

Chapter 3: Spatial Vision and Objectives

Contents

Chapter 3: Spatial Vision and Objectives..... 2

Chapter 3: Spatial Vision and Objectives

Consultee ID	Full Name	Organisation /Individual	Organisation	Comment Category	Comment Summary	Officer Response
ANON-QNH5-RDN3-K	Edward Gildea	On behalf of an Organisation	Uttlesford Green Party	Concern - Airport opportunities	Comment of concern about the airport being cited as the great opportunity of the future. When the plan disregards the international gateways on the Essex Coast.	The council recognises the airport as one of the most significant employment areas in the district . However, a broad range of other opportunities and challenges are also covered in the plan including the importance of the A120 and connections to the ports on the Essex Coast.
ANON-QNH5-RD7U-X	Saffron Walden Town Council	On behalf of an Organisation	Saffron Walden Town Council	Neighbourhood Plan References	Comment requesting that chapter 3 refer to neighbourhood plans given their legal weight. Specific changes requested are that paragraph 3.2 specify the evidence includes that in Neighbourhood Plans and paragraph 3.3 should state that the central themes are also consider local neighbourhood plans.	Noted. The aim of the strategic vision and objectives for the Local Plan is to provide the objectives that guides the policy in the local plan. The neighbourhood planning context of the plan is set out in paragraphs 1.17-1.20. All planning applications will need to consider all development plans (including neighbourhood plans) for planning applications. It should be noted that where there is conflict between plans it is the most recent plan that takes precedent and that any new or updated Neighbourhood Plans would need to be in conformity with strategic policies in the Local Plan.
ANON-QNH5-RD21-N	John Spencer White	Individual / member of the public		No comment	The comment refers to Plan Soundness but does not make any wider comments	Noted.
ANON-QNH5-RDHU-F	Christopher Loon	Individual / member of the public				
ANON-QNH5-RD3Z-Y	James Lawson	On behalf of an Organisation	Essex Police	S010	Comment of support for Strategic Objective 10 highlighting its need to make sufficient health provision in the district. A comment from Essex Police notes the omission of police services in this paragraph though. They propose the modifications listed below: - After 'health' line 3 insert “, police” - After 'sustainable' line 4 amend rest of line to read “safe and cohesive communities”	Noted. Whilst the role of the Policy is clearly important, there are a wide range of infrastructure providers and it is unnecessary to reference all of them in multiple plan paragraphs.
ANON-QNH5-RD1X-U	Rachael Donovan	On behalf of an Organisation	NHS Hertfordshire and West Essex			
ANON-QNH5-RD4R-R	Roy Warren	On behalf of an Organisation	Sport England			
ANON-QNH5-RDYM-R	Brian Flynn	On behalf of an Organisation	Bloor Homes (Agent: Carter Jonas)	SO11 - Support	Comment of support for the Local Plan which states that the Land East of Station Road in Elsenham allocation would be consistent with Strategic Objective 11, the commenter also states they have an interest in this proposed residential allocation.	Support Noted.
ANON-QNH5-RD4R-R	Roy Warren	On behalf of an Organisation	Sport England	SO12	General comments of support for Strategic Objectives 12 with one comment stating that the Land East of Station Road in Elsenham allocation would be consistent with Strategic Objective 12, this being through the pedestrian and cycle routes provided to Elsenham station and requirements for bus services and active travel routes. The commenter also states they have an interest in this proposed residential allocation.	Support Noted.
ANON-QNH5-RDYM-R	Brian Flynn	On behalf of an Organisation	Bloor Homes (Agent: Carter Jonas)			
ANON-QNH5-RD4S-S	Bill Critchley	Individual / member of the public		SO12 - Safeguarding for rail.	Comment highlights the omission of safeguarded land for rail infrastructure.	The Council are not aware of any proposals for new rail connections within Uttlesford which fall within the responsibility of Network Rail.
ANON-QNH5-RD4S-S	Bill Critchley	Individual / member of the public		SO2	Comment questioning the definition of high quality landscapes and high quality design standards in the context of strategic objective 2.	The Council supports the protection of high quality landscapes and achieving high quality landscapes. The Local Plan includes policies to ensure future development reflects the local landscape it is built in. The landscapes around Uttlesford are identified in the Landscape Character Assessment.
ANON-QNH5-RDWV-Y	Gary Spilman	Individual / member of the public		SO5	Various comments relating to Strategic Objective 5, notably: - A comment stating it does not address the policy to whether solar farms can be used on valuable agricultural land - Comment highlighting the contradiction that the proposed development around Takeley is on prime quality agricultural land and that there is no real substance to this objective.	Whilst the Council supports the protection of high-grade agricultural land as far as that is possible, the Local Plan also needs to meet the identified housing need, plan for the climate emergency and deliver sustainable development, along with all the other local and national requirements for what the plan should achieve. It is therefore necessary to consider the Strategic Objectives in the round, for example it is important to ensure that Strategic Objective 11 and 1 as well. In regard to the requirement at Stebbing, Stebbing Parish Council have an opportunity to allocate housing themselves and the council believe this is achievable with the
ANON-QNH5-RD4S-S	Bill Critchley	Individual / member of the public				

