

Appendix 4: Regulation 18 Comment Summaries and Responses

Misc

July 2024

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**Table 1: Formatting or Typos**

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
NDLP3575	Ashdon Neighbour hood Plan Steering				5.12 Country Park location	Comment stating that there are inconsistencies with the location of the country park around Saffron Walden.	Noted. This is made clearer in the Reg 19 version of the Plan
NDLP1415 NDLP1392	English Heritage  Historic England	Historic Environment Planning Adviser, East of England Historic England			Adopted Policies map issues	Comment from English Heritage and Natural England stating that there is an issue regarding the adopted policies map regarding policies 'ENV8 Other Landscape Elements of Importance for Nature Conservation'	Noted.This is not a consideration on the regulation 18 draft of the local plan but it will be considered when drafting the policies map for the updated plan
NDLP1836	Essex County Council				Appendices location	Recommendation that the 'Site Development Templates' are turned into 'Site Allocation Policies' in the submission plan and that they form part of the main document rather than an appendix, showing their full weight.	Noted. The detail set out in the Appendix are 'policy' details and carry full weight – so it is purely a presentational matter. Presenting the Development Templates in a separate Appendix makes them more accessible (easier to review details/ maps etc in parallel to the Plan main text). It also helps to keep the main body of the Plan more concise. This approach has received high level so praise from a range of key stakeholders where used elsewhere.
NDLP963	Catesby Estates Ltd (Stacey Rawlings)	Director Roebuck Land and Planning Ltd	Stacey Rawlings		Document Formatting	Some responses identify minor inconsistencies in spelling and formatting of the draft Local Plan.	Noted. All inconsistencies identified will be reviewed and corrected as appropriate.
NDLP484	Mr Ken McDonald				Editing	Paragraph numbering is duplicated	Noted.
NDLP4212	Saffron Walden Town Council				Formatting	Formatting Error	Comments noted. Formatting error will be corrected

NDLP925	Allison Ward	Parish Clerk Great Canfield Parish Council			Formatting - Criterion iv development policy 1	Clarification of why 'and' is in place in criterion 4 of the policy and why it only applies to this point or all of them.	The Policy makes clear that all criteria should be considered.
NDLP3219	Weston Homes Plc				General comment - List of policies	Comment arguing the benefits of having a list of policies at the beginning of the plan for ease of cross referencing and understanding. The paragraphs and sub paragraphs within policies should be numbered/lettered for clarity.	Noted. Uttlesford will consider using a list of policy for ease of cross referencing, but don't believe in the need to number paragraphs within policy. .
NDLP2133	Jane Gray				General poor-quality mapping and numbering errors	General comments about the consistency and issues with the maps and numbering errors.	Noted. Uttlesford is committed to producing clear high-quality mapping and document production. A high-quality version will be produced for the Reg 19 version.
NDLP534	Mr Frank Woods	Deputy Chair Keep Clavering Rural			Glossary - Windfall Site	Suggests including terms	The term Windfall Sites is explained in the Plan Glossary
NDLP535	Mr Frank Woods	Deputy Chair Keep Clavering Rural			Glossary - Strategic/Non Strategic	Suggests explaining the terms 'strategic' and 'non-strategic' in the supporting Glossary of the draft Local Plan.	<p>The supporting Glossary aims to provide accessible explanations for acronyms and technical terminology used within the draft Plan.</p> <p>Definitions for strategic allocations and non-strategic allocations are explained in page 37 of the draft Local Plan, which notes that strategic allocations made within the Plan are defined as sites of 100 or more dwellings and non-strategic allocations are sites of 99 or fewer dwellings) that may be included in the final version of this Plan and/or that are identified through Neighbourhood Plans.</p>
NDLP959	Great Easton and Tilty Parish Council	Clerk/Responsible Financial Officer Great Easton and Tilty Parish Council	Kate Rixson		Incorrect Naming of Dutton Hill	Comment stating Dutton Hill has been named incorrectly throughout the plan and it should be classified as a village in the plan as it is part of the 'open countryside' in the current draft.	Noted the naming of the village will be corrected and the village and its facilities will be taken account in the updated settlement hierarchy.
NDLP633	Matt Brewer	Director Urbanspace Planning Ltd	Matt Brewer		Policies Map	Supports existing and proposed employment allocations to be included as part of the Policies Map.	Noted. The Council is committed to produce a Policies Map to illustrate geographically the application of policies in the plan as part of the Submission Plan (Regulation 19).
NDLP4054	Saffron Walden Town Council				Policy numbering issues	Number of comments stating that the numbering of policies is incorrect in some parts of appendix 1.	Noted. This will be corrected for the regulation 19 plan
NDLP4051	Saffron Walden Town Council						
NDLP4049	Saffron Walden						

