets the needs of the community as a whole. Where Neighbourhood Plans are being prepared Parish Councils can allocate sites that best meet the needs of their community, setting site-specific allocations and policy requirements where appropriate and in general conformity with the local plan.
NDLP3474	Richstone Procurement Ltd				Larger village sites should be allocated to provide certainty over their delivery.	The numbers in Core Policy 19 should be allocated to provide certainty over their delivery. This includes 'committed sites' which contribute towards the numbers in the housing requirement figures.	The numbers in Core Policy 19 will be allocated in either the Regulation 19 plan or a Neighbourhood Plan, providing certainty over their delivery. Updated monitoring data will be undertaken for Regulation 19 that takes into account completions and commitments at 1st April 2024. It is not considered appropriate to allocate residential sites with planning permission in the Local Plan as many of these commitments were granted planning permission under the 'tilted balance' in the absence of a five-year housing land supply.
NDLP3579 NDLP596	Ashdon Parish Council  Ashdon Neighbourhood Plan Steering Group				Neighbourhood Plan - Ashdon Parish Council. Not committing to a Neighbourhood Plan review but keen to be involved in making allocations.	Ashdon Parish Council wishes to be involved in discussions about non-strategic allocations but does not commit to a Neighbourhood Plan update.	Comment noted. However, Ashdon is no longer classified as a Larger Village and so there will be no need for any non-strategic allocations at this settlement.
NDLP596	Stephanie Gill				Neighbourhood Plan - Clavering Parish Council will prepare a plan and allocate sites	Clavering Parish Council will prepare a Neighbourhood Plan and allocate sites	Comment noted.
NDLP2910	Debden Parish Council				Neighbourhood Plan - Debden not pursuing a Neighbourhood Plan. Allocations will need to be made by UDC in the Reg 19	Debden Parish is not pursuing a Neighbourhood Plan. Non-strategic allocations will need to be made by UDC.	Comment noted. However, the Council understand that Debden have since past the 'area designation' stage of preparing a Neighbourhood Plan and have this confirmed their intention to proceed with producing a Neighbourhood Plan.

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NDLP1109	Theresa Trotzer Wilson	Hatfield Broad Oak Parish Council			Neighbourhood Plan - Hatfield Broad Oak will allocate sites	Hatfield Broad Oak will prepare a Neighbourhood Plan and make site allocations. The proposed CP19 approach is objected to though and Hatfield Broad Oak intend to identify their own housing need and site allocations	The comment about making allocations is noted; however the Local Plan will set strategic policy that the Hatfield Broad Oak Neighbourhood Plan will need to be in 'general conformity' with. The housing requirement figures in Core Policy 19 is a strategic policy. Undertaking an individual local housing need assessment for the Parish is not strictly required given the housing requirement figure to be set in CP19 and other policies in the plan around housing mix, affordable housing and the like.
NDLP1112	Theresa Trotzer Wilson	Hatfield Broad Oak Parish Council					
NDLP2211	Theresa Trotzer Wilson	Hatfield Broad Oak Parish Council					
NDLP854	Allison Ward	High Easter Parish Council			Neighbourhood Plan - High Easter does not wish to prepare a Neighbourhood Plan	High Easter does not wish to prepare a Neighbourhood Plan.	Comment noted. High Easter is not classified as a Larger Village and will not be identified any housing requirement figures to be address through non-strategic allocations.
NDLP955	Kate Rixson	Great Easton and Tilty Parish Council			Neighbourhood Plan - no intention to prepare Neighbourhood Plan and allocate sites at Great Easton and Tilty.	No intention to prepare a Neighbourhood Plan at Great Easton and Tilty. There is not enough time to do this before the Local Plan is prepared.	Comment about the Neighbourhood Plan is noted, however there is no requirement to prepare a Neighbourhood Plan before the Local Plan. If a Neighbourhood Plan is being prepared then a period of time after Local Plan adoption is allowed, which could be a two year period. Nonetheless, these parishes are not identified as Larger Villages and there is no requirement for them to plan for any non-strategic allocations.
NDLP2600		Stebbing Parish Council			Neighbourhood Plan - Stebbing Neighbourhood Plan will make allocations	An update to the Stebbing Neighbourhood Plan will be prepared and make sufficient allocations.	Comment noted.
NDLP402	Louise Johnson	Elsenham Parish Council			No consideration of impact on local infrastructure	There has been no consideration of the impact on local infrastructure in calculating the numbers in Core Policy 19.	The local planning authority considers that the relatively small scale of non-strategic growth at the larger villages is unlikely to result in significant impacts on infrastructure however it will work to ensure that the evidence base is adequate to support this development. The Regulation 19 consultation will be informed by updated viability and IDP evidence alongside an updated HELAA to determine site capacities. It may be helpful to note that the scale of growth proposed at Larger Villages in the Local Plan is a substantial reduction in comparison to growth that has been coming forward through speculative development in recent years in the absence of an up to date Plan or land supply.
NDLP2913	Christine Chester				No employment planned alongside the larger village housing requirement figures	No employment development is allocated alongside the village housing requirement figures	Core Policy 19 sets the housing requirement figures for larger villages ensuring an appropriate level of non-strategic growth occurs in the larger villages. In accordance with Core Policy 3 employment development will be limited at Larger Villages with employment development to take place at sites allocated in CP4 or in accordance with CP45-48.
NDLP2355	Richard Haynes				No proposed allocations to meet the village	There are no proposed allocations to meet the village housing requirement figures in the Regulation 18 draft.	This is deliberate, the allocations will be either in a Neighbourhood Plan or the Regulation 19 draft.