Consultee ID	Full Name	Organisation /Individual	Organisation	Comment Category	Comment Summary	Officer Response
ANON-QNH5-RDH1-B	Mary Power	On behalf of an Organisation	PowerHaus Consultancy on Behalf of Richstone Procurement Ltd		- Comment requesting an amendment to strategic objective for which they refer to a policy. They say that large villages, such as Stebbing won't be able to accommodate 109 homes within its settlement boundary and all sites outside this would immediately conflict with SO5.	current policy framework in the Local Plan. In regard to Solar Farms please refer to Core Policy 25 for specific policy requirements on Renewable Energy but any application in relation to renewable energy will need to be considered in the planning balance.
ANON-QNH5-RD97-2	Lydia Sadler	On behalf of an Organisation	Stansted Airport Limited	SO7	Comment from MAG welcoming the councils stated support for the Airport and recognition given to the economic growth and connectivity opportunities it brings to the District. Another comment argues that there is no substance to the objective and that airport exposition must be in accordance with adopted plans.	Strategic Objective 7 seeks to recognise that Stansted is one of the most significant employment areas in the district. The council is content that the wording of the objective is sufficient to highlight this.
ANON-QNH5-RD4S-S	Bill Critchley	Individual / member of the public				
ANON-QNH5-RD97-2	Lydia Sadler	On behalf of an Organisation	Stansted Airport Limited	SO8	Recommendation that Strategic Objective 8 seeks to 'enhance' economic development rather than 'foster'.	Strategic Objective 8 seeks to achieve a balanced view to how the Local Plan will aim to foster economic growth in a sustainable manor and the council is satisfied with the current objective wording.
ANON-QNH5-RD1D-7	Ian Butcher	On behalf of an Organisation	Artisan New Homes Ltd	SO9	Comments of support for Strategic Objective 9 highlighting the importance to meet the development and growth agenda for the district. A comment does query the lack of certainty of the required delivery of housing in larger villages and how this meets the objective.	Noted. The objective relates to meeting the identified housing needs. The plan does this in full with around 9 % buffer. The Larger Village allocations make a contribution to this. This is also discussed more in relation to Core Policy 2.
ANON-QNH5-RDAR-5	Mark Wellings	On behalf of an Organisation	Montare LLP			
ANON-QNH5-RD36-U	Kate Sutton	On behalf of an Organisation	AM Planning on behalf of Richstone Procurement Ltd			
ANON-QNH5-RDYM-R	Brian Flynn	On behalf of an Organisation	Bloor Homes (Agent: Carter Jonas)	Strategic Objectives - Support	General comments of support for the strategic objectives, stating that they allow expansion but can be used as a shield for inappropriate development. A comment does highlight that the South Area Strategy is not consistent with these and there are better, more sustainable alternatives to the allocations proposed.	General support noted. The Council are satisfied the Spatial Strategy provides an appropriate basis for planning for sustainable development in the district and to contribute to a wide range of plan objectives affectively. This is discussed more in relation to Core Policy 2.
ANON-QNH5-RD1S-P	Andrew Martin	On behalf of an Organisation	S. Robinson Farms Ltd			
ANON-QNH5-RDE9-G	Simon Marriott	Individual / member of the public				
ANON-QNH5-RDMM-C	Christine Griffin	On behalf of an Organisation	Newport Parish Council			