	Town Council						
NDLP4033	Saffron Walden Town Council						
NDLP767	Virginia Barlow				Policy Wording - Flitch Way	Suggests Flitch Way to be described as 'Flitch Way Country Park' in the draft Local Plan	Noted. Consideration will be given to this matter.
NDLP3789	Mr Neil Reeve				Policy wording improvements	Comment suggesting a consistency in wording throughout the policies as the wording is used fairly interchangeably, they also suggest that this would aid clarity throughout the plan.	Noted. Depending on the policy context and objectives, specific wording is used.
NDLP804	Linda Steer				Saved Local Plan Policy	Concern is raised that policies in the saved Local Plan 2005, as referenced in Appendix 1 of the Regulation 18 Plan, were not viewable as part of the consultation documents.	All saved policies referenced in Appendix 1 are in the current Local Plan 2005, publicly available on: <a href="https://www.uttlesford.gov.uk/local-plan-2005">https://www.uttlesford.gov.uk/local-plan-2005</a>
NDLP1663	Antony Wordsworth				Site Development Template Illegibility	Comments stating the Site Development Template for Thaxted is ineligible and existing roads cannot be seen. The colouring is not to scale with the legend and the roads have not been identified.	Comments have been noted and will be reflected in the updated site development templates.
NDLP1671	Anne Wordsworth						
NDLP306	Sally Taylor	Councillor Birchanger Parish Council			Typos	A number of comments that highlight typos within the Local Plan Documentation: - Para 11.58 refers to CP62 but it should be CP61. - Page 203 10.25 'circumstances4' - Page 203 11.88 'females27' - Page 203 footnote 100 should refer to the UDC Health and Wellbeing Strategy 2023-28 - Tables 8.1 and 8.2 the village of Dutton Hill is referred to as Dutton Green - Page 105 8.24/25 Paragraph is carried over, 8.24 ends 'Diversification and 8.25 starts 'proposals' Page 207 - Table 11.1 add footnote to open space study. - Figure 11.1 'countries' should read 'counties' - Inconsistencies with the spelling of Bishop's Stortford throughout the plan - Final sentence at 6.6 needs to be clarified as there is a typo in the text.	Noted. These will all be corrected for the regulation 19 plan. The draft Local Plan will be subject to the District Council's quality assurance process prior to submission.
NDLP3809	Mr Neil Reeve						
NDLP4183	Saffron Walden Town Council						
NDLP4215	Saffron Walden Town Council						

NDLP4021	Saffron Walden Town Council						
NDLP4217	Saffron Walden Town Council						
NDLP3679	Newport Parish Council						
NDLP956	Great Easton and Tilty Parish Council						
NDLP96	Lois Prior						

**Table2 : Comms**

Comment ID	Full Name	Company / Organisation	Agent's Full Name	Agent Company / Organisation	Comment Category	Comment Summary	Officer Response
NDLP512 NDLP1567 NDLP1036 NDLP879 NDLP1101 NDLP1405 NDLP1393 NDLP1936 NDLP2133 NDLP2133 NDLP751	Jane Wilson David Perry Mark Bulling Kenneth Jones Richard Hughes Irene Lea mr Roy Pike mr Roy Pike Jane Gray Jane Gray David Adams				Comment complications	Multiple comments giving concern to the process around submitting the comments, particularly highlighting the difficulty of submitting a new comment form for each comment and the fact that social media accounts needed to be used to create an objective account.	Uttlesford apologises for the difficulties raised about the process of submitting comments at the consultation and will take the feedback onboard when preparing the regulation 19 consultation
NDLP1567 3	David Perry				Committed Development map	Comment requesting that their be a map showing all committed and allocated development which would give	Committed development is taken into account as part of the Housing Trajectory 2021-2041, which forms

