

Appendix 4: Regulation 18 Comment Summaries and Responses

Chapter 10: Economy and Retail

July 2024

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Table 1 Core Policy 45: Protection of Existing Employment Space

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
NDLP3592 NDLP4182	HHGL Ltd Saffron Walden Town Council				Add Saffron Walden Homebase site	Comment supporting the inclusion of the Saffron Walden Homebase and Saffron Business Centre, Elizabeth Close as an existing employment site.	The site will be added to the list of sites to be assessed in the Employment Land Review update which will be prepared to inform the Regulation 19 draft of the plan
NDLP4182	Saffron Walden Town Council				Asset of Community Value	If a site is an Asset of Community Value, when providing proof of 12 months with no sale, when do the 12 months begin? Is this after the 6 month ACV period, therefore evidence of 18 months would need to be provided?	An Asset of Community Value is defined as "A building or other land is an asset of community value if its main use has recently been or is presently used to further the social wellbeing or social interests of the local community and could do so in the future". The Localism Act states that 'social interests' include cultural, recreational and sporting interests. It is not considered likely that an existing employment site would be capable of meeting the criteria for nomination as an ACV, however should this be the case the Community Right to Bid gives a six week period for a community organisation to decide if they want to be a potential bidder, which if triggered is then followed by a six month moratorium during which a community organisation can develop a proposal and raise the money required to bid to buy the asset. The asset would then be put up for sale on the open market so in such circumstances there would still need to be a 12 month period of marketing evidence, albeit with 6 months where no sale could take place due to the moratorium.
NDLP2649	Future Workplace Property Unit Trus				Disagree with 'no demand' for 12 months marketing requirement	The draft policy states that proposals that result in the loss of permanent jobs or employment floorspace, regardless of whether an identified site as described above, will only be permitted where there is "evidence to show that the site/building has reached the end of its useful economic life for employment use", and that there is "no demand for the reuse of the building/site". Rather than needing to demonstrate there is 'no demand' for as many as 12 months, it should instead be possible to demonstrate there is reduced demand, and that an alternative use is likely to make greater use of the site.	The use of the phrase "reduced demand" is considered to be vague and difficult to define. It is also a lower bar which could see units for which there is still demand unnecessarily lost to alternative uses. The policy as drafted requires marketing by a recognised commercial agent at a reasonable price reflecting local land values. If there is no demand at a reasonable price then subject to the other criteria being met alternative uses (for which there would be higher demand) would be supported.
NDLP2266 NDLP4145	Ian Butcher Endurance Estates Land Promotion Lt				General comment	General comment regarding the evidence and the plan approach.	Comment is noted.
NDLP2649	Future Workplace Property Unit Trus				Lack of detail on proposed sites and boundaries	The Reg 18 consultation did not contain sufficient information regarding the list of sites and boundaries on the Policies Map to enable a detailed response.	The Regulation 18 consultation highlighted the need for an updated Employment Land Review to be undertaken to inform the Regulation 19 draft of the plan. A Policies Map will accompany the Regulation 19 consultation which will include all proposed boundaries. Appendix 14 and the Policies Map will be updated with any changes to the existing employment sites as recommended through the Employment Land Review.
NDLP2246 NDLP3305	Ian Butcher 24/7 Investments Limited				Lack of policy protection for employment sites with permission	The plan seeks to protect existing employment sites (CP45) and sites allocated for employment development (CP4 and CP46) but is silent on the status of sites that have planning permission but have not yet been implemented. Such sites are identified as part of the supply yet they do not benefit from policy protection to ensure their delivery over the plan period should the permission not be implemented. Such sites should be allocated within the plan or safeguarded.	Whilst it is likely that sites with planning permission will be implemented it is noted that this may not always occur. Furthermore, once completed there would need to be an updated plan and Employment Land Review to protect such sites from redevelopment to alternative uses. It is proposed at Regulation 19 stage that employment sites with an extant or recently lapsed permission for employment land are treated favourably for future employment planning applications in the policy. This approach will ensure that for any sites with planning permission during the plan-

