

Appendix 4: Regulation 18 Comment Summaries and Responses

Chapter 11 Building Healthy and Sustainable Communities: July 2024

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Table 1 Core Policy 52: Good Design Outcomes and Process

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
NDLP1910	Louise Johnson				Affordable housing and net zero	This comment encourages the LPA to uphold high standards of design quality, affordable housing and net zero targets.	Core Policy 52 aims to uphold high design standards to deliver homes and communities that allow their inhabitants to thrive. These will include a high proportion of affordable housing that is based on the needs of Uttlesford. Uttlesford has declared a climate emergency and is working towards a net zero future, applying National standards of low carbon design.
NDLP682	Mr Frank Woods	Deputy Chair Keep Clavering Rural			Backland Development	It is suggested that the policy makes no specific reference to backland development or whether it will be supported beyond general 'good design' principles. The previous 2005 plan did include specific parameters for acceptable backland development.	There is no policy against backland development as long as it complies with Core Policy 52 and delivers high quality design. The principles set out in 2005 policy H4 would fall under any assessment of a proposal to determine whether it complies with Core Policy 52. In other words, specific issues outlined in Policy H4, such as overlooking, overshadowing and overbearing effects on neighbouring properties, would be assessed under the new Core Policy 52, referencing National design guidance, the Essex Design Guide and the Uttlesford Design Code as necessary.
NDLP2215	N/A	Clerk Hatfield Broad Oak Parish Council			Car parking provision	A number of comments are in relation to car parking provision. One comment suggests that up to five car parking spaces are provided for each house, dependent on size of dwelling. Another comment suggests that at least three car parking spaces are provided for each house due to poor provision of public transport.	UDC is committed to sustainable development and the promotion of active travel to local facilities and amenities. However, it does recognise that the rural nature of the district means that a lot of journeys will be by car. However, this must be balanced against the ambition to promote more sustainable means of transport and the quality of new developments and the avoidance of streetscenes being overly dominated by cars. For these reasons, Uttlesford has adopted parking standards in line with the Essex Design guidelines, widely considered to be best practice.
NDLP2636	Matthew Parish						
NDLP4195	Saffron Walden Town Council				Community Engagement Strategy	It is suggested that the footnote link to the UDC Local Plan Community Engagement Strategy is in draft format and that there is a discrepancy in the title.	The Council will review the linked policy document to verify the correct version and amend the footnote accordingly.
NDLP4190	Saffron Walden Town Council				Design Code	This comment queries the adoption of the Design Code and if the Code has not been adopted before the Local Plan, then the policy should be revised to refer to 'Draft' Design Code.	The intention of the Council is to adopt the Design Code as an SPD in summer 2024, prior to the Local Plan being adopted. Based on this timeline, the current wording is accurate.
NDLP459	Kim Rickards	Planning Director Durkan Homes			Design guidance	A number of comments have been made in relation to design guidance: • It is suggested that the policy should allow for design flexibility on individual sites • It is suggested that the policy wording around 'compact forms' of development is ambiguous and may not be appropriate in all circumstances. • It is also suggested that the policy should clarify reference to latest version of EDG. • Another comment suggested that the policy should allow for design flexibility on individual sites.	The Policy reflects good design best practice as set out in the NMDC, The Essex Design Guide and the Uttlesford Design Code, all of which promote high quality design of all scales without prescriptive parameters. Design proposals must demonstrate their adherence to these good design principles as appropriate, based on their context and scale. Core Policy 52 section 3 does not relate to development density, but to designing in a way that uses land efficiently and creates communities where walking and cycling is a natural choice, rather than sparsely distributed housing that is heavily reliant on the car for even short journeys. This is based on National design policy and best-practice and is supported by the Uttlesford Design Guide. The policy wording will be amended to state the plural of 'version' in the first paragraph.
NDLP522	Nigel Tedder	Managing Director New Homes Project Managements Limited					
NDLP455		Planning Director Durkan Homes					
NDLP701	Kim Rickards						

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	Nigel Wood						
NDLP702	Nigel Wood				Design Review / public consultation	It is suggested that the policy includes a requirement for public consultations for medium sized (25-100dw.) developments, in addition to the requirement for design reviews for large (100+dw.) developments.	Core Policy 52 references compliance with the Uttlesford Design Code. Within the Code there is clear and explicit reference to community engagement and co-design and that engagement should be undertaken on a proportional basis. This would mean any development having significant impact on its surrounding context must undertake a suitable engagement strategy commensurate with the scale of the project.
NDLP1683	N/A	Planning Advisor Essex Police			Designing out crime	A number of comments from the Essex Police Planning Advisor, including concern over the exclusion of reference to Secured By Design within the policy. It is also suggested that if SBD accreditation is not sought, then the DOCO's should be engaged to help design-out potential for crime in developments, including landscapes and open spaces.	The policy requires compliance with the Uttlesford Design Code, which itself includes compliance with SBD or, where not applicable or appropriate, designing out crime as discussed with a DOCO on a project-by-project basis. All other comments are noted.
NDLP1690	N/A	Planning Advisor Essex Police					
NDLP1700	N/A	Planning Advisor Essex Police					
NDLP1703	N/A	Planning Advisor Essex Police					
NDLP1376	National Gas				Development near to existing utilities	This comment is a request to include reference within the policy to coordinating with existing utilities infrastructure.	The proximity to and relationship between proposed developments and existing site constraints is covered extensively in the Uttlesford Design Code and would be a material factor assessed within a detailed appraisal or assessment of the sites context, which would be a requirement of compliance with the 10 characteristics identified within the policy.
NDLP1011	Daniel Jones	Director Silverley Properties Ltd	Sophie Pain		Essex Design Guide	One comment requests clarification on which version of the Essex Design Guide is applicable. Another comment states uncertainty over whether or not the EDG has been adopted by UDC.	UDC has adopted the Essex Design Guide (EDG) and refers to it in this policy. The Essex Design Guide is now hosted as online platform only, so the latest 2018 updated online version is the one to be referred to when preparing designs.
NDLP4192	Saffron Walden Town Council						
NDLP1750	Tony Crosby				Historic character	This comment is a request that all developments should reflect existing historic contexts and be built of similar or sympathetic and appropriate materials.	The Uttlesford Design Code sets out requirements for new development within or near listed or locally listed buildings or Conservation Areas to be carefully designed and to use appropriate materials to preserve and enhance the historic setting.
NDLP1902	Keith Exford				Housing design quality	A number of comments relating to housing design quality. It is suggested that Poor quality design and inappropriate use of materials should be resisted, and policy wording reinforced to facilitate this. It is also suggested that there is a lack of place-specific design in the majority of new housing developments with a reliance on standard house types.	With a new Local Plan, UDC will have clear policies in place to secure high quality design through the application of the Uttlesford Design Code, the Essex Design Guide and National Design Guide, none of which were prescribed under the previous Local Plan and hence did not have the positive impact on local development that otherwise could have been implemented. Within Core Policy 52 there is reference to the requirement to comply with the Essex Design Guide and the Uttlesford Design Code. These two documents enshrine good design principles and will be used to uphold a high standard of design, against which proposals must demonstrate compliance.
NDLP2629	Matthew Parish						
NDLP2889	Keith Exford						
NDLP2128	Mrs Jacqueline Cooper						

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
NDLP1306 NDLP2629	Unknown Matthew Parish				Housing mix	It is suggested that the majority of large homes are being built with insufficient living and amenity space. Another comment makes the point that there is a requirement for housing developments to provide a wide range of housing types to meet the housing needs of a wide range of residents, including young people.	The housing mix for new developments will need to comply with the housing mix by tenure, based on the Local Housing Needs Assessment (Table 11.1). This aims to ensure a varied mix of housing types across all developments to ensure that all types of residents are catered for. In addition, all homes must now comply with Nationally Described Space Standards (Core Policy 55) which set out living and amenity space requirements.
NDLP4084	Salacia Ltd				Masterplans / Design Codes	It is suggested that the preparation of masterplans or Design Codes for all major schemes is not reasonable and should only be required where appropriate.	Core Policy 52 is about delivering developments with a good standard of design quality. For major developments a masterplan is considered essential as it is not possible to fully describe proposals of that scale without a masterplan that defines the fundamentals of development such as access, street types, materials - both hard and soft, building typologies and their relationships to the street and public realm. This level of detail is only possible through the development of a masterplan. Likewise, the detail required to demonstrate compliance with the Uttlesford Design Code as well as National guidance will require the preparation of a Design Code compliance document, whether this is a standalone document or forms part of the mandatory Design & Access Statement. UDC will review policy wording and revise as it feels most appropriate.
NDLP4194	Saffron Walden Town Council				National Design Guide	It is suggested that the 10 characteristics of a well designed place from the NDG could be enhanced or strengthened by UDC.	UDC has used the 10 characteristics of a well designed place from the National Design Guide and these are considered to be national best practice. Locally specific design aspects, where appropriate, are referenced in the Uttlesford Design Code.
NDLP4191	Saffron Walden Town Council				Neighbourhood Plans	It is suggested that para. 11.8 within the policy should refer also to Neighbourhood Plans.	The Council will revise the wording of this policy to include reference to Neighbourhood Plans and Neighbourhood Design Statements.
NDLP1219	Mr Richard Walford				Omission of Policy	It is suggested that Policy GEN2 of the previous 2005 Plan has not been adequately replaced by CP52 as the specific wording of GEN2 is no longer present.	Core Policy 52 includes current National design guidance; the 10 characteristics of a well-designed place from the National Design Guide, as well as the Essex Design Guide and the Uttlesford Design Code. These codes and guides include all aspects of the previous GEN2 policy and go considerably further in terms of securing high quality and sustainable design, for example considering biodiversity and the whole lifespan of developments.
NDLP4189 NDLP4193	Saffron Walden Town Council Saffron Walden Town Council				Policy Wording	It is suggested that Para. 11.4 should state net zero in line with ECC, instead of net zero or low carbon.	The Council will review the wording of this policy to consider if any changes are appropriate.
NDLP937 NDLP1011 NDLP2009	Catesby Estates Ltd (Stacey Rawlings) Daniel Jones	Director Roebuck Land and Planning Ltd Director Silverley Properties Ltd	Stacey Rawlings Sophie Pain		Pre-application Advice / Design Reviews	It is suggested that the policy cannot require developments over a certain scale to undertake a pre-application advice process or go through a Design Review process.	Core Policy 52 is about delivering developments with a good standard of design quality. Early engagement with the Council about design proposals through the pre-application process is essential to this. For major schemes that will have a significant impact on their locality, the Council believes that to have independent expert review of proposals prior to their implementation is not an unreasonable position. The wording within the policy is clear that pre-application discussions are advised but not mandated for major applications. The word 'should' is advisory, whereas, if the wording had said 'must', that would be a mandatory requirement.

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NDLP4084	Home Builders Federation Salacia Ltd						
NDLP239	Mr Roy Warren	Planning Manager Sport England			Sports / Health & Wellbeing	It is suggested that the policy should include designing for physical activity within developments with specific reference to Sport England guidance 'Active Design'.	The Council supports the inclusion of design for activity within developments and will review the policy for Reg 19 and look to include such provision and also to cross-refer to the Uttlesford Design Code, once adopted.
NDLP2752 NDLP3380 NDLP3429 NDLP3446 NDLP3463 NDLP3625	Paula Griffiths Gladman Bloor Homes (Eastern) Bloor Homes (Eastern) Bloor Homes (Eastern) Hill Residential Ltd				Support of policy	A number of respondents supported the policy, with some making positive reference to the National Design Guide and the benefits of pre-application advice and the design review process.	UDC acknowledges the support of this policy.
NDLP4196	Saffron Walden Town Council				Uttlesford Quality Review Panel	It is suggested that the policy should clarify that the UQRP is a sub-panel of Essex QRP.	The Council will revise the wording of the policy to clarify this point.
NDLP3892	Saffron Walden Town Council				Design Guidance - references	It is suggested that there is a lack of clarity in the plan when referring to design guidance, whether this is to the Uttlesford or Essex Design Guide.	Noted, Uttlesford Acknowledge this and will ensure the references will be clear on what they are referring to.
NDLP1682	Essex Police	Planning Advisor Essex Police			Designing out crime	A number of comments from the Essex Police Planning Advisor, including concern over the exclusion of reference to Secured By Design within the policy. It is also suggested that if SBD accreditation is not sought, then the DOCO's should be engaged to help design-out potential for crime in developments, including landscapes and open spaces.	The policy requires compliance with the Uttlesford Design Code, which itself includes compliance with SBD or, where not applicable or appropriate, designing out crime as discussed with a DOCO on a project-by-project basis. All other comments are noted.