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						residents a better sense of development occurring in their area.	part of the evidence base. This contains details of the committed development in the plan period and their respective parish. Mapping for these sites is available on our planning application portal where you can search for the respective commitments you would like to look at .
<b>NDLP3892</b>	Saffron Walden Town Council				Consideration on how we will respond to the comments.	Comment asking how responses to the consultation will be used and how the council will respond to them.	The Reg 18 consultation statement reports on how these comments have been considered in terms of the regulation 19 plan.
<b>NDLP213</b>	Jane Gray				consultation event timing	A comment stating that the consultation seemed designed to discourage participation. Evening hours on a weekday were chosen and advertising for the consultation was poor.	Noted, Uttlesford will consider this when organising future Local Plan events.
<b>NDLP1408</b> <b>NDLP1722</b>	<b>Mrs. Christine Tann</b> <b>Ann Burgess</b>				Consultation timing	Comment raising issues about the timing of the consultation being so close to Christmas.	Uttlesford understands the concern about the timing of the consultation being so close to Christmas but Uttlesford has to stick to the timetable for the current plan-making system to which the Department of Levelling Up, Housing and New Communities have indicated that plans have to be submitted before the deadline of 30th June 2025 under the 'old system' to which Uttlesford are currently working with.
NDLP1341	Sarah Eley				difficulty engaging	Comment highlighting the difficulties regarding engagement of the Local Plan, especially for older residents.	Noted, Uttlesford will take this into account when preparing future consultations.
NDLP462 <b>NDLP3200</b> <b>NDLP2960</b>	Mrs Margaret Hudson <b>J Damany-Hosman</b> <b>Bryan Pinchback</b>				document length	Comments stating that many of the documents are too complex to read properly and respond to.	Noted, Uttlesford will try to produce informative information to go alongside the Local Plan Documents and make them as user friendly as possible. These are technical documents that will guide future development in the district therefore a lot of information is required to justify the policies that the council puts in the Local Plan. Uttlesford will keep it as concise as possible for consultees to understand.
NDLP1398	Stephen Biddlecombe				engagement of residents nearby to new development	Comment asking the fact that residents nearby to new allocations should be notified about new development.	Uttlesford ensured that the consultation events were near to where the allocated sites were going to be.
NDLP1567	David Perry				Event Venue	Comment pointing out the inadequacies of the event in Great Dunmow, notably the small car park, small venue and the lack of District Councillors at the events.	The venues were chosen based on their proximity to the allocated sites and Uttlesford will take on board the feedback regarding District Councillors at the events.
NDLP2067	Stephen Jolly				GDPR Information sheet issues	A comment criticising the GDPR information sheet that was shown at the event in Little Canfield.	Uttlesford apologises for the error in this GDPR sheet and will ensure that this is rectified before the plan is submitted
NDLP1567	David Perry				Lack of face to face engagement.	Comment highlighting the lack of face to face engagement on the local plan and how this has excluded some sectors of the community.	Noted, Uttlesford is committed to effective engagement and will ensure this is reflected in the next consultation at regulation 19.