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					housing requirements in the Regulation 18 consultation		
NDLP2857	Jeanette O'Brien				Object to housing requirement	Objection to the housing requirement figure for High Easter, Clavering, Debden, Ashdon, Hatfield Broad Oak, Ashdon and Stebbing	The housing requirement figures have been calculated in line with the Larger Villages Housing Requirement Topic Paper. The figures will be updated for Regulation 19 to reflect updated settlement scoring (settlement rather than Parish level); commitments and completions data (1st April 2024) and HELAA capacity (at the settlement rather than the Parish, reflecting newly promoted sites). Subject to these updates the methodology is considered appropriate and supports the spatial strategy set in CP2 and the NPPF (regarding housing requirement figures for Neighbourhood Plans).
NDLP2905	Debden Parish Council						
NDLP709	Mrs Julie McSweeney						
NDLP857	Allison Ward						
NDLP877	Juergen Kissinger						
NDLP670	Ian, Sheena, and Tracy						
NDLP1456	Dale, Dale, and Hunter						
NDLP1591	Uyen Vo						
NDLP1636	Maureen Geddes						
NDLP1667	michael howarth						
NDLP1668	Susan Joanna Tollitt						
NDLP1917	John Broughton						
NDLP2600	Theresa Holdgate						
NDLP3069	Stebbing Parish Council						
NDLP3554	Mrs Christina Cant						
NDLP3578	Ashdon Neighbourhood Plan Steering Group						
NDLP1293	Ashdon Neighbourhood Plan Steering Group						
	R Young						

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NDLP3126	Ms Karmel Stannard				Objection to development on All Saints Playing Field, Ashdon	A specific objection to developing a site at All Saints Playing Field, Ashdon	There is no proposal to build on this in the plan. The Council cannot comment on future potential development proposals that are not included in the Local Plan. A planning application can be made for any site at any time and will be determined in accordance with the local plan policies in place at the time.
NDLP1106	Theresa Trotzer Wilson				Parish vs settlement mismatch	The HELAA capacity is based on parish level data rather than sites at the settlement	This is acknowledged in the Regulation 18 draft and will be updated for Regulation 19 stage.
NDLP1667 NDLP1668 NDLP1917	Susan Joanna Tollitt John Broughton Theresa Holdgate				Plan should rely on Rural Exception Sites instead of the larger village housing requirements	The plan should rely on rural exception sites for affordable housing instead of market housing sites	The numbers in Core Policy 19 are for C3 housing including market and affordable housing. Rural exception sites (Core Policy 20) can take place anywhere in the district providing the criteria are met and are exceptions to policy to allow for affordable housing rather than a policy approach in itself to meet wider housing needs. The purpose of CP2 and CP19 is to allow for proportionate development in the Larger Villages to meet the housing needs of the community which includes market housing and affordable housing.
NDLP3578	Ashdon Neighbourhood Plan Steering Group				Policy contradicts with the indicative housing number provided by UDC previously.	The policy contradicts with the indicative housing number provided to Ashdon by UDC previously (15 dwellings minimum 2020-2036).	Neighbourhood Plans are required to be in general conformity with the strategic policies in the development plan. Where requested, the local planning authority should provided indicative housing requirement figures to neighbourhood plans that reflect the strategy in the development plan. Existing Neighbourhood Plans were prepared in the context of the out-of-date 2005 Local Plan whereas the new Local Plan covers the period 2021-2042. The out-of-date 2005 strategic policies are being updated which means that new neighbourhood plans, and the numbers in Core Policy 19, need to reflect that strategic context. It is not that Neighbourhood Plans are being ignored; instead the strategic context has changed significantly since the last Neighbourhood Plans were prepared.
NDLP3737	Enterprise Residential Development				Proposed housing requirement for Little Chesterford is lower than the made housing requirement in the Great and Little Chesterford Neighbourhood Plan	The proposed CP19 housing requirement figure for Little Chesterford is lower than the made housing requirement figure in the Great and Little Chesterford Neighbourhood Plan	The numbers will be cross-checked for Regulation 19 however the figures account for completions and commitments. Great Chesterford is a Local Rural Centre/Small Town and Little Chesterford is a Smaller Village so neither of them are Larger Villages assigned numbers in this policy.
NDLP1886 NDLP1887	Vic Ranger Vic Ranger				Query why Elsenham has no housing requirement figure	Query why Elsenham has no housing requirement figure	Elsenham is a Local Rural Centre and so is a location where strategic, rather than non-strategic growth may be directed, subject to sites being available. The Reg 18 plan did not identify any strategic sites as it was thought the suitable sites already had consent and around 1,000 homes were already coming forward at this location. However, the Reg 19 plan does identify a proposed strategic allocation for 110 homes on land adjoining a consented scheme that was previously thought to already have consent. This ensures that the majority of