Table 2 Core Policy 53: Standards for New Residential Development

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
NDLP3333	The North West Essex Constituency Labour Party				Affordable Homes	The provision of new housing in Uttlesford should be genuinely affordable, energy efficient and provide a mix of house/apartment types including smaller 1-2 bedroom homes and social rented homes. How is this achieved considering the reduction in the affordable housing requirement?	The comments are acknowledged, and the Council seeks to achieve all of these ambitions through the Local Plan. Energy efficiency, to the point of net zero operational carbon is promoted within Core Policy 22. Affordable homes, including a percentage of social rented homes are to be delivered under Core Policy 56. Whilst the affordable housing percentage for new developments is now 35%, the Council is proposing to plan for some 'headroom' above the local housing need figure, so it is the case that 35 % of a higher figure will deliver more affordable housing, than 40% of a lower figure. Lastly, Core Policy 53 seeks to deliver a housing mix which is more reflective of Local Needs, with a strong preference for 2-3 bedroom dwellings.
NDLP4198	Saffron Walden Town Council						
NDLP3327	The North West Essex Constituency Labour Party						
NDLP2529	Gillian Mulley				Amendments to Existing Permissions	Applications to amend existing permissions should be held to the standards of Core Policy 53.	If amendments to an existing planning permission are proposed, the new Local Plan will be the document under which these amendments are assessed. However, the existing consent will be a material consideration when assessing any new applications. This is commonly known as a 'fallback' position, whereby if the existing permission is implementable, it forms a precedent for what can be considered acceptable on-site and could be given a significant amount of weight in the determination of any new applications.
NDLP1013	Daniel Jones	Director Silverley Properties Ltd	Sophie Pain		Clarity on Policy Definitions	Consultation responses make a number of suggestions on amendments to the policy/supporting text which would provide the reader with greater clarity. These include: 1. The Policy is unclear as to whether the requirements apply to all residential development, or just 'major' residential developments. 2. The Policy should clarify the difference between references to 'Wheelchair Accessible Homes' and 'Wheelchair Adaptable Homes'. At present the policy reads as though the M4(3)b requirement applies to 100% of homes. 3. The policy should acknowledge that only when the authority has nomination rights can they request a wheelchair accessible dwelling be constructed for immediate occupation whilst market dwellings should be wheelchair adaptable M4(3)b. 4. Lastly, it is noted that the Policy may need updating in the event of future changes to Building Regulations which would make the policy requirements mandatory.	The comments are noted and the Council will review the wording of the policy, specifically the discrepancy between 'accessible' and 'adaptable', to ensure the exact requirements are clarified. It is acknowledged that Building Regulations may change, at which point the necessity of such a policy will need to be reviewed, however, the Council can only work to the present Building Regulations until such time that they are updated. The Regulation 19 Local Plan detailed that the housing mix policy would apply to all residential dwellings, however, this will be reviewed as part of the next draft of the Local Plan.
NDLP938	Catesby Estates Ltd (Stacey Rawlings)	Director Roebuck Land and Planning Ltd	Stacey Rawlings				
NDLP2011	Home Builders Federation						
NDLP4086	Salacia Ltd						
NDLP3430	Bloor Homes (Eastern)						
NDLP3244	Weston Homes Plc						
NDLP1331	Peter Lock				Community Led Housing	The Draft Local Plan should include a policy support the delivery of Community Led Housing. Several example policies from nearby Local Authorities have been provided.	Acknowledged. The Council will review the examples provided and assess the appropriateness of the inclusion of such a policy within the next draft of the Local Plan.
NDLP1331	Peter Lock				Designated Rural Area Status	The Council should consider applying for Designated Rural Area (DRA) status under S157 of the Housing Act 1985, allowing the Council to set a lower dwelling threshold for the provision of affordable housing in qualifying parishes.	The Council is satisfied that the proposed policy framework provides sufficient flexibility to support non-strategic development at Larger Villages and infill/ windfall development at Smaller Villages, where appropriate, along with other exception policies.
NDLP631	Sharon Critchley				Developer Reputation	How have Uttlesford considered which developers to work with? This doesn't appear to have factored in the lack of residents satisfaction of specific developer products based upon review websites.	The Site Selection Methodology sets out the process which has led to the selection of the proposed allocations, this process did not include an assessment of the reputation of individual developers. As a matter of planning law, the Council are not able to make planning decisions/policy which is influenced by whom is proposing development or submitting land to be allocated. These decisions have to be taken solely on the basis of whether the land in question is

							deemed to be the most appropriate when considering a range of factors which have been set out in the Site Selection Methodology.
NDLP2011	Home Builders Federation				Deviation from the LHNA	Several comments make reference to the relationship between Core Policy 53 and the Local Housing Needs Assessment. These comments include: 1. Some comments state that the Council cannot seek to set policy outside of the Local Plan by requiring accordance with the preferred housing mix within the Local Housing Needs Assessment. Instead, the policy should state that development proposals should 'have regard' to this document and should be required to provide evidence relating to viability or need to justify a significant divergence from the preferred housing mix. One comment makes note that any developer funded viability assessment should be PPG compliant and follow an open book approach. 2. Some comments are generally supportive of the current approach taken, however, they have made the case for greater flexibility in the policy to allow for housing mix proposals that are reflective of updated market conditions and local factors, including the prescribed housing mix in Neighbourhood Plans where this may deviate from the Local Housing Need Assessment.	The comments are noted. The Council will review the terminology by which the preferred housing mix set out within the Local Housing Needs Assessment is appropriately encouraged and the level of evidence which is necessary to justify a deviation. With regards to comments that greater flexibility should be built into the preferred housing mix, the Council consider that exemptions already exist for both viability and where ""an alternative approach can be demonstrated to be more appropriate"" which could include such scenarios as an alternative mix desired within a Neighbourhood Plan.
NDLP2085	Councillor Fiddy						
NDLP4086							
NDLP3430	Salacia Ltd						
NDLP3244	Bloor Homes (Eastern) Weston Homes Plc						
NDLP365	Mrs Margaret Shaw				Elderly Housing	A number of comments recognise the ageing demographic in the district and state that the Local Plan should make provision for housing for the elderly. Comments note that this would free up existing family sized homes from those who are now able to downsize. Suggestions include: 1. A flat 10% requirement of open market 2-3 bedroom bungalows across all housing developments. 2. The delivery of new retirement villages through the Local Plan. 3. The requirement for small groups of housing for older persons within larger developments. It is also noted by one commenter that pavements should be suitable for mobility scooter usage.	Noted. The Council's evidence base (the Local Housing Needs Assessment) recognise the projected ageing demographic make-up of the district and the Local Plan seeks to prepare for this by: 1. Ensuring an appropriate mix of dwelling size within new developments with a greater focus on 2-3 bedroom units which would improve the potential for existing home-owners to downsize. 2. A requirement for 10% market and 20% affordable dwellings to be wheelchair adaptable, to facilitate accommodation for those of limited mobility. 3. The inclusion of a new allocation within the Regulation 19 version of the Local Plan for specialist older persons accommodation at Great Dunmow. The comment relating to accessibility for mobility scooters is acknowledged and Core Policy 28 makes specific reference to the need for new pedestrian routes to ""be inclusive and address disabilities and particular mobility needs.
NDLP177	Mrs Janice McDonald						
NDLP1178	Neil Bromley						
NDLP1261	Anne Hopkins						
NDLP456	Kim Rickards	Planning Director Durkan Homes			Further Evidence Required	Several commenters have stated that further evidence is required to justify the M4(2) and M4(3) ' Wheelchair User' standard in line with the Planning Practice Guidance on accessible housing. Reference is made to the outputs of the Viability Assessment whereby it is noted that the 35% affordable housing, 10% M4(3), and other infrastructure requirements would mean certain scales of extra care facilities would not be viable. It is suggested that the policy include greater flexibility of the M4(3) requirement for developments where its delivery is not technically feasible or viable. One comment notes that the Viability Assessment raises a discrepancy between the M4(3) policy requirement and what has been tested. It is stated that updated testing should be undertaken to assess the viability implications of the current policy requirement. Lastly, one comment states that the M4(3) requirement is justified by the LHNA which uses national data and, therefore, the requirement isn't justified at a local level. It is noted that the additional space requirement for M4(3) dwellings should be considered as it would compromise the efficient use of land, so should be avoided unless the demand is explicitly demonstrated.	The Council consider that the M4(2) and M4(3) requirements within Core Policy 53 are evidenced and justified. The Viability Assessment is being updated for the next draft of the Local Plan to ensure that this and any additional infrastructure requirements are accurately factored into the viability calculation. This will resolve the noted discrepancy between the policy requirement and what was previously viability tested for Regulation 18. Core Policy 53 does include a clause which provides an exemption from the full extent of these requirements where developments would be made demonstrably unviable, allowing sufficient flexibility. The Local Housing Needs Assessment utilises a mixture of Local and National data which demonstrates that Uttlesford has an age demographic older than the national average with substantial projected increases in older demographics in the district (66% increase in 85+) by 2033. Local projected increases in disabilities is also noted within the LHNA. Therefore, it is considered that the M4(3) requirement is justified at a local level. The inherent trade off between development density and the inclusion of M4(3) dwellings is noted and the Council will further review this policy to ensure an appropriate balance is met, accounting for the need of this housing type. "
NDLP2454	Anchor						
NDLP3122	Higgins Group						
NDLP4086	Salacia Ltd						
NDLP3430	Bloor Homes (Eastern)						
NDLP2530	Gillian Mulley				Gardens for New Dwellings	New dwellings should benefit from appropriately sized gardens.	Core Policy 55 sets out the requirement for new residential development to be served by external amenity spaces which are appropriate to the size and nature of the property. More detailed specifications and guidance will be provided through the Uttlesford Design Guide.