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							making process that are not implemented, the presumption of employment uses will have been established.
NDLP3269	Weston Homes Plc				Market value rather than reasonable price	Policy CP45 part 1 second bullet point makes reference to 'reasonable price' which is considered ambiguous and the term 'market value' should be used in its place.	Agreed. The policy should refer to "a reasonable price reflecting market value and local land values" for clarity.
NDLP3267	Weston Homes Plc				No evidence for the marketing time period requirement	Policies CP45 and CP50 require an unsuccessful marketing period of 12 and 18 months prior to loss of existing employment or retail space. There appears to be no evidence or justification for that period.	The Regulation 18 consultation highlighted the need for an updated Employment Land Review to be undertaken to inform the Regulation 19 draft of the plan. This work has been commissioned and is underway. Any marketing period in the Regulation 19 policy will be informed by the ELR recommendations.
NDLP717	Mr Neil Hargreaves				Out of date information on existing employment sites	The information and list of sites provided in Appendix 14 is out of date. Some of the sites have been lost to redevelopment.	The Regulation 18 consultation highlighted the need for an updated Employment Land Review to be undertaken to inform the Regulation 19 draft of the plan. To show the intended policy approach the Regulation 18 consultation included the most recent evidence to define the list of sites in Appendix 14 although it is acknowledged that this needed to be updated. A Policies Map will accompany the Regulation 19 consultation which will include all proposed boundaries and sites. Appendix 14 and the Policies Map will be updated with any changes to the existing employment sites as recommended through the Employment Land Review.
NDLP910	Allison Ward	Parish Clerk Great Canfield Parish Council			Policy does not cover community facilities	Appendix 1 lists policy RS3 (Retention of Retail and other Services in Rural Areas) as being superseded by Core Policy 45. Core Policy 45 refers to employment use only and not community facilities including those without an Asset of Community Value designation. This is considered to be a gap that should be addressed in the policy.	Core Policy 68 (Community Uses) provides criteria-based policy regarding the redevelopment or change of use of an existing community facility, allowing their redevelopment where they are demonstrably surplus to requirements or no longer viable; or their loss will be replaced by an equivalent or better provision (in terms of quantity and quality) in a suitable nearby location.
NDLP910	Allison Ward	Parish Clerk Great Canfield Parish Council			Policy does not cover retail facilities	Appendix 1 lists policy RS3 (Retention of Retail and other Services in Rural Areas) as being superseded by Core Policy 45. Core Policy 45 refers to employment use only and not community facilities including those without an Asset of Community Value designation. This is considered to be a gap that should be addressed in the policy.	Core Policy 68 (Community Uses) provides criteria-based policy regarding the redevelopment or change of use of an existing community facility, allowing their redevelopment where they are demonstrably surplus to requirements or no longer viable; or their loss will be replaced by an equivalent or better provision (in terms of quantity and quality) in a suitable nearby location.
NDLP3592	HHGL Ltd				Policy does not cover retail or community facilities	Appendix 1 lists policy RS3 (Retention of Retail and other Services in Rural Areas) as being superseded by Core Policy 45. Core Policy 45 refers to employment use only and not retail, including smaller retail locations such as Little Canfield or the Homebase at Saffron Walden. This is considered to be a gap that should be addressed in the policy.	Retail facilities are covered by Core Policy 50 (Retail and Main Town Centre Uses Hierarchy). This policy seeks to protect retail floorspace in defined Town and Local centres which are the most strategically important locations for retail in the district as supported by the Retail Capacity Study Update (2023). Outside of these designated centres changes of use of shops and other community facilities will only be permitted subject to specific criteria being met.
NDLP4046	MAG London Stansted Airport				Stansted Airport should be added to the list of existing employment sites	Stansted Airport should be added to the list of existing employment sites found at Appendix 14 and therefore become subject to the policy set out in policy 45.	Stansted Airport's importance in the District as the largest employer is recognised and supported in the plan through the inclusion of a bespoke and standalone Core Policy 11. Through its significant size and transport and noise impacts the airport differs from other employment sites within the district which justifies treating it differently to other, more conventional existing employment sites. Furthermore, a significant part of the airport ("airside") is not accessible to the general public and fulfils a more specialist role supporting airport operations. There may be parts of the wider Stansted Airport area that are more "general" which operate like other existing employment sites but this will be assessed through the updated Employment Land Review for Regulation 19.
NDLP3800	Mr Neil Reeve				Strategic and non-strategic site allocations should deliver	Employment hubs should be delivered within the larger strategic (or non-strategic) site allocations.	Allocations within the plan are made to meet the evidenced quantitative, qualitative and location need for housing and employment development within the district. The creation of new local employment hubs would be permissible under Core Policy 45 (existing employment sites), 47 (ancillary uses) or 48 (unallocated sites) subject to criteria. Requiring new development sites to deliver new local employment hubs may delay