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							development in the district is focused at the larger and most sustainable locations.
NDLP1886 NDLP1887 NDLP2355	Vic Ranger Vic Ranger Richard Haynes				Querying how the village housing requirement figures were calculated	Request to clarify how the larger village housing requirement figures were calculated.	This is set out in the Larger Villages Housing Requirement Topic Paper and will be updated for Regulation 19.
NDLP1249 NDLP1251  NDLP2355 NDLP2575	Elsenham Elsenham	Elsenham Parish Council Elsenham Parish Council  Richard Haynes Stebbing Parish Council			Querying where the village housing requirement figures will be delivered.	Clarification is sought as to where the housing requirement figures will be delivered.	The decision over which sites to allocate to meet the figures in Core Policy 19 will be made in either the Regulation 19 plan or a Neighbourhood Plan.
NDLP1291	Mr Jeremy Veitch				Querying why Manuden has a housing requirement of zero dwellings.	Clarification is sought as to why Manuden has a housing requirement figure of zero dwellings.	At the time the figures were calculated there were no suitable, available and achievable sites in Manuden Parish. As a result it was not considered sound to apportion a housing requirement figure to a settlement with no known sites. However, the settlement hierarchy now identifies Manuden as a 'smaller village' therefore no larger village housing requirement figure is set for the settlement.
NDLP442 NDLP770 NDLP918	Sally Irving John Stevens Great Easton and Tilty Parish Council				Question why Great Easton has a requirement but not Duton Hill or Tilty	Question why Great Easton has a requirement but no Duton Hill or Tilty.	At Reg 18 stage in Core Policy 3 Great Easton was designated as a larger village but not Duton Hill or Tilty. Duton Hill and Tilty are within the designated Neighbourhood Area but the intention was for the housing requirement figure to be proposed for the settlement of Great Easton only. Since Reg 18 the settlement hierarchy has been reclassified and Great Easton is no longer a larger village with a housing requirement figure.
NDLP281	Paul Hurrell		Paul Hurrell		Question why not all large villages have housing requirement figures	Question why not all large villages have housing requirement figures	The Larger Villages Housing Requirement Topic Paper explains that larger villages surrounded by Green Belt or where there are no suitable, available or achievable sites capable of development have a housing requirement of zero or a reduced requirement. It's important the plan supports sustainable development in accordance with national policy. The majority of growth is directed to the Key Settlements and Local Rural Centres, a much more