NDLP168	Linda Stephenson				Housing Mix	The Local Plan should require an appropriate mix of properties including a range of bedroom numbers, bungalows, flats and specialist housing, to be evenly distributed throughout sites. This should include smaller and Council owned properties. Some comments oppose and some support the ability for occupants to be able to extend these smaller properties in the future. One comment makes specific reference to Great Dunmow, where there is a need for more starter homes in parallel with new jobs to attract a younger demographic, deliver career development opportunities, and avoid it becoming a commuter town.	The comments in support of an improved mix of housing in the district are noted. Core Policy 53 sets out that new residential development will be expected to deliver a housing mix which is reflective of the local need, as set out within the Local Housing Needs Assessment evidence. This evidence details clear support for a larger proportion of 2-3 bedroom units and sets out a preferred housing mix across both market and affordable sectors. This housing mix, comprising a greater proportion of more modest housing than what has historically been delivered without an up-to-date Local Plan, will apply across the district, including at Great Dunmow. Employment development has also been allocated at Great Dunmow in order to deliver local employment opportunities for new and existing residents.
NDLP2714	S Luck						
NDLP3051	Mrs Christina Cant						
NDLP3327	The North West Essex Constituency La						
NDLP4199	Saffron Walden Town Council						
NDLP781	Christopher Muir						
NDLP793	Christopher Muir						
NDLP631	Sharon Critchley				Housing Quality	What actions/processes will be put in place to ensure new development is of sufficient quality?	The new Local Plan puts in place a number of new policies which raise the bar for design quality which developers will need to meet when applying for planning permission. This includes greater stringency on environmental standards (Core Policy 22) and more clarity on expectations for master planning/architecture (Core Policy 52, to be supported by the forthcoming Uttlesford Design Guide). The appropriateness of individual development designs will be determined at applications stage, but with an up-to-date Local Plan and full weight granted to planning policies, the Council will be in a much stronger position to refuse development where high quality design is not achieved.
NDLP372	Kevin French				Impacts of Construction	The Local Plan should include a policy which makes applicants consider how the adverse effects of construction will be mitigated/avoided. Such impacts include the increase in HGV's and construction traffic, potential road safety issues, and their effect on nearby quiet lanes and heritage assets. Suggestions are made regarding the restriction of HGV's from the use of lanes under 5m width and limiting the number of HGV's which can pass a heritage asset on a quiet lane to less than 5 per week.	Noted. The Council will review the inclusion of a policy/additional text relating to the management of the environmental impacts of construction. Mitigation of construction impacts are typically secured through the requirement of a Construction Environment Management Plan (CEMP) which is required of developers prior to commencing development. The Council will consider the inclusion of additional detail relating to the preparation of CEMP's to provide greater clarity on our expectations for developers..
NDLP2911	Christine Chester				Larger Village Housing Requirements	Affordable (social) housing within larger villages should be included within the total housing requirement, not in addition to this figure. Further, recent completions and current housing commitments should be removed from the total housing requirement for larger villages.	The housing requirement for larger villages, set out in Core Policy 19, is inclusive of affordable housing which would be delivered as part of development sites. Further, it should be noted that housing completions during the Local Plan period (beginning 1st April 2021) and known commitments (at 1st April 2023) were accounted for in calculating the housing requirement for larger villages. The figure is therefore a residual one, to be met through Local or Neighbourhood Plan allocations. Completions and commitments data will be updated prior to the publication of the next draft of the Local Plan which may change the housing requirement for certain larger villages.
NDLP4201	Saffron Walden Town Council				Live/Work Units	Some comments suggest the removal of the reference to live/work units, stating that these are not typically retained and are instead converted fully to residential. Other comments suggest the reference to live/work units should be flexible enough to encourage these units 'where feasible'.	The Council note the comments which suggest the removal or 'loosening' of this policy provision. The Council will continue to update the policy in light of updated evidence and will review the necessity of the retention of the reference to live/work units as written.
NDLP3244	Weston Homes Plc						
NDLP3244	Weston Homes Plc				Policy Flexibility	The policy should be flexible enough to allow for site specific factors, such as flood risk, topography etc. to justify an exception from the M4(2) and M4(3) requirement.	The Council consider that site specific/environmental factors which may restrict the deliverability of M4(3) homes have already been accounted for within the policy which states that the Council will

							expect compliance with the standards "unless it can be demonstrated that it is not practically achievable".
NDLP865	Mr Neil Hargreaves				Restrictions on Gated Communities	Gated communities should be banned within Local Plan policy, except in exceptional circumstances, to ensure the permeability of neighbourhoods and to foster a sense of community and social interaction.	The comments opposing gated communities are noted. Core Policy 52 provides a list of design requirements for new development, which requires integrated movement networks and public spaces to facilitate social interaction, however, the inclusion of specific text relating to the restriction of gated communities will be considered for the next draft of the plan.
NDLP4200	Saffron Walden Town Council						
NDLP1327	Peter Lock				Supportive of Policy Provisions	Supportive of the policy provisions and keen to ensure these are incorporated into future planning applications.	Comments of support are acknowledged by the Council.
NDLP2837	Mrs Amanda Perry						
NDLP3029	Mr Brian Johnson				Zero Carbon Homes	New homes should be zero carbon to ensure a low carbon future for the district.	The Local Plan includes Core Policy 22 which sets out the requirement for new development (of 1 or more dwellings or 100sqm of non-residential development) to be Net Zero Operational Carbon. This is in exceedance of what is required under current Building Regulation standards.

Table 3 Core Policy 54: Specialist Housing

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
NDLP1135	Rob Snowling	Director Pigeon Investment Management Ltd	Sophie Pain		Additional Sites	Additional sites outside of the draft allocations should be considered which could deliver specialist housing and supporting infrastructure. Specific reference is made to the preference of sites at Clavering and Great Dunmow.	As part of the Regulation 19 draft Local Plan, the Council will be reviewing the proposed allocations and considering whether additional/amended sites may be appropriate. This includes the consideration of sites specifically for specialist housing, for both extra care and sheltered housing.
NDLP2053	Mrs Jacqueline Cooper						
NDLP939	Catesby Estates Ltd (Stacey Rawlings)	Director Roebuck Land and Planning Ltd	Stacey Rawlings		Alternative Specialist Housing Types	Core Policy 54 should be amended to emphasise greater flexibility and alternative types of specialist housing. Comments include reference to the need for bungalows (without a care element) which should be deemed a suitable alternative where specialist housing isn't suitable. Other comments note that, in order for the policy to be justified, it should emphasise a greater proportion of sheltered housing and less extra care housing in line with the Local Housing Needs Assessment. One comment notes that the same level of preference should be given to each of these house types within the policy. Lastly, a comment notes that the policy should be clear that it is supportive of both C2 and C3 use classes to ensure the delivery of a range of extra care models.	The Council note the comments regarding bungalows and whilst we will review whether greater support for such dwellings would be justified within the Local Plan, it may be that Core Policy 54 is not the correct location to reference this, given these do not necessarily comprise Specialist Housing. Additionally, the comments regarding a more proportionate split between sheltered and extra care housing is noted. The Council will be updating the Local Plan for Regulation 19 and will ensure this considers how the outputs of the Local Housing Needs Assessment can be best reflected within the policy. This extends to clarification of the acceptability of C2 and C3 use classes within the policy which will be also be reviewed.
NDLP613	Natasha Styles	Group Planning Associate The Planning Bureau on behalf of McCarthy Stone	Natasha Styles				
NDLP2455							
NDLP3626	Anchor						
NDLP496	Hill Residential Ltd Nigel Tedder	Managing Director New Homes Project Managements Limited	Nigel Tedder				

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
NDLP1135	Rob Snowling	Director Pigeon Investment Management Ltd	Sophie Pain		Consolidation of Specialist Housing	Several comments stated that a 5% requirement for specialist housing across strategic sites is unlikely to facilitate viability or to deliver specific infrastructure to support specialist housing. One comment notes that due to higher build costs and longer start up times, a minimum of 60 homes is typically needed to ensure viability. Of these comments, some made suggestions as to how the policy should be amended, including: 1. That the Council should consider allocating sites specifically for specialist housing, with reference made to the Council planning for the needs of an ageing demographic within a deliverable timeframe. 2. That some strategic allocations should have a requirement of greater than 5%. whilst others should have 0%, to ensure that on allocations with specialist housing, these benefit from greater consolidation.	The comments are noted and the Council will review the percentage requirement in the context of the delivery of specialist infrastructure and ensuring viability. It is also noted that since the Regulation 18 publication, the Government updated the National Planning Policy Framework to explicitly mention retirement housing, housing with care and care homes when requiring Local Planning Authorities to assess the local need for different types of housing. In response, the Council has allocated an additional site within the Regulation 19 version of the Local Plan which is proposed to specifically deliver a range of specialist housing. In combination with the broader requirement for strategic allocations to deliver a percentage of specialist housing, the Council can ensure delivery of specialist housing in a range of locations over the short, medium and long term.
NDLP2455	Anchor						
NDLP2012	Home Builders Federation						
NDLP4087	Salacia Ltd						
NDLP3381	Gladman						
NDLP3431	Bloor Homes (Eastern)						
NDLP140	Neil Bromley				Elderly Housing	Uttlesford has an ageing demographic the Local Plan should make provision for housing for the elderly. It is noted care homes are expensive for potential residents and, instead, clusters of smaller homes in new developments would free up existing family sized homes from those who are now able to downsize. It is also noted that pavements should be suitable for mobility scooter usage.	Noted. The Council's evidence base (the Local Housing Needs Assessment) recognise the projected ageing demographic make-up of the district and the Local Plan seeks to prepare for this by: 1. Ensuring an appropriate mix of dwelling size within new developments with a greater focus on 2-3 bedroom units which would improve the potential for existing home-owners to downsize. 2. A requirement for 10% market and 20% affordable dwellings to be wheelchair adaptable, to facilitate accommodation for those of limited mobility. 3. The inclusion of a new allocation within the Regulation 19 version of the Local Plan for specialist older persons accommodation at Great Dunmow. The comment relating to accessibility for mobility scooters is acknowledged and Core Policy 28 makes specific reference to the need for new pedestrian routes to "be inclusive and address disabilities and particular mobility needs".
NDLP1833	Essex County Council				Essex County Council - Engagement on Evidence	Essex County Council seeks engagement with Uttlesford District Council on furthering the evidence base and policy criteria surrounding specialist and supported housing for vulnerable adults. It is noted that housing policies play an important role in supporting independent living for some and supported living for others.	The comment is acknowledged and UDC will liaise with ECC to ensure that their input into Core Policy 54 can be considered.
NDLP1799	Littlebury Parish Council				Existing Infrastructure is Oversubscribed	The existing retirement village in Newport is oversubscribed so similar facilities are required.	The Regulation 19 version of the Local Plan no longer allocates strategic scale growth at Newport. Newport Parish Council has been provided a reduced housing requirement which is to be accommodated through the making of a new Neighbourhood Plan, which will address the residential needs for the parish, including for older persons accommodation.
NDLP3850	Rosconn Strategic Land Limited				Existing Permissions	Where a site is delivered in accordance with an existing permission or an existing resolution to grant a permission, this policy requirement should not be triggered.	Where a development is delivered pursuant to an existing outline permission, the matters which have been addressed at outline stage will not be reconsidered at reserved matters stage on the basis of the new Local Plan requirements.
NDLP4322	Vistry Group			Bidwells			
NDLP4202	Saffron Walden				Housing for those with	Specific reference should be made to the need for sheltered housing for those with learning disabilities.	Acknowledged, the Council will consider the inclusion of explicit reference to these types of housing needs within Core Policy 54.

Table 4 Core Policy 55: Residential Space Standards

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
NDLP457	Kim Rickards	Planning Director Durkan Homes			Justification of Policy	Sufficient evidence is required to justify the adoption of Nationally Described Space Standards.	Noted. The Council will review the policy in light of ensuring it is sufficiently justified.
NDLP2013							
NDLP3256	Home Builders Federation						
NDLP3382	Weston Homes Plc						
NDLP4088	Gladman Salacia Ltd						
NDLP1328	Peter Lock				Supportive of Policy	Supportive of requiring all new dwellings to meet Nationally Described Space Standards.	The Council acknowledge the support for the inclusion of this policy.
NDLP1739	N/A	Field Officer Rural Community Council of Essex					

Table 5 Core Policy 56: Affordable Dwellings

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
NDLP1403	Kathryn Chatto				Affordable Housing Ratio	<p>The proposed affordable housing ratio of 35% is insufficient and should be increased. Comments note a number of reasons to increase the ratio, namely:</p> <ol style="list-style-type: none"> 1. The increasing housing affordability pressures in the district, particularly for young people. 2. To be in line with certain adopted Neighbourhood Plans. 3. To guard against negotiations which seek to reduce affordable housing contributions at application stage. 4. Allocations will not come forward quickly enough to cool local house prices through increased supply. 5. Other Council's have adopted a 40% affordability requirement." 	<p>It is noted that whilst the Local Plan 2005 includes a 40% requirement, due to the age of plan and the lesser weight granted to its policies, this standard is not always met through new planning permissions. The new Local Plan, once adopted, will be supported by up-to-date viability evidence and its policies will have full weight in the planning balance, providing a far more robust standard when assessing development proposals. Moreover, this policy will work in tandem with Core Policy 53 which seeks to deliver a housing mix within new developments which is more reflective of the district's needs. This includes a greater focus on 2-3 bedroom dwellings than has been achieved through previous speculative development. Lastly, whilst other Council's may have an adopted 40% requirement, the 35% requirement proposed seeks to balance the need for affordable housing with the need to deliver far more stringent environmental policies than those which other Council's have in place. This includes a requirement for 20% net gain in biodiversity at development sites (Core Policy 40), as well as a requirement for Net Zero Operational Carbon development (Core Policy 22).</p>
NDLP1589	David Perry						
NDLP1740	RCCE	Field Officer Rural Community Council of Essex					
NDLP2087	Councillor Fiddy						
NDLP2336	Mr Edward Gildea						
NDLP2399	Jane Gray						
NDLP2532	Gillian Mulley						

