



Spatial Strategy

North Uttlesford – Including: Great Chesterford, Newport and Saffron Walden

Saffron Walden is identified as a Key Settlement to reflect its status as the largest town within the District, where the majority of services and facilities are provided, along with the widest range of retail.

- Growth at Saffron Walden will complement the existing settlement, forming high-quality sustainable development, well connected to the wider settlement, providing appropriate services and facilities, including additional capacity for the existing secondary school.
- Great Chesterford and Newport are recognised as Local Rural Centres to reflect their importance in the Settlement Hierarchy and their sustainability, good public transport connections including railway stations.
- Chesterford Research Park will provide a key location for the expansion and provision of high-quality employment use, supported through the development asterplan.

South Uttlesford – Including: Great Dunmow and Takeley

- Great Dunmow is recognised as a Key Settlement to reflect the role it plays within Uttlesford as one of our three largest and most sustainable settlements.
- Great Dunmow is an historic settlement that has traditional strong townscape character. It is therefore important its identity is protected, and the quality of the townscape is enhanced.
- Takeley is recognised as a Local Rural Centre. Development here must deliver high-quality and sustainable development, picking up on the local character and its rich and varied heritage features, providing for a coherent and comprehensive approach to planning for the settlement and provide a new local centre, along with a range of new services and facilities, including a primary school and secondary school and health centre.
- Development at Takeley provides an opportunity to strengthen sustainable connections to the public transport interchange at Stansted Airport and beyond, including the wider employment areas at the Airport.
- It is important that growth within these settlements is high quality and sustainable, but also supports the delivery of new services, facilities and infrastructure to benefit the existing communities as well as new residents.
- The development must also provide for extensive areas of open space including comprehensive buffers in respect of the heritage assets and the creation of public space or park to help relieve pressure on Hatfield Forest. Heritage, both natural and built assets, should be protected and celebrated by good landscape design, with regard to their settings as well as appropriate design.
- Improvements to access and usability of the Flitch Way in the south as a strategic linear route that could be used for greater east-west connectivity.
- The planned expansion of Stansted Airport and large-scale increase in warehousing provision will provide a key focus for employment, along with improvements to local sustainable transport.

Stansted Mountfitchet and Elsenham

- Stansted Mountfitchet is recognised as a Key Settlement to reflect the role it plays within Uttlesford as one of our three largest and most sustainable settlements.
- Stansted Mountfitchet is an historic settlement that has a traditional strong townscape character. It is therefore important its identity is protected, and the quality of the townscape is enhanced.
- Elsenham is identified as a Local Rural Centre to reflect its role to the local area and to reflect the opportunities the settlement offers for sustainable development, especially with access to the railway station and nearby employment.
- It is important that growth within all these settlements is high quality and sustainable, but also supports the delivery of new services, facilities and infrastructure to benefit the existing communities as well as new residents, and
- In the south of the District, the Green Belt will be maintained, with no new allocations proposed in the Green Belt. Albeit, land is safeguarded to allow expansion of Forest Hall School at Stansted Mountfitchet, should this be required, but this is considered likely to be 'not inappropriate development in the Green Belt'.

Thaxted and Rural Area

- Thaxted is also recognised as a Local Rural Centre to reflect its role within the wider rural eastern part of the District. No strategic development is identified here to reflect the limited opportunities for expanding infrastructure and its comparatively less sustainable location within Uttlesford. However, the Council would support the community to explore opportunities for limited development within a Neighbourhood Plan, should they wish to support more modest infrastructure enhancements.
- The high quality of Thaxted's built heritage, landscape and environment are easily recognisable and it is particularly important these qualities are protected.
- Growth across the rest of the District will continue to be more limited, focusing on meeting local community and business needs and helping to support the vitality of these more rural settlements.
- Proposals for new dwellings will be directed towards the larger and more sustainable villages that offer a wider range of services and are more well connected than the Smaller Villages.
- Development in the Open Countryside will not be permitted unless consistent with the exception policies in this Plan or within national policy.

Housing in Larger Villages and Newport

We are also supporting a smaller scale of development (on sites less than 100 homes) through Neighbourhood planning across 6 of the District's 'Larger Villages' and in Newport. These villages and their associated housing requirement comprise:

- Newport – 300
- Clavering – 122
- Debden – 29
- Felsted – 104
- Hatfield Broad Oak – 115
- Henham – 121
- Stebbing – 109

Together, the development within the larger villages will make a meaningful contribution towards the overall housing requirement within Uttlesford and enhance the vitality of the respective settlements, whilst ensuring that on an individual settlement basis, the scale of development remains modest and reflects the existing context. The methodology for how these figures have been calculated and are available in the **Larger Village and Newport Housing Requirement Paper**.

We do not propose any development in our smaller villages or at any other smaller settlements or in open countryside. These smaller settlements are not suitable for development other than very modest infill where it accords with relevant policies in the Local Plan and or neighbourhood plans.

Refer to: Core Policy 6a: Housing Requirement Figures for Newport and Core Policy 19: Rural Area Housing Requirement Figures for the large villages