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							limited level of growth is directed to the Larger Villages as they are the next most sustainable locations in the more rural areas, and then very limited infill may be supported at Smaller Villages where appropriate in line with the relevant policies. This is a balanced approach.
NDLP3737	Enterprise Residential Development				Request clarity over the housing requirement figures for smaller villages and with table 8.2	Request clarity over the housing requirement figures for smaller villages and with table 8.2	The numbers at the smaller villages in Table 8.2 will be reviewed for clarity in the Regulation 19 draft.
NDLP974	Mary Powe	Director Richstone Procurement Limited	Mary Power		Request clarity that it is possible in principle for non-strategic allocations of over 100 dwellings can be made where the village housing requirement is above 100 dwellings	Given that the larger villages have a non-strategic housing requirement and the plan sets a threshold at which 100 dwellings or more, it is requested for clarity whether a Neighbourhood Plan can in principle make allocations of 100 dwellings or more on an individual site.	100 homes has been used as the cut off for the difference between strategic and non-strategic sites. It is assumed that in any villages development would come forward on a range of smaller (non-strategic sites) rather than a single site (i.e. several smaller, less than 100 home sites), although it would be possible for a Neighbourhood Plan to make a specific case for one slightly larger allocation through their Plan if they considered that represented the most appropriate approach and if their housing requirement was over 100 (some are slightly above 100, some are below 100).
NDLP3593	Pegasi Limited				Requests a housing requirement figure for Quendon and Rickling Green	A housing requirement figure is requested for Quendon and Rickling Green.	As they are not larger villages Quendon and Rickling Green do not need to make non-strategic allocations and are not assigned numbers under Core Policy 19. The community can however bring forward an allocation in a Neighbourhood Plan if they wish to and they have appropriate evidence to justify that approach locally.
NDLP442	Sally Irving				Requirement does not take account of Green Belt at Great Easton.	The figures in Core Policy 19 do not take account of Green Belt in Great Easton.	Green Belt has been taken into account in calculating the figures in Core Policy 19. No Green Belt exists within Great Easton.
NDLP3410 NDLP3828 NDLP3922	Montare LLP Hillrise Homes Limited Pelham Structures Limited	Pelham Structures Ltd			Requirement should be larger for a particular village	The housing requirement figure for a particular larger village should be higher (Henham, Felsted, Manuden)	The apportionment for the larger villages is set within Core Policy 2 of the plan, and in the Regulation 18 document this was 1,000 dwellings. The figures for individual settlements is set according to the calculation in the Larger Villages Housing Requirement Topic Paper which takes into account the level of completions and commitments, HELAA capacity and relative sustainability of each settlement. Figures are lower at particular settlements including Green Belt or a lack of suitable, available and achievable capacity. It is acknowledged that some larger villages have greater capacity than required to be delivered under CP19 however the approach taken in the plan is considered to be proportionate.
NDLP3908	Pelham Structures Limited	Pelham Structures Ltd			Risk of deferring all non-strategic allocations to Neighbourhood Plans in case they do not come forward either in a timely manner, or at all	Deferring allocations to the Neighbourhood Plan process creates a delivery risk in case they do not come forward in a timely manner.	The high level of commitments and completions means that there is no immediate need for short-term delivery from site allocations at the Larger Villages, and the council's proposed approach of setting a deadline (proposed to be two years from plan adoption) for a plan to be prepared before the local planning authority undertakes this is considered to be a proportionate and reasonable approach that supports the spirit of

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							neighbourhood planning, meets NPPF requirements and ensures delivery during the plan period.
NDLP1110	James Balaam	G W Balaam & Son	Matthew Thomas		Settlement boundaries	Development will need to be outside of the adopted 2005 settlement boundaries.	The 2005 settlement boundaries are out of date and no longer operate effectively. Development at the larger villages will need to be within or adjacent to the built-up urban area of larger villages in order to be suitable for development. As a rural district there is not enough brownfield land to meet the housing requirement in full and some greenfield land outside of settlement boundaries will be required. Switching to a definition of 'built up urban area' is considered to be a sufficient approach that avoids the need to regularly update settlement boundaries.
NDLP1121	Maggie Stevens						
NDLP3480	Richstone Procurement Ltd						
NDLP278	Alastair Farr				Settlement hierarchy	It is not clear how a particular settlement was assigned a particular tier in the settlement hierarchy.	The settlement hierarchy in Core Policy 3 was arrived at following the process outlined in the Villages Facilities Study. This categories individual settlements into a particular tier, and identifies the type and scale of development that would be appropriate in each case.
NDLP1791	Littlebury Parish Council	Councillor Birchanger Parish Council			Support	Support in principle for the approach in Core Policy 19 including the broad areas for development and process for making allocations (through the Regulation 19 plan or Neighbourhood Plan process).	Support is noted.
NDLP2611	Susan Grant						
NDLP2620	Jonathan Ashe						
NDLP2659	Mr and Mrs John and Gillian Broomfield						
NDLP2789	Nick Dukes						
NDLP2826	Mr and Mrs Roberts						
NDLP2930	Mr and Mrs John and Gillian Broomfield						
NDLP307	Sally Taylor						
NDLP3165							
NDLP3415	Adam Davies						
NDLP3474	Mr Mark Jackson						
NDLP3635	Richstone Procurement Ltd						
NDLP37							