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
NDLP2753	Paula Griffiths	Director Roebuck Land and Planning Ltd	Stacey Rawlings				
NDLP2899	Martyn Everett						
NDLP320	Mrs Jane Sharp						
NDLP320	Mrs Jane Sharp						
NDLP3326	The North West Essex Constituency Labour Party						
NDLP363	mrs Margaret Shaw						
NDLP3819	Uttlesford Citizens Advice						
NDLP398	Andrew Ketteridge						
NDLP4203	Saffron Walden Town Council						
NDLP525	Steve Hasler						
NDLP643	John Howett						
NDLP651	John Howett						
NDLP856	Tom van de Bilt						
NDLP940	Catesby Estates Ltd (Stacey Rawlings)						
NDLP1114							

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
	Bob Goldsmith						
NDLP1589	David Perry				Affordable Housing Size	A large proportion of affordable properties should be required to be 1/2 bedrooms, so as to be more accessible to young people.	Noted. The housing mix policy (Core Policy 53) specifies that more houses, especially affordable housing, is provided at the 1-2 bedroom size.
NDLP109 NDLP1329 NDLP363 NDLP1740 NDLP1589 NDLP3807 NDLP3819 NDLP817 NDLP1549 NDLP1403 NDLP2637	Dominic Davey Peter Lock Mrs Margaret Shaw N/A David Perry Mr Neil Reeve Uttlesford Citizens Advice Paul Beckett Carly Swain Kathryn Chatto Matthew Parish	Field Officer Rural Community Council of Essex			Alternative Affordable Housing Mix	One comment suggests that social housing has not been accounted for within the Local Plan whilst being supported within the evidence base. Several comments raise that the proposed affordable housing mix in Core Policy 56 results in an undersupply of affordable/social rent when compared to affordable home ownership. A higher percentage of affordable/social rented properties should apply to residential developments, to then be retained in perpetuity. Several comments suggest this is necessary as other types of affordable home products are not always genuinely affordable. One comment provides a suggestion as to how the policy could be reworded to increase affordable rented housing in light of the viability evidence gathered. Lastly, a comment suggests that the 'shared equity' schemes should be ruled out of any potential affordable housing mix within the policy.	Noted. The Core Policy sets out that social housing and other affordable rented schemes are a required form of affordable housing, as is supported within the evidence. However, the Council will review the required mix of affordable housing types to inform the Reg 19 Plan and to consider whether further improvements can be made. The point on shared equity is noted, however, the Council do not consider it appropriate to rule out specific forms of affordable housing within the policy, as this should be a matter for development management teams to determine on a case by case basis.
NDLP2365 NDLP3709	Douglas and Ruth Burton Douglas and Ruth Burton				Alternative Site Selection	The representation refers to the affordability ratio in Uttlesford being higher than for the rest of Essex and many other parts of the UK. It is suggested that to help address this issue, more housing should be planned for, including a specific site at Great Dunmow.	The Council is satisfied the proposed approach is appropriate. It plans for more than the identified housing need and therefore provides additional flexibility and resilience.
NDLP458	Kim Rickards	Planning Director Durkan Homes			Appropriate Distribution of Affordable Housing	The Council should set out a maximum number of affordable dwellings that it is appropriate to deliver in a single cluster.	Noted. Consideration will be given to this, although this may vary on a case by case basis and flexibility for Development Management to consider this matter on the merits and circumstances of individual schemes may be preferable.
NDLP1740 NDLP3507	N/A Thaxted Society	Field Officer Rural Community Council of Essex			Community Led Housing	The Local Plan should include a policy in support of community led housing and community land trusts. One comment notes that this has been effective at Thaxted and is a route for parishes to encourage affordable housing. Examples of policies relating to community led housing from nearby Council's have been provided.	Noted. Consideration will be given to making clearer reference in the plan to supporting community led housing and community land trusts.
NDLP1740	N/A	Field Officer Rural Community			Designated Rural Area Status	The Council should consider applying for Designated Rural Area (DRA) status under S157 of the Housing Act 1985, allowing the Council to set a lower dwelling threshold for the provision of affordable housing in qualifying parishes.	The Council is satisfied that the proposed policy framework provides sufficient flexibility to support non-strategic development at Larger Villages and infill/ windfall development at Smaller Villages, where appropriate, along with other exception policies.

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
		Council of Essex					
NDLP4089 NDLP2087 NDLP3819 NDLP2014	Salacia Ltd Councillor Fiddy Uttlesford Citizens Advice Home Builders Federation				Deviation from the LHNA	Some comments have outlined that the policy should be worded such that applicants should only need to 'have regard' to the Local Housing Needs Assessment (LHNA), not definitively 'accord' with it. Other comments have outlined that the policy wording should be made sufficiently stringent to avoid deviation from the LHNA within future planning applications.	In terms of housing mix, it is important that the LHNA is followed to ensure an appropriate range of dwellings sizes come forward. One of the issues in Uttlesford, is that too much speculative development has come forward that hasn't delivered enough smaller units that are more consistent with the local need or that are more affordable. However, the Council will review whether the proposed policy wording is appropriate.
NDLP3852	Rosconn Strategic Land Limited				Existing Permissions	Existing permissions do not preclude the submission of a new application pursuant to the revised affordable housing requirement.	Noted. The Council accept that if a site with existing consent were to apply for a new consent following the adoption of the new Local Plan, the site may deliver a lower level of affordable housing (if it was previously delivering 40 %), although the scheme would still be expected to make an appropriate contribution to infrastructure and may well be required to deliver other benefits which were not previously accounted for under the previous Local Plan. Given the plan is making provision for around 15,000 homes, the level of affordable housing to be delivered overall is considered appropriate.
NDLP3982 NDLP817 NDLP3760	Hawridge Strategic Land Paul Beckett The Hargrove Family				General Comment	The Council should apply an upwards adjustment to the Standard Method calculation of housing need and allocate additional sites to address affordability concerns within the district. Another comment suggests that any additional housing should all be affordable.	The Council is satisfied the proposed approach is appropriate. It plans for more than the identified housing need and therefore provides additional flexibility and resilience whilst providing for an appropriate level of affordable housing.
NDLP169 NDLP1296 NDLP2772 NDLP1977 NDLP2294 NDLP1549 NDLP2201	Danny Booty Helen Haines Mrs Isobel Grayson Gill Gibson Stuart Hastie Carly Swain Mrs Isobel Grayson				Genuinely Affordable Housing	It is not guaranteed that the proposed housing will be genuinely affordable, particularly for first time buyers. Particular emphasis is placed on the need for many more smaller homes.	There are parameters set out in national policy for what constitutes an 'affordable dwelling' for which the Council are required to demonstrate consistency, however, the Council is reviewing its approach to what the required affordable housing mix should consist of that will assist in delivering 'affordable' dwellings that are genuinely attainable to the residents of Uttlesford. This includes a mixture of affordable home ownership and affordable rented schemes, including social housing. This policy will work in tandem with Core Policy 53 which seeks to require a greater proportion of more modest 1, 2, or 3 bedroom homes.
NDLP2214	N/A	Clerk Hatfield Broad Oak Parish Council			Hatfield Broad Oak	The representation specifies the need for affordable housing in villages, particularly Hatfield Broad Oak that are for local residents and that exception type schemes should be encouraged. The importance of legal agreements to any such schemes making clear that the units should be retained as 'affordable' units and for local residents is crucial in this regard.	Noted. The Local Plan does support exception sites and the Council agrees that legal agreements along the lines of those described are important. The Plan wording will be reviewed to ensure it is sufficiently robust. There are a range of other options available to the Parish if they wish to support small scale development, including making allocations with a neighbourhood plan. The Council will be engaging with all Parishes for Larger Villages on this matter.

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
NDLP614	Natasha Styles	Group Planning Associate The Planning Bureau on behalf of McCarthy Stone	Natasha Styles		Interaction with Core Policy 54	Requiring sites for specialist housing to be in compliance with the affordable housing requirement set out in Core Policy 54 is not justified and is over aspirational.	The Council will review the policy and evidence relating to this matter and assess if any adjustments are required.
NDLP2336	Mr Edward Gildea				Modular Homes	Modular homes are the easiest way to deliver affordable homes. There should be a Core Policy which supports modular homes.	There are parameters set out in national policy for what constitutes an 'affordable dwelling' for which the Council are required to demonstrate consistency. Modular homes are not included within this criteria so are not explicitly mentioned, however, there is no principle resistance to this form of development within the Local Plan. The Council will review whether encouragement of modular homes is appropriate within the next draft of the Local Plan.
NDLP2862	NHS Property Services Ltd				NHS - Affordable Housing for Healthcare Providers	The Council should engage with the Hertfordshire and West Essex Integrated Care Board regarding the number and location of affordable housing, and how this interacts with the NHS' ability to retain/attract staff.	Noted. However, the delivery of affordable housing at a strategic scale can only be directed by the Council through the allocation of development more broadly. These allocations are proposed at the District's larger existing settlements where they are located in close proximity to existing employment and infrastructure, including health facilities.
NDLP458	Kim Rickards	Planning Director Durkan Homes			Policy Flexibility	Core Policy 56 should be more flexible in facilitating the delivery of either first homes or established shared ownership products.	Noted. The Council are in the process of reviewing the affordable housing mix to ensure that the policy has flexibility, whilst ensuring it meets local needs and the requirements of the National Planning Policy Framework.
NDLP2336	Mr Edward Gildea				Policy Stringency	The affordable dwelling requirement should apply across the total number of homes a developer builds in the district, so as to include sites under 10 dwellings.	There is no legal mechanism through which the Council can secure affordable housing contributions from a single developer on the basis of cumulative permissions over separate sites. National policy is clear that the "provision of affordable housing should not be sought for residential developments that are not major developments". Whether affordable housing can be secured, and if so how much, is calculated on an individual site basis through the planning application process.
NDLP703 NDLP1329 NDLP4204 NDLP3627 NDLP3819	Nigel Wood Peter Lock Saffron Walden Town Council Hill Residential Ltd Uttlesford Citizens Advice				Policy Wording and Clarity	Core Policy 56 and its supporting text should be made clearer in the following regards: - The amount and mix of affordable homes being required. - Establishing that the affordable housing requirement is engaged on residential development sites of 0.5 hectares or larger, in compliance with the NPPF. - That the policies provisions 'must' be delivered, rather than 'should' be. - What exactly is being required in relation to M4(3) homes. - What 'need assessments' entail, to ensure they are sufficiently robust.	The Council is satisfied the policy is sufficiently robust and clear, however it will be reviewed in light of the consultation responses. The word 'should' is considered to be sufficiently clear and does not need to be replaced with 'must'.
NDLP3627 NDLP4090 NDLP940	Hill Residential Ltd Salacia Ltd				Replication with other Local Plan Policies	This policy replicates text from Core Policy 53, requiring 20% of affordable homes to be built to M4(3) standard.	Noted. This matter will be reviewed in light of the consultation responses.