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					employment hubs		their delivery when existing employment locations or other unallocated locations (subject to criteria) could fulfil this role.
NDLP3100	Ropemaker Properties Limited				Support for the policy	The policy approach is supported.	Support noted.
NDLP110	Dominic Davey				The plan does not recognise other, smaller important employment sites beyond Chesterford Research Park and Stansted Airport	The plan does not recognise other, smaller important employment sites beyond Chesterford Research Park and Stansted Airport.	The plan recognises the important role of employment sites within the district and seeks to safeguard the most important employment sites from redevelopment unless criteria are met. This will be informed by an updated Employment Land Review.

Table 2 Core Policy 46: Development at Allocated Employment Sites

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
NDLP4164	Threadneedle Curtis Limited				Employment Allocation – Stansted Airport	The Northside site is not identified as a designated employment site, but instead is included within the airport policy area. It is suggested that this site has a wider employment function beyond the airport related activities covered by the standalone airport policy and should therefore be listed separately within the employment policies.	Noted. This matter will be reviewed. Whilst the site largely meets a need that is out-with the wider district need, it is recognised that its use is not purely related to the airport.
NDLP3801	Mr Neil Reeve				Strategic and non-strategic site allocations should deliver employment hubs	Employment hubs should be delivered within the larger strategic (or non-strategic) site allocations.	Allocations within the plan are made to meet the evidenced quantitative, qualitative and location need for housing and employment development within the district. The creation of new local employment hubs would be permissible under Core Policy 45 (existing employment sites), 47 (ancillary uses) or 48 (unallocated sites) subject to criteria. Requiring new development sites to deliver new local employment hubs may delay their delivery when existing employment locations or other unallocated locations (subject to criteria) could fulfil this role.
NDLP1884	Vic Ranger				Windfall employment	Assuming no employment land delivery via windfall is not sound.	The plan makes provision for strategic employment sites but has a criteria based policy for smaller, more local employment sites including those at smaller villages and in the rural area. This is considered justified as rural and micro businesses play a significant role in the Uttlesford economy and this should continue to be supported through the plan. It is difficult to make assumptions over how much windfall employment development this approach will deliver, and where it will come forward, and therefore given this uncertainty it is unreasonable to make an assumption over its future delivery. The NPPF states at paragraph 72 "Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply". It is not considered that there is compelling evidence for the reliable supply of employment floorspace, particularly given the role of permitted development rights allowing

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							the loss of employment floorspace to alternative uses without the need for a planning permission.

Table 3 Core Policy 47: Ancillary Uses on Existing or Allocated Employment Sites

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
NDLP3802	Mr Neil Reeve				Strategic and non-strategic site allocations should deliver employment hubs	Employment hubs should be delivered within the larger strategic (or non-strategic) site allocations.	Allocations within the plan are made to meet the evidenced quantitative, qualitative and location need for housing and employment development within the district. The creation of new local employment hubs would be permissible under Core Policy 45 (existing employment sites), 47 (ancillary uses) or 48 (unallocated sites) subject to criteria. Requiring new development sites to deliver new local employment hubs may delay their delivery when existing employment locations or other unallocated locations (subject to criteria) could fulfil this role.