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NDLP3724	C J Trembath	Councillor Birchanger Parish Council					
NDLP3726	Sally Taylor						
NDLP3997	CH Gosling 1965 Settlement						
NDLP4010	CH Gosling 1965 Settlement	Pelham Structures Ltd					
NDLP448	Pelham Structures Limited	Pelham Structures Ltd					
NDLP668	Pelham Structures Limited	Planning Director Durkan Homes					
NDLP770	Kim Rickards		Vaughan Bryan				
NDLP3724	Ian, Sheena, and Tracy Dale, Dale, and Hunter						
	John Stevens						
	CH Gosling 1965 Settlement						
NDLP3068	Mrs Christina Cant		Vaughan Bryan		Support in principle though question the scale of development and whether there is support from the Parish Council or community for a Neighbourhood Plan to make the allocations	Support in principle for the approach however concerns are raised regarding the scale of development and whether there is the support from Parish Councils to make the allocations.	The scale of development at larger villages is considered appropriate and proportionate in line with the settlement hierarchy and the approach followed in the Larger Village Housing Requirement Topic Paper. The approach taken in the plan giving the opportunity for Neighbourhood Plans to make the allocations is considered justified given NPPF requirements and there is a proposed 'sunset clause' with the local planning authority agreeing to step in and make the allocations in two years' time should insufficient progress be made with Neighbourhood Plans.
NDLP670	Ian, Sheena, and Tracy Dale, Dale, and Hunter						
NDLP3635	C J Trembath				Support the principle of Neighbourhood Plans to make the non-strategic allocations if there is local support to do so	Support in principle for the approach however concerns are raised regarding the scale of development and whether there is the support from Parish Councils to make the allocations.	The scale of development at larger villages is considered appropriate and proportionate in line with the settlement hierarchy and the approach followed in the Larger Village Housing Requirement Topic Paper. The approach taken in the plan giving the opportunity for Neighbourhood Plans to make the allocations is considered justified given NPPF requirements and there is a proposed 'sunset clause' with the local planning authority agreeing to step in and make



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							the allocations in two years' time should insufficient progress be made with Neighbourhood Plans.
NDLP3400	Strategic Land V Limited & Ms Hawke				Unable to meaningfully comment without detail over which non-strategic sites are proposed to be allocated	Stakeholder is unable to comment meaningfully on the plan or proposals without knowing the detailed location and quantum of development at individual sites.	This is noted, however the detail will be provided either at Regulation 19 stage or through the Neighbourhood Plan-making process. The Regulation 18 consultation is about the principle of the approach and the scale of development rather than individual sites.
NDLP943	Kate Rixson	Great Easton and Tilty Parish Council					
NDLP948	Sarah Brewin						
NDLP949	Kate Rixson	Great Easton and Tilty Parish Council					

**Table 2: Core Policy 20: Affordable Housing on Rural Exception Sites**

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
NDLP960	Great Easton and Tilty Parish Council	Clerk/Responsible Financial Officer Great Easton and Tilty Parish Council	Kate Rixson		Affordable Housing on Rural Exception Sites - Character	Suggestion for an additional exception criterion requiring the design of properties to respect the setting and reflect the characteristics of the local area.	Criteria v of Core Policy 20 requires development proposals to be designed to respect the characteristics of the local area, including the countryside setting. This is one of the six criteria in which development proposals for affordable housing on rural exception sites must meet.
NDLP2951	Thaxted Community Land Trust				Affordable Housing on Rural Exception Sites - Community-led development	Suggests mentioning community-led development in the Plan owing to its specific remit and to reflect Government and ministerial support for the scaling up of the roles of Community Land Trusts, to help ensure its viability and deliverability. Good practices in East Cambridgeshire, Brighton and Hove, Cornwall and Dartmoor National Park are suggested. In addition to policy references within the Local Plan, it is also suggested that a bespoke SPD or including a community-led housing section in a relevant SPD and tailored S106 templates could help provide clarity to communities.	Noted. The Regulation 19 Plan will refer to community-led development in response to recent changes of the National Planning Policy Framework which introduced an exception site policy for community-led development in recognition of its importance.
NDLP1676	English Rural Housing Association				Affordable Housing on Rural Exception Sites - Facilities	Suggests deleting criteria vi as rural areas by their very nature have limited access to services and facilities.	Criteria vi of Core Policy 20 requires schools and health facilities with capacity, shops, and other community facilities to be within 'reasonable' travelling distance, to be considered by the decision maker on a site-by-site basis. This criterion is considered to be important as it ensures rural exception sites are located in more sustainable locations within the rural areas.
NDLP259	Val McKirdy				Affordable Housing on Rural Exception Sites - General	Supports the inclusion of Core Policy 20: Affordable Housing on Rural Exception Sites within the draft Local Plan. Some respondents note that this could help rural communities to remain sustainable and thriving.	Support noted. It is envisaged that the Regulation 19 Plan will continue to include the relevant policy.
NDLP1325	Peter Lock						
NDLP1737							