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
NDLP2014	Catesby Estates Ltd (Stacey Rawlings)	Director Roebuck Land and Planning Ltd	Stacey Rawlings				
NDLP3245	Home Builders Federation						
NDLP3432	Weston Homes Plc						
	Bloor Homes (Eastern)						
NDLP1533	Chrishall Parish Council				Rural Affordable Development	Some comments set out that development in rural villages cannot be considered sustainable or affordable under any circumstance and so should be precluded. Other comments detail support for affordable dwellings as part of 'Rural Exception Sites' in all villages, without the restriction of homes being limited to those with local connections. Lastly, one comment states that Rural Exception Sites alone are not sufficient to deliver affordable homes in rural settlements, therefore non-strategic allocations at larger villages are required.	Noted. Overall, the Council is satisfied that the plan provides sufficient flexibility. Non-strategic development is directed to the larger villages which are the larger and more sustainable rural settlements. More limited infill development may be appropriate in smaller villages, plus there is an exception policy that can be used where there is sufficient justification of local need. Some comments relating to this policy are from parishes who identify a clear need for affordable housing in the parish that are genuinely for local residents.
NDLP2075	Ms Debbie Bryce						
NDLP3724	CH Gosling 1965 Settlement						
NDLP2456	Anchor				Supportive of Core Policy 56	Supportive of the provisions of Core Policy 56.	Noted.
NDLP3198	Dianthus Land Limited						
NDLP3383	Gladman						
NDLP3724	CH Gosling 1965 Settlement						
NDLP2014	Home Builders Federation				Viability Assessment	The requirement for 35% affordable housing should be viability tested, taking account of the higher energy efficiency standards held within the plan, the proposed tenure split, and the M4(3) requirement.	Noted. The Council are updating the Viability Assessment for the publication of the Regulation 19 draft of the Local Plan. This updated evidence will take full account of the cumulative policy requirements and to ensure that any policy provisions are sufficiently evidenced.
NDLP3123	Higgins Group						
NDLP3449	Bloor Homes (Eastern)						
NDLP3466	Bloor Homes (Eastern)						
NDLP4090	Salacia Ltd						
NDLP3432	Bloor Homes (Eastern)						
NDLP1764	Robert Bass				Mention of Affordable Dwellings	Comment stating that the south area strategy is the only place where a target for affordable dwellings is stated.	Affordable dwellings is mentioned within the overall spatial strategy in the supporting text for Core Policy 2: Meeting our housing needs, this will cover all the area strategies, all the area strategies refer to the delivery of affordable homes as well in accordance with Core Policy 56: Affordable Dwellings.

Table 6 Core Policy 57: Sub-Division of Dwellings and Homes in Multiple Ownership

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
NDLP364	Mrs Margaret Shaw				Office Conversions	Residential conversions of office blocks should not be permitted.	Core Policy 57 does not relate to or support the residential conversions of office blocks. Core Policy 45 supports the safeguarding of existing office space subject to certain exceptions, however, it is important to note that 'The Town and Country Planning (General Permitted Development) (England) Order 2015' permits the conversion of offices to dwellings subject to the provisions of Schedule 2, Part 3, Class O. Local Plan policy is not able to supersede or oppose the principle acceptance of this form of development where it meets the requirements of the legislation.
NDLP1704	N/A	Planning Advisor Essex Police			Essex Police - HMO Security	The Council should utilise the Essex Amenity Standards (Version 2) which provides detail on how HMO security risks can be controlled without compromising fire safety.	UDC acknowledge the response and will review the standards whilst considering amendments to Core Policy 57 for the Regulation 19 Local Plan.

Table 7 Core Policy 58: Custom and Self-Build Housing

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
NDLP4205	Saffron Walden Town Council				Co-housing Reference	Core Policy 58 should support the delivery of 'co-housing' proposals.	UDC acknowledge the response in its support for 'co-housing' to be included within the policy and will consider whether amendments are appropriate for the next draft of the Local Plan.
NDLP3150	Smith Bros				Custom and Self Build in Rural Areas	Core Policy 58 should be more flexible to permit custom and self-build dwellings in the countryside where the associated impacts can be made acceptable, with supportive reference to infill/rounding-off/re-use of brownfield land.	UDC acknowledge the response and will consider whether amendments to support exception sites in rural areas and villages are appropriate for the next draft of the Local Plan.
NDLP3833	Hillrise Homes Limited						
NDLP3947	Michael and Sarah Tee						
NDLP4100	S Payne						
NDLP1625	Chelsteen Developments Limited						
NDLP1142	Rob Snowling	Director Pigeon Investment Management Ltd	Sophie Pain		Custom and Self Build on Larger Sites	A requirement for 5% custom and self-build plots on sites larger than 100 dwellings is not justified as the Local Housing Need Assessment indicates the need for this dwelling type can be met through windfall development. Further, the need for this housing type would be better delivered on alternative non-strategic sites to meet a variety of locational interests. The policy should be more flexible to respond to the demand for this type of development at the time of an application.	UDC acknowledge the response and will review the Local Housing Need Assessment and Viability Assessment to ensure that requirements for custom and self-build housing are fully evidenced.
NDLP2015	Home Builders Federation						
NDLP3433	Bloor Homes (Eastern)						
NDLP3628	Hill Residential Ltd						

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
NDLP4091 NDLP3246	Salacia Ltd Weston Homes Plc						
NDLP3927 NDLP4091	Pelham Structures Limited Salacia Ltd	Pelham Structures Ltd			Exception sites	The Custom and Self Build Housing policy should be flexible enough to be delivered on larger schemes, but also through exception sites and smaller site allocations. Example policies are provided from other Local Authorities which detail a hybrid approach.	UDC acknowledge the response in relation to the hybrid approach to Custom and Self Build and will consider whether amendments to allow for custom and self-build housing as part of exception sites are appropriate for the next draft of the Local Plan.
NDLP3246 NDLP1142 NDLP2015 NDLP3433 NDLP4091	Weston Homes Plc Rob Snowling Home Builders Federation Bloor Homes (Eastern) Salacia Ltd	Director Pigeon Investment Management Ltd	Sophie Pain		Health and Safety concerns	The presence of multiple contractors on-site to allow the construction of custom/self-build plots in tandem with the main site will raise health and safety concerns.	UDC acknowledge the response, however, the Council do not consider it to be unusual for multiple contractors to be working on different sections of a development site at the same time. Arrangements to accommodate safety can be secured through an appropriate Construction and Environmental Mangement Plan at application stage
NDLP3384 NDLP3246 NDLP2015 NDLP3433 NDLP4091	Gladman Weston Homes Plc Home Builders Federation Bloor Homes (Eastern) Salacia Ltd				Marketing Requirement	The marketing requirement of 18 months is excessive and should be reduced to either 6 or 12 months.	UDC acknowledge the response and will review policy precedents to ensure that the required marketing period is sufficient but not onerous.
NDLP942	Catesby Estates Ltd (Stacey Rawlings)	Director Roebuck Land and Planning Ltd	Stacey Rawlings		Policy Stringency	The plot passport requirement for every custom and self-build plot is unreasonable and design codes should only apply to schemes of 10 or more custom or self-build plots.	Acknowledged. The Council will review whether the current plot passport requirement is appropriate for the Regulation 19 Local Plan.

Table 8 Core Policy 59: The Metropolitan Green Belt

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
NDLP4146	Endurance Estates Land Promotion Lt				Cross boundary Issues	The Local Plan does not comment on Uttlesford's Green Belt in the context of it being a constraint to further growth of Bishops Stortford.	UDC note this comment and will consider the appropriateness of amendments to the policy and supporting text to clarify the relationship between Uttlesford's Green Belt and Bishops Stortford.
NDLP4094	N/A				Development should not be allowed on Green Belt	Development should not be allowed on Green Belt, including at Thaxted.	The Local Plan does not propose to change the existing boundaries of the Green Belt. Thaxted is not situated within or adjacent to the Green Belt, however, comments regarding the

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
							appropriateness of development at Thaxted have been responded under the Core Policy 16 heading.
NDLP4146	Endurance Estates Land Promotion Lt				Duplication with the NPPF	The policy as drafted duplicates the NPPF and so is unnecessary.	UDC note this comment and will consider the wording of the policy in the context NPPF duplication.
NDLP1848	Mr John Pryor				Exceptions for Development within the Green Belt	Core Policy 59 should make exception for certain types of development within the Green Belt, including infill development and housing for rural workers.	Core Policy 59 is required to be in accordance with the National Planning Policy Framework (NPPF) with regards to development which can be considered 'appropriate' within the Green Belt. The NPPF, and Core Policy 59, allow for 'limited infilling' within villages in the Green Belt as one such exception.
NDLP3124	Higgins Group				Flexibility for Development in the Green Belt	Policy 59 should be more flexible in its approach to speculative development in the Green Belt, particularly where it can be demonstrated that there are benefits to rural areas and minimal harm to the purposes of the Green Belt.	Paragraph 152 of the NPPF is clear that 'inappropriate development' in the Green Belt should not be approved except in very special circumstances, whilst paragraph 155 of the NPPF then clarifies specific forms of development which are not inappropriate in the Green Belt where they preserve its openness and do not conflict with the purposes of including land within it. Core Policy 59 reinforces and complies with these provisions such that 'appropriate' development may occur within the Green Belt, however, UDC will continue to review the wording of this policy ahead of the Regulation 19 Local Plan publication.
NDLP1425	Alan Pryor				Green Belt	Objects to any erosion of green belt areas or around Stansted Airport	It is not proposed to allocate any development in the Green Belt.
NDLP4146	Endurance Estates Land Promotion Lt				Location of Core Policy 59	Core Policy 59 should be located in Chapter 4 of the Local Plan.	UDC note this comment but consider the present location of the policy to be suitable.
NDLP261	Val McKirdy				Maintenance of Green Belt Boundaries	Supportive of the maintenance of the existing Green Belt boundaries.	UDC acknowledge the comments of support for Core Policy 59.
NDLP2534	Gillian Mulley						
NDLP2572	Little Hallingbury Parish Council						
NDLP3054	Mrs Christina Cant						
NDLP3280	Andrew Martin						
NDLP3054	Mrs Christina Cant				Protection of Local Green Spaces	More emphasis should be placed on the retention of Local Green Spaces designated within Neighbourhood Plans, including by the addition of a Policy and supporting text which provides an equal level of protection as the Green belt Designation.	Local Green Spaces designated within Neighbourhood Plans have a strong degree of protection by virtue of being part of the Statutory Development Plan (shown on Pg 7 of the Reg 18 draft Local Plan). A further policy regarding these spaces in the Local Plan would represent duplication rather than a strengthening of the degree of protection. However, UDC will review the possibility of additional text which clarifies that applications for development in Local Green Spaces will be managed in a manner akin to Green Belt.
NDLP3280	Andrew Martin						
NDLP3779	Manor Oak Homes				Representations for Specific Sites within the Green Belt	Representations made which put forward the case for the inclusion of specific developable sites within the Green Belt.	Acknowledged. UDC will review Site Representations in support of sites within the Green Belt in advance of the Regulation 19 Plan to reconsider whether 'exceptional circumstances' exist to justify Green Belt release.
NDLP3974	AC Streeter						
NDLP3212	Ceres Property						
NDLP3471							

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
NDLP3472	Endurance Estates Land Promotion Lt						
NDLP3470	Endurance Estates Land Promotion Lt						
NDLP3753	Endurance Estates Land Promotion Lt						
NDLP3986	Denise Gemmill						
NDLP3987	Hawridge Strategic Land						
NDLP4136	Hawridge Strategic Land						
	Endurance Estates Land Promotion Lt						
NDLP3124	Higgins Group				Review of Green Belt Boundaries	UDC have not reviewed the existing Green Belt boundaries as part of the new Local Plan, therefore, Policy 59 does not meet the tests of soundness and is not considered NPPF compliant.	UDC have conducted an update to the existing GB review where appropriate and this has been published alongside the Reg 18 Plan. UDC consider that they can meet their objectively assessed needs for development over the plan period in a sustainable manner without the need for Green Belt release.
NDLP3779	Manor Oak Homes						
NDLP3212	Ceres Property						
NDLP3469	Endurance Estates Land Promotion Lt						
NDLP3470	Endurance Estates Land Promotion Lt						
NDLP3752	Denise Gemmill						
NDLP3755	Denise Gemmill						

Table 9 Core Policy 60: The Travelling Community

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
NDLP3491	Allison Evans				Call for Sites Publication	Uttlesford should publicise the Call for Sites submissions for Gypsy and Traveller pitches.	UDC have instructed Opinion Research Services to undertake the recording of sites available for Gypsy and Traveller pitch

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
							provision and this work is currently being undertaken. A full list of the available sites and the site selection methodology will be issued at Regulation 19 stage.
NDLP2921	Chelmsford City Council				Chelmsford City Council - Pitch Provision	Uttlesford should meet its need for Gypsy and Traveller sites within its own administrative boundary.	UDC intends to meet its need for Gypsy and Traveller pitch provision within its own administrative boundaries.
NDLP1691	Planning Advisor Essex Police				Essex Police - Consultation on Site Selection	Essex Police request consultation on the location, proximity and accessibility of proposed Gypsy and Traveller Sites.	UDC can confirm they will engage with Essex Police during the Gypsy and Traveller site selection process that will inform the Regulation 19 allocations.
NDLP3808	Mr Neil Reeve				Policy Wording and Clarity	Does the term 'such as' in point v) indicate that there are other sustainability requirements which apply?	The use of 'such as' will be reviewed to ensure the policy is clear on which types of infrastructure the stated distances apply to.
NDLP4207	Saffron Walden Town Council				Site Allocations	Will the Local Plan make site allocations for Gypsy and Traveller Sites?	Yes, the Regulation 19 Local Plan will include site allocations to meet the need for Gypsy and Traveller pitches.