Table 4 Core Policy 48: New Employment Development on Unallocated Sites

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
NDLP3960	The Streeter Family				Further flexibility in Smaller Villages and Open Countryside	A change is sought to increase flexibility in the policy, changing criteria v) and vi) from "and" (where both criteria are required) to "and/or" (where only one is required).	This is not considered appropriate as "and/or" means that after criteria i) to iv) only one of criteria v) or vi) would need to be satisfied in Smaller Villages or Open Countryside which are by definition the least sustainable locations in the district. This is considered to be too low a bar as most small-scale employment sites would be able to meet criterion vi) alone fairly easily.
NDLP4152 NDLP3414 NDLP3637 NDLP3954	Endurance Estates Land Promotion Lt Mr Mark Jackson C J Trembath Messrs Bull and Robertson				General support	A number of comments provide general support for the policy.	Support noted.
NDLP1452	Savills - Audley End Estate				Housing to cross-subsidise employment floorspace	Currently, there are no allowances for small-scale employment development to come from the inclusion of market housing within the development. Therefore, although a scheme could meet all the criteria stipulated within the policy, it may not make for a viable development. The inclusion of phrasing in the policy to include an allowance for housing to cross-fund local employment to ensure the viability and facilitation of such uses would ensure far greater possibility of future development in smaller villages coming forward, in turn promoting and ensuring the sustainability areas. Suggested wording "The Council will consider the cross-subsidisation of	It is acknowledged that allowing market housing to cross-subsidise the delivery of small scale employment sites would likely improve their viability; however at present the Council is not aware of any examples of small employment sites not coming forward due to a lack of viability. Overall, it is not considered appropriate as the policy framework already provides sufficient support for housing and/ or employment; there is nothing in the plan to suggest that mixed use development wouldn't be supported, subject to appropriate Development Plan policies being satisfied.