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NDLP1792  NDLP2570  NDLP3579	Littlebury Parish Council  Little Hallingbury Parish Council  Ashdon Neighbourhood Plan Steering Group	Field Officer Rural Community Council of Essex					
NDLP1676	English Rural Housing Association				Affordable Housing on Rural Exception Sites - Green Belt	Suggests including explicit references in the policy text to clarify that applications for rural exception sites can be considered within the Green Belt	Proposed modifications noted. The Regulation 19 Plan will seek to reference rural exception sites within the Green Belt in the policy text. This is in line with the approach set out in the relevant Planning Practice Guidance.
NDLP3944	Michael and Sarah Tee				Affordable Housing on Rural Exception Sites - Heritage	Criterion iv which states that 'the site and the development will not result in harm to the significance of any heritage assets' is not fully consistent with the Paragraph 72b of the National Planning Policy Framework, in which the supporting footnote states that 'entry-level exception sites should not be permitted in National Parks (or within the Broads Authority), Areas of Outstanding Natural Beauty or land designated as Green Belt'.	Noted. The Council plans to update the Regulation 19 version of the Plan to provide references to the respective heritage policies in the Local Plan to ensure that the test applied is consistent. It is noted that the footnote referenced in the comment refers to entry-level exception site rather than rural exception sites, and that the National Planning Policy Framework has since been updated.
NDLP1676	English Rural Housing Association				Affordable Housing on Rural Exception Sites - Heritage and Landscape Character	Suggests deleting criteria iv and v as they are covered by other policies of the draft Local Plan	Noted. The Council considers heritage constraints and the countryside setting as key assessment criteria to be explicitly included when considering rural exception sites in locations which are not normally be considered for housing use. The Council will update the Regulation 19 Plan to refer to the relevant policies in the Local Plan to ensure that the test applied is consistent.
NDLP3070	Mrs Christina Cant				Affordable Housing on Rural Exception Sites - Housing Requirement	This comment notes that 'we' currently build more than the housing requirement.	Core Policy 20 seeks to provide guidance for rural exception sites as an exception mechanism to address local need for affordable housing within rural areas over the plan period between 2021 and 2041. Criteria (i) requires the applicant to establish a demonstrable local community need for affordable housing. The Council considers this approach justified and consistent with national policy.
NDLP1676	English Rural Housing Association				Affordable Housing on Rural Exception Sites - Local Community Need	This comment requests additional clarification regarding how the Council may evaluate 'demonstrable local community need for affordable housing' mentioned in criterion (i), particularly on the acceptable forms of evidence.  ERHA emphasises the importance of accepting a flexible range of evidence sources, including local housing needs assessment, the Council's household register or other appropriate evidence.	Proposed modifications noted. The Regulation 19 Plan will seek to clarify how local community need should be evidenced.
NDLP2298	Deborah Bryce				Affordable Housing on Rural Exception	Suggests that affordable housing on rural exception sites should not be limited to those with local connections and should be made available more widely. Rural exception sites in all villages is the	As defined in the National Planning Policy Framework, rural exception sites are small sites used for affordable housing in perpetuity where sites would not normally be

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					Sites - Local Connection	only viable solution for affordable housing. There should be a First Homes scheme across Uttlesford.	<p>used for housing. It seeks to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection.</p> <p>Core Policy 56 Affordable Dwellings sets out the policy requirements on affordable housing provision for new residential development across Uttlesford. It also sets out the required mix of affordable tenure, including 25% of homes to be available as First Homes.</p> <p>Policy requirements of the draft Local Plan have been tested cumulatively through the published Viability Assessment (Stage 1), which shows that the approach proposed should be capable of supporting viable developments.</p>
NDLP2356 NDLP2610 NDLP1676	Richard Haynes  Geoff Bagnall  English Rural Housing Association				Affordable Housing on Rural Exception Sites - Market Housing (Against)	Suggests that the delivery of market housing in rural exception sites would result in unsustainable development in rural areas. If there were to be a consideration for including market housing as a balancing element, considerable detail would have to be built into the policy to establish the basis of the development appraisal.	Paragraph 013 of the relevant Planning Practice Guidance includes that rural exception sites can deliver a small proportion of market housing, provided that it can be demonstrated that this is necessary in order to ensure the overall viability of the site. The Council considers that the draft policy which requires the number of market homes to be informed by a PPG-compliant developer-funded viability assessment agreed with the Council, through an open book approach, serves as a sufficient and detailed mechanism.
NDLP1676	English Rural Housing Association				Affordable Housing on Rural Exception Sites - Market Housing (Support)	<p>Supports the recognition that market housing may be needed to cross-subsidise affordable homes and that the policy wording 'minimum necessary' is included.</p> <p>Suggests revising the policy text to write 'The Council support the cross-subsidisation of the affordable homes...'</p>	Support noted. The draft policy wording is considered appropriate and compliant with national policy.
NDLP1676	English Rural Housing Association				Affordable Housing on Rural Exception Sites - Scale of development	Criterion iii which requires rural exception sites to be of a scale appropriate to the size of the adjoining settlement is too prescriptive as it restricts the size of the site. Suggests policy text to write 'is of a small scale and proportionate to the housing needs'.	<p>Criterion iii seeks to reiterate the characteristic for rural exception sites, as defined in the National Planning Policy Framework, to be of a small scale. The evaluation of site scale in relation to the size of the adjoining settlement is considered an appropriate metric.</p> <p>Criterion ii addresses the point about meeting the identified local housing need and does not need to be repeated in Criterion iii.</p>
NDLP1676	English Rural Housing Association				Affordable Housing on Rural Exception Sites - The English Rural Housing Association	The English Rural Housing Association's research shows that affordability in rural areas is worsening and is a national crisis. The provision of affordable housing can therefore have a transformative impact on individual lives and community vitality. Reviewing the national and local policy context, the ERHA supports the inclusion of a rural exception sites policy within the Local Plan as an important mechanism to deliver small scale rural affordable housing.	Support noted. It is envisaged that the Regulation 19 Plan will continue to include the relevant policy.