Table 10 Core Policy 61: Transit Sites

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
No comments submitted							

Table 11 Core Policy 62: The Historic Environment

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
NDLP2055	Mrs Jacqueline Cooper				Archaeological Finds	It is suggested that any archaeological finds should be better protected, by leaving undeveloped or including as a feature.	The policy is clear that there should be a presumption in favour of physical preservation in situ of significant archaeological finds. Any sites that are deemed to be of archaeological value will be required to have plan in place setting out what happens if archaeological finds are discovered and whether excavations need to be monitored by an archaeologist. UDC is applying standard best practice in this respect.
NDLP1535 NDLP3281	Chrishall Parish Council Andrew Martin				Conservation Area	One comment seeks to request an area is identified as a Conservation Area along with a number of properties that meet the criteria for non-designated heritage asset status and these are also formally requested. Another comment suggests that the plan does not make provision for the designation of new or reassessment of existing Conservation Areas. It is suggested that many of the existing Conservation Areas were designated many years ago and there have been many changes to heritage advice and case law since these were completed.	The process of updating Conservation Areas sits outside the scope of the Local Plan, although it is accepted that text should be added to refer to the Council's approach to this matter and how, for example, communities can go about reviewing their Conservation Area where they wish to.
NDLP4208	Saffron Walden Town Council				Development affecting Grade I and Grade II*	It is suggested that development affecting Audley End Park and Bridge End Gardens should not be permitted under any circumstances. It is suggested that the policy as currently drafted foresees circumstances, albeit exceptional ones, in which development that would substantially harm Audley End Park and bridge Gardens may be permitted.	The Council believes that the current wording of the policy is sufficiently robust to protect and conserve these significant heritage assets within planning considerations. The wording refers to wholly exceptional circumstances, which by their very nature would be exceptional and are not foreseen.
NDLP562 NDLP1745	Mr Michael Young Salings Parish Council				Heritage Context	A number of comments refer to the importance and significance of historic assets within Uttlesford. It is stated that Uttlesford has the greatest concentration of pre-1700 listed buildings of any district in the Country. One comment suggests that the attention to this topic is surprisingly limited and focused on addressing harm, rather than	The Council believes that the structure of the Local Plan document is coherent and well-ordered and that it does not reflect prioritisation of any particular value or aim. The Local Plan Spatial Strategy has been informed by, primarily, the sustainability of locations for proposed development but also

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
NDLP3588	Ashdon Neighbourhood Plan Steering					anything more proactive or that informing the strategy. It is also stated that CP62 occurs sequentially late into the plan document given its importance.	by a careful consideration of the impact of any proposed development, including on the heritage context. Additional heritage assessments are being undertaken to inform the Reg 19 version of the plan following the Reg 18 consultation. The Uttlesford Design Code, which will be a material consideration for planning applications, once adopted as an SPD, covers extensively the historic settlement types and how design proposals should respond to them.
NDLP2077 NDLP2300	Ms Debbie Bryce Deborah Bryce				Historic properties at risk	It is suggested that there has been no or little progress on reducing the numbers of historic buildings at risk. It is suggested that a policy is needed that seeks to address the rescue of historic buildings at risk. There is a specific request about the status of the gatehouse at Warwick Estate.	The Council keeps a register of Buildings at Risk and members of the public can report buildings they think are at risk. The register can be found here: https://www.uttlesford.gov.uk/buildings-at-risk Listed Buildings that are in private ownership are the responsibility of the freeholder and the Local Authority can only take action to secure repair when it becomes evident that a building is being allowed to deteriorate. Urgent Works Notices, Repair Notices and Section 215 Notices can be issued by the Local Authority to the building owner to require them to undertake the necessary maintenance.
NDLP2754 NDLP978 NDLP4209	Paula Griffiths Great Easton and Tilty Parish Council Saffron Walden Town Council				Policy Wording	A number of comments relate to the policy wording including: • It is suggested that the policy wording could be stronger, for example that 'permission will not be given for development proposals which fail to conserve the significant of designated and non-designated heritage assets'. • Greater clarity is requested in relation to terms like 'harm the significance', it is suggested that 'harming the setting' and 'significance' are separate. • Missing word on page 197 in the first line of the first paragraph under 'listed buildings'. • The word 'should' needs to be replaced with words like 'will' or 'must'.	The Council believes that the current wording of the policy is sufficiently robust to protect and conserve the historic environment within the balance of other planning considerations. The wording will be revised to refer to potential harm to the 'setting or significance' of a heritage asset. The term 'significance' is meant to refer to the buildings difference or uniqueness within its context and it is this special difference that should be preserved and protected. The Council believes the current policy wording is accurate, as there may be rare instances where it may not be possible to conserve a particular feature or aspect of the historic environment. Formatting and typographical errors will be corrected prior to the Reg 19 stage.
NDLP2377	Jane Gray				Potential site of archaeological interest	It is suggested that any site that is a potential site of archaeological interest should be subject to archaeological surveys. Reference is made to work the Battlefield Trust are conducting relating to a site in the parish of Ashdon.	Archaeological studies, assessments and surveys will be requested for all applications where relevant and applicable. Any information on archaeological sites that would not be readily available to the Local Authorities Heritage team or Historic England should be passed on to the Local Authority for assessment.
NDLP2073 NDLP605 NDLP704 NDLP2508	Judy Emanuel Stephanie Gill Nigel Wood Widdington Parish Council				Protected Lanes	A number of comments note that Protected Lanes have been omitted from this policy and request they are included to ensure their preservation. It is acknowledged that some many no longer be suited for designation, but it is requested the list is updated and included in the plan.	Protected Lanes would be considered by the Council as a non-Designated Heritage Asset and therefore would be assigned great weight and importance under this policy, however consideration will be given to making this clearer in the Reg 19 version of the Plan.
NDLP3262 NDLP3263 NDLP1387	Weston Homes Plc Weston Homes Plc Historic England				Relationship to NPPF	Policy CP62 gives the same level of (great) weight to impact on non-designated heritage assets as designated heritage assets which conflicts with the requirements and tests set out in NPPF chapter 16 which weight to harm is dependent on level of status of the heritage asset. It is also suggested that Policies CP62 - CP65, are unnecessary and NPPF provides sufficient tests for assessing development impacting heritage assets. It is suggested by Historic England that all historic environment policies should be reviewed against the NPPF to ensure consistency, in particular relation to paras. 201, 202 and 203 of the NPPF.	The Council will review CP62 in relation to the NPPF and will revise or omit as it deems appropriate.

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
NDLP1692	N/A	Planning Advisor Essex Police			Support of Policy	A number of comments provide support to the policy including from Essex Police. It is suggested that heritage sometimes indirectly affects features within designing out crime and whilst it is recognised that a balanced approach is needed, the Policy advocates the implementation of security provisions that can minimise physical impacts on the historic fabric or visual intrusions.	Noted. The Councils Design Code, once adopted, will provide additional guidance related to such design matters.
NDLP1899	Keith Exford						
NDLP2886	Keith Exford						

Table 12 Core Policy 63: Design of Development within Conservation Areas

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
NDLP3151	Smith Bros				Archaeological field assessments	It is suggested that the policy wording is clarified so that archaeological field assessments are not required in all circumstances and that such studies can be conditioned through the planning process.	The policy wording leads on from the previous paragraph, which states that development that could affect historic assets will require some form of archaeological assessment, usually a desktop study followed by a field assessment. This is likely to be the majority of cases. Where there is known historic assets, whether through preceding desktop studies or other means, in these cases field assessments will also be required. The policy wording will be reviewed and clarifications added if necessary.
NDLP4101	S Payne						
NDLP4211	Saffron Walden Town Council				Article 4	Comment querying whether article 4 areas should be included in policy.	The Council will review this policy and whether Article 4 designations should also be included.
NDLP4210	Saffron Walden Town Council						
NDLP362	Mrs Margaret Shaw				Net Zero / Retrofit / Conservation Areas	It is suggested that there should be a presumption in favour of certain measures to address energy / thermal performance of Listed Buildings.	The Council has declared a Climate Emergency and is working towards a net-zero future that includes actions for retrofitting historical buildings. We have an inhouse Climate Change team that is working on solutions that respond specifically to the needs of Uttlesford. Retrofitting traditional buildings must be undertaken with caution and we advise a whole-building approach that provides a balanced solution to energy efficiency, with an understanding of the building in its heritage context. Our approvals process is informed through guidance set out by Historic England and Essex County Council. We support applications to upgrade historic buildings if the proposals are appropriate to the specific needs of the property. We encourage residents to contact the Council if they have specific queries about retrofit.
NDLP4213	Saffron Walden Town Council				Policy wording	The footnote is incorrect, as it refers to the "UDC Uttlesford Health and Wellbeing Strategy, 2019" not the historic environment. Add the correct footnote reference	Comments noted. Formatting error will be corrected.
NDLP1388	Historic England				Relationship to NPPF	A number of comments refer to the relationship of the policy to the NPPF. These include:	The Council will review CP63 in relation to the NPPF and will revise or omit as it deems appropriate.
NDLP1626	Chelsteen Developments Limited					• It is suggested that the policy lacks the sophistication of the NPPF policies which distinguish between substantial and less than substantial harm to designated heritage assets. Therefore, the NPPF does not work from a starting point that development causing less than substantial harm to a designated heritage asset will not be approved, rather it states that there will be a balanced consideration of this harm	
NDLP2457	Anchor						
NDLP3264							

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
NDLP3834 NDLP3949	Weston Homes Plc Hillrise Homes Limited Michael and Sarah Tee					against the public benefits. The policy should be amended against paragraphs 99-202 of the NPPF and amended accordingly. • NPPF Paragraph 16 requires policies to serve clear purpose and avoid unnecessary duplication. On that basis, Policies CP62 -65 are considered unnecessary and the NPPF provides sufficient tests for assessment development impacting heritage assets. • It is suggested by Historic England that all historic environment policies should be reviewed against the NPPF to ensure consistency, in particular relation to paras. 201, 202 and 203 of the NPPF.	
NDLP2056	Mrs Jacqueline Cooper				Setting of Conservation Areas	This comment highlights the importance of the setting of Conservation Areas.	The Core Policy 63 states that the setting of Conservation Areas is a material consideration to planning applications that have the potential to impact on this setting, whether or not the application site is within the Conservation Area.
NDLP2054 NDLP2165	Mrs Jacqueline Cooper Mr John Evans				Support for policy	Support is provided for protecting and giving more prominence to non-designated heritage assets. Other support for the policy is provided, but it is suggested that protection is also need for Local Green Space.	Noted.