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NDLP1243	Mr Bill Critchley				Lack of knowledge from officers	Comment stating that officers weren't able to answer particular questions at the engagement events.	Noted, the local plan has been worked on by many officers and the particular ones referred to were speaking to may have not been working on the part of the plan you were asking. Uttlesford will ensure that officers are properly informed before attending the events in future.
NDLP834	Linda Steer				Lack of proper scrutiny before going to the public consultation stage.	A comment criticising the lack of transparency in a recent council meeting. Key documents, including the rationale behind land allocations, weren't available to relevant committees before the final full council meeting. This allegedly prevented proper discussion and informed decision-making. The council leader's explanation that the documents needed further work is questioned, as the information was seemingly used for earlier decisions in the draft plan. The lack of access to these documents before public consultation is seen as a violation of open and transparent governance.	The Council is content with its Governance process. There is of course a difference to what is seen publicly and what is seen in private and sometimes councillors may see draft material in private ahead of those documents being made public. This is common across local authorities and allows councils to strike a balance between ensuring the decision makers see information in a timely way, but also allows them to progress work quickly. Ultimately, the Council is satisfied that all relevant material was available at the relevant time to inform appropriate decision making.
NDLP1263 NDLP1264 NDLP3039 NDLP1972 NDLP1243 NDLP1567 NDLP2067	Julian Sayer Julian Sayer Susanne Chumbley Gill Gibson Mr Bill Critchley David Perry Stephen Jolly				Leaflet issues and delay in receiving	Noted, Comments highlighting the delay in receiving the Local Plan leaflet and issues within the brochure such as not receiving detailed mapping of the sites and various typos. Highlighting the poor engagement for the regulation 18 consultation.	Uttlesford has noted the issues regarding the timing of the leaflet reaching all residents in the timeframe allocated but residents should appreciate the leaflets were sent out by Royal Mail and it is out of the councils control to when they would be delivered by. Uttlesford will consider this when developing the engagement strategy for the next consultation. The leaflet was a high level overview of the development sites which contained development figures for each site and the key diagram which showed the geographic location of the sites. To see the detailed main development areas it would require looking at the site development templates, which forms part of the plan documents. The council believes that having these detailed maps aren't necessary for the template.
NDLP2067	Stephen Jolly				Local electorate considerations.	Comment demanding a parish poll be used in Takeley because of the 'mass urbanisation proposals' and that electors can trigger a poll using the Parish and Community meetings (Polls) Rules of 1987.	Local Plans go through 2 consultation periods at regulation 18 and 19, as per the statutory requirement. During these consultations Uttlesford aims to apply effective and interactive engagement
NDLP743	Christopher Muir				Passive consultation	Comment stating the impact of proposals on the community and how the local council have been poorly represented at meetings.	Local councillors form the key democratic framework that underpins the local plan process.
NDLP2067	Stephen Jolly				Record of comments made verbally for the local plan.	Comment requesting that the verbal comments provided at events be recorded in some way.	Uttlesford provided forms at the event to fill out when making comments and felt that was sufficient when

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NDLP753	David Adams				Reducing negative feedback	Comment implying that the difficulty to provide feedback was convenient for the planning department and implying that it was perposely designed to reduce negitave feedback.	Uttlesford has not tried to reduce negitave feedback through the consultation but the feedback relating to the difficulty to submit comments will be noted and taken into account when preparing the next consultation.
NDLP749	David Adams				Transport Evidence Removal	This comment argues that the missing transport statement is concerning. This document supposedly justifies the local plan's assumptions about transportation sustainability. Its absence raises doubts about the consultation process, information transparency, and the overall quality of the plan.	The council is content that the Transport Evidence that is referred to is available on our evidence base website : <a href="https://www.uttlesford.gov.uk/2023-Draft-Plan-Evidence-Base">https://www.uttlesford.gov.uk/2023-Draft-Plan-Evidence-Base</a>
NDLP549	Desiree Ashton	Advocacy & Campaigns Officer Uttlesford Foodbank			Uttlesford Citizens Advice - further engagement.	Comment from Uttlesford Citizens Advice, who are seeing a surge in demand for their services. This is putting a strain on their resources, space and infrastructure. They believe there's a growing need for charities in the district and would like to be more involved in discussions and planning consultations in the future	Uttlesford will engage with all stakeholders when necissary and through regulation 18 and 19 stakeholders will have an opportunitiy to respond to the councils proposals.
NDLP3316	The North West Essex Consitutue ncy Labour Party				Visual impressions	Requestion visual impressions for the 3 main settlements to allow a greater level of public scrutiniy and engagement on the allocated sites	Uttlesford will provide as much information as possible on the sites and consider the most effective method of public scrutiny and engagement on the allocated sites. Visual impressions of the sites is a good idea
NDLP1878  NDLP1987	Mr Jonathan Rochford  Elizabeth Beckett				website difficulty	Issues raised on the difficulty navigating the webpages to access the local plan	Uttlesford will take onboard feedback regarding difficulties navigating the website and issues with the document and will ensure these are rectified.