						employment development with market and/or affordable housing where the number of market homes is the minimum necessary to deliver the employment development, which will if necessary be informed by a PPG-compliant developer funded viability assessment agreed with the Council.	
NDLP3637 NDLP3638 NDLP3996	C J Trembath C J Trembath Pelham Structures Limited				Non-strategic allocations	The plan does not make any further provision for employment land outside of strategic employment locations. The Council should re-consider this approach and explore an opportunity to allow a small amount of non-strategic employment use to be allocated.	The plan over-allocates relative to its residual employment need, allows for windfall employment sites to come forward through CP48 and also for rural diversification under CP21. Furthermore, existing employment sites will be assessed through an updated Employment Land Review for Regulation 19 which may recommend the expansion of existing employment sites. The provision in the plan is a minimum and not a cap which will allow for further employment creation to take place where criteria are met.
NDLP3414	Mr Mark Jackson				Request for more flexibility for unallocated sites	It is suggested that that the Policy is revised to take a more flexible approach if promoters, landowners / Applicants do come forward with appropriate sites, to allow the development of these sites in more exceptional circumstances.	It is considered that by having a policy setting out where development on unallocated sites would be supported, the policy does provide a flexible approach to development on greenfield and other brownfield sites. The policy refers to a "demonstrable need" but does not specify what this must entail, allowing for further flexibility in exceptional circumstances. The policy balances this flexibility with a need to consider other harmful impacts including the impact on strategic employment allocations.
NDLP3954					Request for 'near to settlement' rather than 'edge of settlement'.	The policy currently requests exceptional circumstances to be provided and for benefits to outweigh harmful impacts, alongside evidence to demonstrate that need cannot be accommodated on existing allocated sites. A suggested change to the policy would be to not just restrict this to edge-of-settlement, but instead, 'near-to-settlement' locations that can be deemed appropriate for such development, especially where unallocated sites are found to be acceptable in planning terms.	The use of the phrase "on the edge" is considered sufficiently flexible to allow for sites that are located close to settlements but not immediately adjoining them. Any sites located further away would be deemed to be "Open Countryside" and need to additionally meet criteria v and vi.
NDLP3803	Mr Neil Reeve				Strategic and non-strategic site allocations should deliver employment hubs	Employment hubs should be delivered within the larger strategic (or non-strategic) site allocations.	Allocations within the plan are made to meet the evidenced quantitative, qualitative and location need for housing and employment development within the district. The creation of new local employment hubs would be permissible under Core Policy 45 (existing employment sites), 47 (ancillary uses) or 48 (unallocated sites) subject to criteria. Requiring new development sites to deliver new local employment hubs may delay their delivery when existing employment locations or other unallocated locations (subject to criteria) could fulfil this role.
NDLP1452	Savills - Audley End Estate				Suggested policy wording for soundness and to satisfy NPPF 83 (December 2023 NPPF)	The first criterion as drafted would, in most cases, prevent new employment facilities from being delivered as the 'need' would need to exist prior to the planning process to accommodate that need commencing: this is not reflective of real world drivers. Given that the criterion relates to the re-use, conversion, or adaptation of suitable exits it is also considered that its' inclusion would render the policy not in accordance with the NPPF. Criteria (v) and (vi) together with the structure of this part of the draft policy create similar constraints.	The need referred to in criterion i) is deliberately not defined to allow for flexibility - it could potentially be a qualitative, quantitative, locational or other need that requires the development of an unallocated site. The plan makes provision for strategic sites to meet an established need however there is a need to support the rural area and micro businesses which play such an important role in the Uttlesford economy. The policy is fairly permissive, subject to meeting the applicable criteria, of new employment development (including in Smaller Villages and Open Countryside on greenfield sites). Core Policy 21 (Rural Diversification) also enables rural employment. This will help to meet NPPF 83 to enhance or maintain the viability of rural communities.
NDLP3960	The Streeter Family				Typographical error	The following two typographical errors have been identified. The draft policy states "on the edge or" when it should be "on the edge of". Also, under part 2 v. it should say "on existing employment land" instead of "on existing employment and".	Agreed.
NDLP3634 NDLP3637	C J Trembath C J Trembath				Windfall	It is suggested that it is unsound for the plan to assume that no employment land is delivered via windfall sites as part of the overall supply.	The plan makes provision for strategic employment sites but has a criteria based policy for smaller, more local employment sites including those at smaller villages and in the rural area. This is considered justified as rural and micro businesses play a significant role in the Uttlesford economy and this should continue to be

							supported through the plan. It is difficult to make assumptions over how much windfall employment development this approach will deliver, and where it will come forward, and therefore given this uncertainty it is unreasonable to make an assumption over its future delivery. The NPPF states at paragraph 72 "Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply". It is not considered that there is compelling evidence for the reliable supply of employment floorspace, particularly given the role of permitted development rights allowing the loss of employment floorspace to alternative uses without the need for a planning permission.
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Table 5 Core Policy 49: Employment and Training

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
NDLP1091 NDLP2903	Jackie Deane Maggie Sutton	Parish Clerk Takeley			Job Types	Key sectors (Construction, MMC, Advanced Manufacturing and Engineering, Life Sciences, etc) should be considered as part of the approach to maximising future skills and employment benefits. Further consideration should be given to ensuring jobs in these sectors are available to local residents particularly for construction jobs.	The policy is flexible to accommodate a wide variety of employment and training opportunities. This can relate to employment and training opportunities during both construction and operational phases. Construction-based employment and training can provide the opportunity to improve local skills regarding sustainable construction as part of new development. The operational employment and training opportunities will depend on the end user of the large scale development which may include MMC, advanced manufacturing, engineering and life sciences businesses.
NDLP1091 NDLP2903	Jackie Deane Maggie Sutton	Parish Clerk Takeley			General support	General support.	Support acknowledged.
NDLP3270	Weston Homes Plc				Lack of targets	Policy CP49 requires use of local labour, apprenticeships and training but no target levels are provided. Target levels should be provided so requirements of the policy are clear.	It is noted that targets would improve the clarity of the policy. Further detail will be provided for the Regulation 19 consultation.
NDLP2335	Mr Edward Gildea				Sustainable construction skills	The policy does not mention the opportunities associated with sustainable construction and retrofit.	The policy is flexible to accommodate a wide variety of employment and training opportunities. This can relate to employment and training opportunities during both construction and operational phases. Construction-based employment and training can provide the opportunity to improve local skills regarding sustainable construction as part of new development. The operational employment and training opportunities will depend on the end user of the large scale development which may include sustainable construction businesses.