Table 13 Core Policy 64: Development affecting Listed Buildings

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
NDLP2034	Douglas Kent				Impact of development on Conservation Areas	It is suggested that more weight needs to be given to the adverse indirect effects of development on heritage even if it is not immediately adjacent.	Impact of development on transport infrastructure, whether on heritage buildings or not, is a material consideration in planning applications and is assessed dependent on the scale or development.
NDLP2531 NDLP2034	Gillian Mulley Douglas Kent				Installation of solar panels	One comment suggests that providing they are not visible from the street, only Grade 1 Listed Buildings should be restricted from installing solar panels. Another comment raises concern over the use of resource to manufacture solar panels which should also be considered in a holistic assessment.	The Council has declared a Climate Emergency and is working towards a net-zero future that includes actions for retrofitting historical buildings. We have an inhouse Climate Change team that is working on solutions that respond specifically to the needs of Uttlesford. Retrofitting traditional buildings must be undertaken with caution and we advise a whole-building approach that provides a balanced solution to energy efficiency, with an understanding of the building in its heritage context. Our approvals process is informed through guidance set out by Historic England and Essex County Council. We support applications to upgrade historic buildings if the proposals are appropriate to the specific needs of the property. We encourage residents to contact the Council if they have specific queries about retrofit. A balanced view to sustainable strategies for renewable energy generation needs to be taken and UDC is committed to developing a sustainable future that achieves our net-zero targets, both through carbon reduction, energy efficiency and recycling of precious materials.
NDLP530 NDLP585	Steve Hasler Mr John Burnham				Net Zero / Retrofit / Conservation Areas	It is suggested that the policy is satisfactory, but how it will be interpreted and the balance between the assessment of harm, vs. the installation of RE to address climate change should be clearer. It is suggested that there is no point in preserving heritage if climate change is not tackled as the impact of climate change will in itself harm our historic assets. Another response suggests that the Listed Buildings in Uttlesford are of significance importance, for which the	The Council has declared a Climate Emergency and is working towards a net-zero future that includes actions for retrofitting historical buildings. We have an inhouse Climate Change team that is working on solutions that respond specifically to the needs of Uttlesford. Retrofitting traditional buildings must be undertaken with caution and we advise a whole-building approach that

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
						Plan does not give sufficient attention and that protecting the asset should take priority over tackling climate change. More guidance is required in this matter to clarify where there are opportunities for utilising RE technologies without harming the asset.	provides a balanced solution to energy efficiency, with an understanding of the building in its heritage context. Our approvals process is informed through guidance set out by Historic England and Essex County Council. We support applications to upgrade historic buildings if the proposals are appropriate to the specific needs of the property. We encourage residents to contact the Council if they have specific queries about retrofit.
NDLP361	Mrs Margaret Shaw				Net Zero / Retrofit / Listed Buildings	It is suggested that there should be a presumption in favour of certain measures to address energy / thermal performance of Listed Buildings.	The Council has declared a Climate Emergency and is working towards a net-zero future that includes actions for retrofitting historical buildings. We have an inhouse Climate Change team that is working on solutions that respond specifically to the needs of Uttlesford. Retrofitting traditional buildings must be undertaken with caution and we advise a whole-building approach that provides a balanced solution to energy efficiency, with an understanding of the building in its heritage context. Our approvals process is informed through guidance set out by Historic England and Essex County Council. We support applications to upgrade historic buildings if the proposals are appropriate to the specific needs of the property. We encourage residents to contact the Council if they have specific queries about retrofit.
NDLP3265	Weston Homes Plc				Potential duplication of NPPF policies	Policies CP62 - CP65, are unnecessary and NPPF provides sufficient tests for assessing development impacting heritage assets.	The Council will review CP62 - CP65 in relation to the NPPF and will revise or omit as it deems appropriate.
NDLP180	Mrs Janice McDonald				Protection of Listed Buildings	It is suggested that Uttlesford has a poor record in safeguarding the integrity of Listed Buildings and an example is given for where a building has deteriorated.	Listed Buildings that are in private ownership are the responsibility of the freeholder and the Local Authority can only take action to secure repair when it becomes evident that a building is being allowed to deteriorate. Urgent Works Notices, Repair Notices and Section 215 Notices can be issued by the Local Authority to the building owner to require them to undertake the necessary maintenance.
NDLP1389	Historic England	Historic Environment Planning Adviser, East of England Historic England			Relationship to NPPF	It is suggested by Historic England that all historic environment policies should be reviewed against the NPPF to ensure consistency, in particular relation to paras. 201, 202 and 203 of the NPPF.	The Council will review CP64 in relation to the NPPF and will revise or omit as it deems appropriate.
NDLP2034	Douglas Kent				Restoration / Conservation	The benefits of 'conservation' are explained and promoted as an alternative to 'restoration'.	UDC agrees with this view and will revise para.11.71 accordingly to advocate conservation rather than restoration.

Table 14 Core Policy 65: Non-Designated Heritage Assets of Local Importance

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
NDLP2458	Anchor				Comparison of CP65 to NPPF	Paragraph 203 of the NPPF explains how to determine applications where there will be an effect on a non-designated heritage asset. It confirms that a balanced judgement is required. Core Policy 65 does not allow for this balanced judgement to be taken and therefore is not consistent with national policy.	The Council will review CP65 in relation to the NPPF and will revise or omit as it deems appropriate.
NDLP3948	Michael and Sarah Tee						

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
NDLP1390	Historic England	Historic Environment Planning Adviser, East of England Historic England			Historic England: Prepare a Local List of Heritage Assets	Historic England recommend that a local list of heritage assets is prepared. Historic England has published guidance pertaining to Local Listing which you may find helpful: https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/ We would recommend that as a minimum a local authority has established criteria for identifying non-designated heritage assets, and ideally has a local list of assets linked to planning policies in their Local Plan.	The Council has prepared a local list of non-designated heritage assets which can be found here: https://www.uttlesford.gov.uk/local-heritage-list - however, consideration will be given to if any further actions are needed and the Council will continue to engage positively with Historic England and welcome their support.
NDLP2035	Douglas Kent				Installation of solar panels	The installation of renewable energy equipment on Listed Buildings should also take on board any increased risks of damage, such as the higher risk of fire linked to the installation of solar panels on roofs.	The Council has declared a Climate Emergency and is working towards a net-zero future that includes actions for retrofitting historical buildings. We have an inhouse Climate Change team that is working on solutions that respond specifically to the needs of Uttlesford. Retrofitting traditional buildings must be undertaken with caution and we advise a whole-building approach that provides a balanced solution to energy efficiency, with an understanding of the building in its heritage context. Our approvals process is informed through guidance set out by Historic England and Essex County Council. We support applications to upgrade historic buildings if the proposals are appropriate to the specific needs of the property. We encourage residents to contact the Council if they have specific queries about retrofit.
NDLP1536	Chrishall Parish Council				Non-designated heritage assets	Chrishall Parish and Saffron Walden Town Council consider there are a number of local buildings that meet the criteria for non-designated heritage assets and would like this to be applied in line with the policy.	Members of the public may nominate buildings for inclusion on the local list of heritage buildings. Details can be found here: https://www.uttlesford.gov.uk/local-heritage-list .
NDLP2436	Saffron Walden Town Council						
NDLP3266	Weston Homes Plc				Potential duplication of NPPF policies	Policies CP62 - CP65, are unnecessary and NPPF provides sufficient tests for assessing development impacting heritage assets.	The Council will review CP62 - CP65 in relation to the NPPF and will revise or omit as it deems appropriate.
NDLP606	Stephanie Gill				Support of policy	Support for Policy. Particular recognition of importance of the historic environment to the local community.	Noted.
NDLP706	Nigel Wood						
NDLP320	Mrs Jane Sharp						

Table 15 Core Policy 66: Planning for Health

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
NDLP3820	Uttlesford Citizens Advice				Charity sector	Three reps request that the Charity Sector is better reflected in the community health and wellbeing section and policy. Two of which are from the Uttlesford Citizens Advice who supports the policy, but would prefer to see reference to the charity sector in the supporting paragraphs 11.88- 11.91. They suggest adding at the end of paragraph 11.89 - 'Local charities play a vital role in the health and wellbeing for many people in the community who would otherwise (for example) be unsupported at difficult times in their lives or suffering social isolation.	Noted. The relevant text will be updated to reflect the suggestions.

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
						Consideration should be made for providing space within developments to enable charities to deliver on this role.'	
NDLP1693 NDLP2016 NDLP1832 NDLP2406 NDLP4092	N/A Home Builders Federation Essex County Council Professor Jangu Banatvala Salacia Ltd	Planning Advisor Essex Police			Health Impact Assessment	Essex Police recognise that the social determinants of health can significantly influence health equality in both positive and negative ways. Policy should include - Mitigating the opportunities for crime, thus reducing and preventing injury and crime, but also build strong, cohesive, vibrant, and participatory communities within Health Impact Assessment (HIA) in relation to matters relating to crime. The Home Builders Federation suggest that Parts ii and iii do not offer much or repeat other policies and without a clear purpose CP66 is ineffective and should be deleted. Some suggest that an HIA should be prepared for the whole plan, and therefore it would then be unnecessary for future development proposals to undertake a separate HIA. They suggest an HIA may be appropriate for a larger unallocated site (e.g. 50 units or more) where the impacts may not have been fully considered by the Council as part of the plan wide HIA. Essex County Council seeks stronger references to health and wellbeing to better reflect the NPPF and local evidence such as the Essex Joint Strategic Needs Assessment and Uttlesford Health and Well Being Strategy. A policy regarding Health Impact Assessments (HIAs) for larger development proposals and strategic housing allocations is also needed. The Department of Health and Social Care states that health impact assessments should be considered before proposed development and a multi-disciplinary approach is required involving stakeholders and external expertise thereby avoiding conflicts of interest.	Further consideration will be given to further updating the policy. However, the Council is satisfied that HIA's for major development to be policy compliant (NPPF), does reflect the JSNA and Uttlesford Strategy for Health and Well Being and is appropriate. The Council will continue to engage positively with a range of stakeholders, including health providers to inform the Reg 19 version of the Plan.
NDLP4214	Saffron Walden Town Council				Health inequalities	Representation makes suggestions for wording changes to better reflect the deprived ward in Saffron Walden and to add a reference.	Suggestions noted and will be reviewed and amended where necessary.
NDLP240	Mr Roy Warren	Planning Manager Sport England			Healthy lifestyles	Support is given for policy and suggestion is given to including the Sport England Active Design Principles into Policy of the supporting text.	The Essex Design Code is referred to in policy and this does include the 10 Sport England Principles. Consideration will be given to referencing this in the supporting text for clarification.
NDLP540 NDLP758	Carol Hayward Alice Kohler				Inadequate healthcare	Insufficient doctors surgeries to cope with the existing level of development, more investment and infrastructure is needed before further new development is allowed to be built.	The Council will continue to engage with the relevant health bodies to inform the Reg 19 version of the Plan along with developing an updated Infrastructure Delivery Plan to help ensure appropriate new infrastructure is provided.
NDLP1257 NDLP4216	David Rance Saffron Walden Town Council				Policy Wording	Core Policy 66: Planning for Health looks good, but is light. Health Impact Assessment should be more specific about mechanisms, recognising which parts of the NHS have responsibility for planning. There is a real risk of an increase in unmet health needs if the population increases significantly. These are not good times for the funding, staffing or planning of NHS services. Recommend adding the following paragraph: "Uttlesford District Council will work directly with the appropriate NHS organisation (Hertfordshire and West Essex NHS Integrated Care Board) to develop the enhanced healthcare needs of the enlarged population with the aim of incorporating these needs into the NHS ICB 5 year planning process." This would at least reassure. It is also suggested the word 'must' should be used rather than 'should'.	The Council are working with the relevant health bodies to inform the local need. Consideration will be given to making appropriate amendments. The Council are satisfied the word 'should' provide sufficient clarity.
NDLP944 NDLP1702	Catesby Estates Ltd (Stacey Rawlings) Essex Police	Director Roebuck Land and Planning Ltd Planning Advisor Essex Police			Support policy 66	Four reps give support for policy 66, including from Essex Police and NHS Property Services. However the policy could be improved by the wording being simplified; and that environments could also be reflected as being safe, secure and accessible in their design.	Noted.