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NDLP3724	CH Gosling 1965 Settlement				Non-strategic housing allocation	Supports paragraph 8.14 of the Rural Area Strategy which states that there is need to deliver affordable housing in the rural area where house prices are amongst the highest within the district either through non-strategic housing at the Larger Villages, or through rural exception sites, where supported by the community'. Some respondents suggest that the most effective mechanism to deliver affordable housing would be through the allocation of non-strategic development sites on greenfield land, as reliance on delivery of rural exception sites alone to meet local affordable housing requirements is likely to fall short and is also unlikely to deliver on other policy objectives and meet local infrastructure needs.	Support noted. Core Policy 19 sets out our proposed housing requirements for Larger Villages which will be met through non-strategic allocations to be made in Neighbourhood Plans (where there is a formal commitment from the Parish Council) or the Regulation 19 version of the Local Plan. The Council considers that non-strategic allocations should not be limited to greenfield land and that the use of previously developed land should be encouraged as noted in national policy.
NDLP3724	CH Gosling 1965 Settlement				Rural Area Strategy - General Support	Supports the Rural Area Strategy.	Support noted. It is envisaged that the Regulation 19 Plan will continue to include the relevant policy.
NDLP3724	CH Gosling 1965 Settlement				Rural Area Strategy - Paragraph 8.2	Supports paragraph 8.2 of the Rural Area Strategy which states that opportunities and challenges in rural areas, and supports non-strategic development at Larger Villages.	Support noted. It is envisaged that the Regulation 19 Plan will continue to include the relevant policy.

**Table 3: Core Policy 21: Rural Diversification**

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
NDLP2706	Pascale Muir				Great Dunmow	Suggests that the allocation at Church End East, Great Dunmow should be removed from further consideration by criterion v of Core Policy 21, which requires development proposals for rural diversification to have regard of access, highway impacts and the character of road improvements required.	Core Policy 21 provides guidance specific to rural areas, covering Larger Villages, Smaller Villages and the Open Countryside as defined in Core Policy 3 Settlement Hierarchy.  Great Dunmow is identified as a Key Settlement in Core Policy 3, which is a top tier settlement in the settlement hierarchy. Chapter 6 and the corresponding Site Development Templates provides further elaboration on the transport considerations of the site.
NDLP961	Great Easton and Tilty Parish Council	Clerk/Responsible Financial Officer Great Easton and Tilty Parish Council	Kate Rixson		Policy Definition - Rural Business	This comment requests additional clarification of the types of 'rural businesses' covered in criterion I of the policy.	As stated in Core Policy 21, this refers to economic activities that bring about rural diversification, including farm holdings. The supporting paragraph 8.26 offers examples of key sectors of growth in Uttlesford but is not an exhaustive list of rural businesses, recognising potential changes in the industry over the plan period.
NDLP1796	Littlebury Parish Council				Policy Principle	Supports the inclusion of Core Policy 21: Rural Diversification within the draft Local Plan	Support acknowledged and welcomed.
NDLP965	Great Easton and Tilty Parish Council	Clerk/Responsible Financial Officer Great Easton and Tilty Parish Council	Kate Rixson		Policy Requirement - Environment	Suggests including an additional criterion regarding impacts on the environment, including pollution, risk of flooding and utilities.	Core Policy 1 and Core Policies 32-40 set out our requirements in addressing the environmental impacts of all development proposals, including proposals for economic activities in rural areas. The Plan should be read as a whole and as such, the reiteration of this particular requirement is deemed unnecessary.