Table 6 Core Policy 50: Retail and Main Town Centre Uses Hierarchy

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
NDLP4186	Saffron Walden Town Council				Chesterford facilities	The comment points out that the description of Chesterford on Page 170 does not include reference to the train station, industrial units, office and business units.	Noted, although the section is focused on retail and the wider facilities are considered elsewhere. However, the section will be reviewed to consider if any amendment would be appropriate.
NDLP1587	David Perry				Community Centres	The principle of supporting town centres is supported. Inclusion of Community Centres to reduce car use is ill founded as the proposed	There is always a balance between the level of facilities that are provided locally vs. in a town centre, but for the most part, local

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						development might not reach sustainability making proposed businesses non-viable and if viable, will draw custom from town centres thus affecting town centre viability. Suggested is a more strategic approach whereby local centres are considered as a wider network where needs and provision are allocated across the network rather than treating each site individually.	centres are designed to provide for day-to-day needs, which do not compete with town centres. We should also strive to enable access to town centres via sustainable modes to ensure these can also be easily accessed so any new residents can also benefit from the wider range of facilities and retail provided in the larger centres.
NDLP2749	Paula Griffiths				Places of Worship	Recognition of places of worship as significant community facilities is welcome.	Noted.
NDLP4184	Saffron Walden Town Council				Retail - Independent shops	It is suggested that page 170 should also make reference to the role of Independent Shops.	Noted. Consideration will be given to updating the supporting text accordingly.
NDLP2750	Paula Griffiths				Retail - Local Markets	Recommend inclusion of role of markets In Saffron Walden and Thaxted.	Supporting text to be reviewed to include text on role of market in Saffron Walden & Thaxted.
NDLP2638 NDLP3806 NDLP150	Matthew Parish Mr Neil Reeve Graham Statter				Retail - Supermarkets	Despite the Council's efforts to invigorate town centres there is a failure to recognise a genuine need for food retail outlets. The District is served by only 4 supermarkets. The Dunmow Tesco currently overtrades, and the proposed Local Plan allocations supports the urgent need for a large supermarket (approx. 24,000 sq. ft.)	The Council, based on the Uttlesford Retail Capacity Study Update (Final Report) October 2023 conclusion, appreciates that there is capacity for 4,860 – 6,400 sq. m. of net convenience floor space to be in or at the edge of Great Dunmow Town Centre. Whilst this is largely a matter for the market, the Council will work with developers to support the delivery of an additional supermarket in Dunmow.
NDLP140	Neil Bromley				Retail - Use for residential	Conversion of upper floors of empty retail shops in town centres into flats for the young generation who could benefit from proximity to social facilities and public transport. Council to use Compulsory Purchase to acquire buildings and add to Council housing stock.	In response to empty retail buildings the Council supports change of use on upper floors to residential use. Young people are included in the Local Plan Housing Need Assessment and will be provided for in Local Plan allocations.
NDLP1179 NDLP3268	Neil Bromley Weston Homes Plc				Retail -Empty Shops	Conversion of upper floors of empty retail shops in town centres into flats for the young generation who could benefit from proximity to social facilities and public transport. Council to use Compulsory Purchase to acquire buildings and add to Council housing stock. It is also suggested that there is no justification for a 12 to 18 month marketing period before retails units can be used for non-retail uses.	The Council supports the viability and vitality of town centres and in response to empty retail buildings use on upper floors to residential use is supported and encouraged. Young people are included in the Local Plan Housing Need Assessment and will be provided for in Local Plan allocations. Compulsory Purchase is not the appropriate mechanism for acquiring individual retail premises. It is standard practice for policies to require units to be markets for a period of time before allowing alternative uses in order to protect the function of town and retail centres.
NDLP2043	Douglas Kent				Support	Core Policy 50 supported.	Noted.
NDLP478	Mr Bill Critchley				Takeley Facilities	It is suggested that Takeley has few facilities and development in the Country Park will further erode those available. It is also stated that the description of Takeley is inaccurate, that it is not a 'town' and that there are no bus routes along Dunmow Road.	The proposed Local Plan allocation will provide a new local centre, education provision, a new health centre along with a range of other benefits including biodiversity gain and open space. There are no developments proposed within Country Parks, but new Country Park provision is proposed. Takeley is classified correctly as a Local Centre. Town centre Use of “town centre” refers to types of use” in the centre of Takeley.
NDLP4185	Saffron Walden Town Council				Town Centre - Article 4	Querying issue of Article 4 Direction for Saffron Walden Town Centre. It is also suggested that more reference should be made for 'Markets'.	There are currently no proposals for use of Article 4 for Saffron Walden Town Centre however this will be reviewed as part of the retail study update. Further reference to the beneficial effects of markets can be added.