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
NDLP2755 NDLP2863	Paula Griffiths NHS	NHS Property Services Ltd					

Table 16 Core Policy 67: Open Space

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
NDLP4218	Saffron Walden Town Council				Evidence base	Representation questions the statistics evidencing an oversupply in fitness provision given local groups have waiting lists and/or oversubscribed.	The Council are undertaking a suite of leisure and open space evidence base to support the Reg 19 Plan and a review of supply and demand. This has included engagement with local groups, the sporting non-governing bodies and Sport England. The required needs to meet the proposed growth in the Local Plan will be proposed in the next iteration of the Plan at Reg 19 Submission Stage.
NDLP200	David Barrs				Insufficient cricket provision	Current facilities for Cricket in North Uttlesford, especially in Saffron Walden are not satisfactory. New facilities are needed that are fit for all users male, female, boys, girls and all abilities, and an additional pitch is also required. Shared new facilities with other sports is considered appropriate, as are improvements to existing ones.	The Local Plan has commissioned leisure evidence to help inform local need for open space, indoor and built facilities and playing pitch facilities, which includes for Cricket provision. The outcome of these studies will be used to inform the Reg 19 submission Local Plan.
NDLP2166 NDLP2167	Mr John Evans Mr John Evans				Local Green Spaces	Two comments refer to local green spaces from the same respondent. They highlight that LGSs are omitted from Core Policy 67 and that a policy should be included specifically for them in line with the NPPF, noting any LGS in Made Neighbourhood Plans and included on any policies map. They recommend wording for a policy.	Consideration will be given to inclusion of a LGS policy in the Local Plan.
NDLP241 NDLP810 NDLP1701 NDLP2459 NDLP3258 NDLP4219 NDLP4220 NDLP4221 NDLP2465	Mr Roy Warren Susan McCarthy N/A Anchor Weston Homes Plc Saffron Walden Town Council Saffron Walden Town Council	Planning Manager Sport England Planning Advisor Essex Police			Policy wording	Sport England broadly supports the policy wording as it seeks to protect existing sports facilities and provide open space in new development to meet the needs of growth. It broadly accords with the NPPF especially paragraphs 98 and 99. They suggest amending policy wording from 'and' to 'or' for NPPF compliance. Another comment suggests the policy is not strong enough and another requests more information on circumstances where building on open space will be justified. Suggested wording includes: "The loss of any open spaces, sport and recreation provision will not be permitted unless it is demonstrated beyond reasonable doubt that:" One representation asks for guarantees that when houses are built, the play areas promised are built to a satisfactory standard and that developers are held to account for doing so. They reference Lime Avenue football pitches as an example, time and effort put in, but the developer refused to do it. It should be a requirement before house building starts. Another comment suggested the financial contribution section be reworded to 'will' rather than 'may' be required. And that for new schools or halls, these should be made publicly available out of school hours. Essex Police refer to the importance of planning for safety as part of urban design.	Support noted. Policy will be reviewed in light of comments received and amended where necessary. Financial contributions will be different for each development scheme and the policy does make provision for onsite and off-site. It enables flexibility for case officers to negotiate planning applications. The Council has commissioned an open space and leisure evidence base, and this has included assessment of schools and engagement with these. Consideration of the use of these spaces (existing and new) for community use is being factored into proposals.

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
	Saffron Walden Town Council David Bingley						
NDLP689 NDLP1811 NDLP3127	Martin Keefe The Thaxted Society Ms Karmel Stannard				Recreational space - insufficient	One rep highlights that open space is important, especially in rural areas to deter anti social behaviour and crime. Another refers to sport and playing fields and the green and blue infrastructure strategy, but notes that this does not reflect the current growing demand such as at Thaxted Rangers and other youth organisations, Cubs, Scouts, Guides etc. Another comment draws attention to previous decision making and promises that later have not been fulfilled and seeks reassurance for the future that the Council will protect and maintain recreational space for the health and wellbeing benefits of local communities alongside development needs. They sight the Ashdon All Saint's Playing Field as an example of poor planning, where the field was not drained efficiently and where a football, netball and tennis courts were originally planned with development but that did not occur but instead a gym and one basketball hoop was provided.	Noted. The Uttlesford GI Strategy is more related to the natural environment although the Council is aware of the linkages between it and access to recreational space for example. The Council have commissioned consultants to undertake an open space and leisure evidence base and these studies will seek to highlight the supply and demand requirements for the Local Plan. The outcomes of these studies will inform the Local Plan at Reg 19.
NDLP80	Julie Fossett				Recreational space - sufficient	It is suggested that the area where the respondent lives already has a leisure centre and that there is no need for a MUGA. It is suggested that the environment should be protected and retained rather than to provide new leisure provision.	The Local Plan has commissioned leisure evidence to help inform local need for open space, indoor and built facilities and playing pitch facilities. The outcome of these studies will be used to inform the Reg 19 submission Local Plan. The Local Plan also has a Green Infrastructure Strategy and Local Plan policies which seeks to ensure the right provision of connected natural open space across Uttlesford and beyond.

Table 17 Core Policy 68: Community Uses

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
NDLP3259	Weston Homes Plc				Local services	One representation refers to Great Canfield seeking to amend policy to ensure any change to facilities is based on financial viability; local demand; or availability elsewhere nearby. Essential to protect local services and to avoid constant applications for assets of community value. One rep refers to local services being stretched in Great Dunmow and suggests that the Local Plan is unclear on how it will address these short falls in demands, especially in healthcare. One comment suggests that where new schools or sporting facilities are provided that these are given public access out of hours to assist with viability and to provide more facilities within walking and cycling distance to communities.	Noted. Although representations refer to Great Canfield and Great Dunmow these representations apply to this policy area, district wide. The policy wording will be checked but appears to cover these aspects. Financial viability could be clearer. Refer to the infrastructure comments for responses however the Councils IDP will set out the requirements for the delivery of infrastructure needed for the Local Plan. The Council has commissioned an open space and leisure evidence base, and this has included assessment of schools and engagement with these. Consideration of the use of these spaces (existing and new) for community use is being factored into proposals.
NDLP242 NDLP548	Mr Roy Warren Desiree Ashton	Planning Manager Sport England Advocacy & Campaigns Officer			Policy wording	Suggested amendments to the policy includes: <ul style="list-style-type: none"> • Clarification between policy 67 and 68 is suggested with policy 67 covering open space and 68 left to cover other community uses. • Another rep suggests inclusion of the charity and voluntary sector, including the Uttlesford Citizens Advice. • The policy should be more positively worded, removing 'will be required' replacing with 'may' as not every scheme can necessarily meet these requirements. • It is suggested that part viii. of the policy removes reference to viability. 	Comments and support are noted. Policy 67 solely covers open space, sport and recreation, whilst policy 68 addresses other community uses. The Council will review the policy wording in light of the comments to inform the Reg 19 Plan.

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
NDLP945		Uttlesford Foodbank	Stacey Rawlings			<ul style="list-style-type: none"> • Should be reworded to make it clear some parts are only applicable if there is a deficit in community facility provision. • The East of England Ambulance suggest adding in line 6 after 'health care providers...' 'ambulance, police and firefighting'. • NHS Property Services Ltd supports the policy 68, but suggest it should reference the Developer Contributions SPD. They also suggest the following wording should be added: Where healthcare facilities are declared surplus or identified as part of an estates strategy or service transformation plan where investment is needed towards modern, fit for purpose infrastructure and facilities, there will be no requirement to retain any part of the site in a community use. • They recommend that the Council add further detail to the approach regarding primary healthcare provision to ensure that the assessment of existing healthcare infrastructure is robust, and the mitigation options secured align with NHS requirements. • Uttlesford Citizens Advice suggest the growth referred to in the Local Plan will lead to increased demand for their services. • MAG London Stansted Airport welcome Core Policy 68, including reference to education, subject to criteria being met. It could be improved by specific reference to the expansion and/or improvement of existing facilities, rather than solely relating to 'new' community facilities. 	
NDLP887	Catesby Estates Ltd (Stacey Rawlings)	Director Roebuck Land and Planning Ltd					
NDLP227	Mr Tom Clarke MRTPI						
NDLP1837	Mr Richard Gilyead						
NDLP1453	East of England Ambulance						
NDLP2864	Savills - Audley End Estate	NHS Property Services Ltd					
NDLP2865	N/A	NHS Property Services Ltd					
NDLP2866	N/A	NHS Property Services Ltd					
NDLP3260	N/A						
NDLP3297	N/A						
NDLP4048	Weston Homes Plc						
	Uttlesford Citizens Advice						
	MAG London Stansted Airport						
NDLP1988	Mr Ian Norman	Planning Advisor Essex Police			Support	Five reps support Core Policy 68, including Essex Police. Several of these representations welcome reference to places of worship in the policy, one highlighting the key issue being provision for public places of worship for all religions.	Support is noted.
NDLP1680	N/A						
NDLP2104	Nathan Smith						
NDLP2309	Mark Brock						
NDLP2756	Paula Griffiths						

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
NDLP3286	Uttlesford Citizens Advice				Third/Charity Sector Importance.	1 rep that highlights the increasing importance of the charitable services provided by Uttlesford Citizens Advice. It highlights the importance of UCA in providing support for people who fall through gaps in the states safety net. Overall they request that the local plan recognise and make provision for the third/charity sector.	The council acknowledges the support from Uttlesford Citizens advice and the charity sector. The wider council will continue to work to improve

Table 18 Core Policy 69: New cemeteries and burial space

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
NDLP1473	Environment Agency				Protecting groundwater	The Environment Agency ask that guidance is followed such as: Protecting groundwater from human burials and groundwater risk assessments under Section L of the EA's Approach to Groundwater Protection and where cemeteries cannot meet the criteria for an exemption, an environmental permit is required under the Environmental Permitting Regulations 2016. Developers should contact the Environment Agency at an early stage to discuss permitting requirements.	Noted. The supporting text states that 'It will be necessary to demonstrate that any proposed cemetery or burial space will not have an adverse impact on ground or surface water, and will be required to demonstrate how it has met, the criteria of policies within Chapter 9 Climate, Environment, Transport.' Chapter 9 will be updated to include reference to the permitting regulations.
NDLP4222	Saffron Walden Town Council				S106	Comment highlights that whilst burial land is the responsibility of town and parish councils, S106 funding is required to allow the town councils to purchase land and therefore needs to be included within infrastructure funding for S106 discussions.	Noted. This will generally be considered through a Development Management process where parishes will automatically be consulted. There is also an opportunity for parishes to consider this matter through neighbourhood planning.
NDLP402	Louise Johnson	Parish Clerk Elsenham Parish Council			Provision at Elsenham	It is suggested that there is no land available at Elsenham as all available land has been consented for development, but that land within the development sites should be identified for burial space.	Noted. This will generally be considered through a Development Management process where parishes will automatically be consulted. There is also an opportunity for parishes to consider this matter through neighbourhood planning.

Table 19 Core Policy 70: Communications Infrastructure

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
NDLP3805	Mr Neil Reeve				Future Requirements	It is suggested that the Council engage with neighbouring Councils to understand what future provision is needed and should be planned for.	Noted. The Reg 19 Plan will be informed by a range of evidence including further engagement with appropriate stakeholders.
NDLP992	Great Easton and Tilty Parish Council	Clerk/Responsible Financial Officer Great Easton and Tilty Parish Council	Kate Rixson		Mobile signal and associated infrastructure	Mobile phone connectivity and signal is very poor across much of the parish in which the respondent lives in. Concerned given the landline network is likely to be "switched off" by 2025. POTS is likely to be maintained, however this requires a power supply and in areas that suffer regular power cuts this presents an issue that future development needs to consider, particularly to safeguard vulnerable households from isolation and safety concerns.	Noted. The emerging Local Plan does include a policy to encourage broadband connectivity in new development, but ultimately the Council doesn't have responsibility for telecommunications and especially where it relates to existing property. The main purpose of the Local Plan sets out policy to guide decision making on development applications.
NDLP4223 NDLP3805	Saffron Walden Town Council Mr Neil Reeve				Policy Wording	Policy wording should be strengthened with the word 'must' rather than 'should'. It is suggested that the policy requirements are vague.	In policy writing terms, should, must, required are all positive strong words. May, might, probably are examples of words which are ambiguous and should be avoided. The policy will however be reviewed to confirm if any further clarification is needed.