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NDLP981	Great Easton and Tilty Parish Council	Clerk/Responsible Financial Officer Great Easton and Tilty Parish Council	Kate Rixson		Policy Requirement - Heritage	Suggests including an additional criterion regarding impacts on the historic environment	Core Policy 62 requires all development proposals to conserve, and where appropriate enhance, the special character, appearance and distinctiveness of Uttlesford District's historic environment. The Plan should be read as a whole, and the relevant policy would apply to development proposals for economic activities in rural areas. As such, the reiteration of this particular requirement is deemed unnecessary.
NDLP3076	Mrs Christina Cant	Parish Clerk High Easter Parish Council  Clerk/Responsible Financial Officer Great Easton and Tilty Parish Council  Clerk/Responsible Financial Officer Great Easton and Tilty Parish Council			Policy Requirement - Highway Impacts	A number of responses suggest strengthening criterion v to address the following issues: • Impacts on the highway network, especially in industries involving freight and storage • Ensuring the provision of suitable vehicular access • Ensuring the provision of suitable parking arrangements • Road safety including those of active travel users, particularly along single-tracked lanes Concerns were also expressed about the Council's ability to effectively control the impacts of development proposals on the highway network, given that the County Council is responsible for transport services.	The Council is satisfied that the Plan, when read as a whole, effectively addresses the transport impacts of development proposals, including economic activities in rural areas.  Core Policy 26-32 detail our policy requirements concerning the provision of sustainable transport and connectivity; impacts of development on transport infrastructure; active travel; electric and low emission vehicles; public rights of way; parking standards; and, the movement and management of freight.
NDLP868	Allison Ward						
NDLP971	Great Easton and Tilty Parish Council						
NDLP975	Great Easton and Tilty Parish Council						
NDLP2606	Stebbing Parish Council						
NDLP972	Great Easton and Tilty Parish Council	Clerk/Responsible Financial Officer Great Easton and Tilty Parish Council	Kate Rixson		Policy Requirement - Protected Lanes	Suggests that the impacts of rural diversification on protected lanes should be given substantial weight in planning decisions	Noted. This matter will be reviewed to see if and how any of the policies should be updated to reflect the importance of Protected Lanes.
NDLP868	Allison Ward	Parish Clerk High Easter Parish Council	Allison Ward		Policy Requirement - Residential Amenity	Suggests including an additional criterion regarding impacts on residential amenity.	Noted. This matter will be reviewed to see if and how any of the policies should be updated to reflect the importance of Protected Lanes.
NDLP3926	Pelham Structures Limited	Pelham Structures Ltd			Rural Diversification - Existing Businesses	This comment supports Core Policy 21 in general but suggests that an additional policy which supports the expansion of existing businesses in the countryside is also required.	Support noted and welcomed. Core Policy 48 provides guidance regarding new employment development on unallocated sites, including in smaller villages and the open countryside.
NDLP3324	The North West Essex Constituency Labour Party				Rural Diversification - Renewable Energy Generation	This comment proposes an amendment to permit landowners to consider multiple uses of suitable land, particularly energy generation (including ground-mount solar, geo-thermal district heating and wind farms of an appropriate scale).	The draft Local Plan as a whole provides sufficient guidance covering development proposals for various land uses in Uttlesford, including in rural areas. Core Policy 25 Renewable Energy Infrastructure states our support for proposals for renewable and low carbon energy generation and distribution networks and sets out the relevant policy requirements.
NDLP4021	Saffron Walden Town Council				Rural Diversification - Estate Plans	Suggests that the preparation of an agreed Estate Plan should be mandatory	The Council supports landowners to prepare Estate Plans to facilitate the identification and management of sustainable rural diversification practices and outcomes but accepts other forms of appropriate evidence which demonstrates how the stated criteria in Core Policy 21 have been met.
NDLP4021	Saffron Walden Town Council				Rural Diversification	This comment seeks to clarify whether the stated criteria under Core Policy 21 must all be met.	Noted. Development proposals are expected to meet all criteria noted in Core Policy 21. We will seek to review the relevant wording in the next iteration.

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					- Policy Requirement		
NDLP3892	Saffron Walden Town Council				Policy Wording	The principle of the policy is supported, but it is suggested that policy could be clarified. For example, the wording: "rural diversification shall normally be permitted providing that... i-v" could be misinterpreted and only one of the five items might be met. To avoid confusion, the following line could be added: "Development will only be permitted if it meets all the criteria" which sets a clear expectation of what is required.	Noted. The Council will review the policy in light of the consultation comments to consider if any further clarity is required.
NDLP3323	The North West Essex Constituency Labour Party				Land diversification	Calls for support for landowners to diversify into community energy and food, with commitment to cooperative models with energy and food security as key priorities. Support residents' calls for a community-owned country farm park in northern Uttlesford.	One the key measures to secure net zero energy is the use of renewable energy and CP25 specifically supports proposed community energy schemes. The Local Plan encourages rural diversification for agriculture and land-based business including the prospect of working with landowners on Estate Management plans which can provide multiple benefits to rural enterprise, environmental enhancement and public access. A review of Policy CP21 (Rural Diversification) could look at community or co-operatively based schemes and take into consideration more explicitly the production of food; explore the concept of the country park farm in the North Uttlesford Strategy.