Table 7 Core Policy 51: Tourism and Visitor Economy

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
NDLP640	Matt Brewer	Director Urbanspace Planning Ltd	Matt Brewer		Chesterford Research Park	Great Chesterford Research Park support the provision within CP51 for ancillary business hotel and conference facilities at Chesterford Research Park. These facilities would provide supporting uses to the park which would combine with the existing function and operation of the site and assist in providing a sustainable form of development.	Noted.
NDLP1416	English Heritage				English Heritage - Audley End Estate	Invitation to meet with English Heritage for support and contribution for the development of major heritage tourist attraction on the edge of Saffron Walden.	Collaboration with English Heritage is welcome. The Council will engage more fully with English Heritage to inform any updates to this policy,
NDLP1386	Historic England	Historic Environment Planning Adviser, East of England Historic England			Historic England- Policy Wording	Historic England consider that the policy could make greater reference to the opportunities the Historic Environment can make to the wider visitor economy. They recommend making reference to the potential that development of tourist and leisure facilities may have in enhancing, better revealing and providing access to the historic environment. The Policy should also outline how the Council plan to support the stewardship of existing visitor attractions.	Consideration will be given to expanding the supporting text to Core Policy 51 to reference the historic environment, potential benefits, proposed supporting stewardship and examples of contribution to the rural economy. The expanded text will be added in the update to be published within the Reg 19 version.
NDLP2650	Future Workplace Property Unit Trust				Stansted Airport	Support provided for the policy recognising the importance of Stansted Airport and the need for additional business hotel and conference facilities. It is suggested that further land should be provided for expansion of the airport and its facilities including for further business hotels and conference facilities. A specific site is proposed that could accommodate such uses.	Noted. The Council is not aware of any proposals for expansion of Stansted Airport and consider the existing site is sufficient to accommodate its need. The Council will however continue to engage positively with the Airport operators.
NDLP1588 NDLP2044 NDLP4047 NDLP4188 NDLP520	David Perry Douglas Kent MAG London Stansted Airport Saffron Walden Town Council Nigel Tedder	Managing Director New Homes Project Managements Limited			Tourism and Visitor Economy	There were a number of general comments that include general support as well as some specific recommendations: <ul style="list-style-type: none"> • Remove reference to 'business' so as not to restrict hotel users to business related users • Clarification needed for 'small-scale' and 'larger-development' • Reference made to grammatical errors as well as reference to 'three' centre and then to 'both.' • Other types of tourist accommodation such as Glamping Pods should also be encouraged as they add to the rural character and also low-cost opportunities for walkers and tourists. 	The Council is satisfied the policy provides sufficient guidance for what is meant by 'small-scale' and 'larger-scale' development and to cater for proposals for Glamping Pods. However, the policy will be reviewed again to see if any further amendments are required and if 'business' can be omitted.