ANON-QNH5-RDWV-Y	Gary Spilman	Individual / member of the public		Strategic Objectives - Trade-offs	Comment questing how trade-offs will be reached in relation to Strategic Objective 1 and 12 in the context of building solar farms on active agricultural land.	Whilst the Council supports the protection of high-grade agricultural land as far as that is possible, the Local Plan needs to plan for the climate emergency and deliver sustainable development, along with all the other local and national requirements for what the plan should achieve. It is therefore necessary to consider the Strategic Objectives in the round, for example it is important to ensure that Strategic Objective 1 and 12 are both met. Specific proposals for solar farms will be considered at the planning approval stage, a balanced view will be taken to consider both the disadvantages of the removal of agricultural land and the benefits of climate change mitigation through the construction of the solar farm. Specific requirements around renewable energy are set out in Core Policy 25.
ANON-QNH5-RDMD-3	Richard Walford	Individual / member of the public		Strategic Objectives - Vagueness	Comment arguing that the strategic objectives are too vague and they should incorporate wording from the policy GEN-2 in the 2005 local plan. They specifically cite that the paragraphs on mitigating measures and minimising adverse impact on neighbours.	The strategic objectives are considered to be high level aspirations for the plan rather than specific policy requirements. Therefore detail like that in GEN-2 would not be necessary. We are content that the strategic objectives are detailed enough for their purpose. The 2005 plan policies have been reviewed and they have helped to inform the new policies where relevant. The 2005 policies pre-dated the NPPF by some years and it is also important the new policies are consistent with national policy and fit for purpose. There is a table in the plan appendices that indicates how the previous plan policies have been replaced or saved, etc.
ANON-QNH5-RDN3-K	Edward Gildea	On behalf of an Organisation	Uttlesford Green Party	Support - Biodiversity Net Gain	Comment supporting the biodiversity net gain policy and the chalk abstraction policies.	Support Noted.

Consultee ID	Full Name	Organisation /Individual	Organisation	Comment Category	Comment Summary	Officer Response
ANON-QNH5-RDN3-K	Edward Gildea	On behalf of an Organisation	Uttlesford Green Party	Support - Net Zero Standards	Comment supporting the development of net zero standards on the local plan.	Support Noted.
ANON-QNH5-RD1X-U	Rachael Donovan	On behalf of an Organisation	NHS Hertfordshire and West Essex	Vision	General comments of support for the vision and its aim to balance the 3 pillars of sustainable development being environmental, economic and social. One comment states that the wording to balance the economic and social objectives with the economic objectives could be improved. Another also questions requests that more consideration is made to physical and mental well-being.	Support for the vision is noted, the council believes that the wording of the vision in its current form balances the plans objectives sufficiently. The plan overall does make a strong contribution to health and wellbeing, from locating development in sustainable locations with good access to sustainable modes of travel and open space, to helping to provide new health care facilities and by providing relevant policies to inform decision making. Core Policy 66 gives more detailed ways the Local Plan deals with health and wellbeing.
ANON-QNH5-RD4R-R	Roy Warren	On behalf of an Organisation	Sport England			
ANON-QNH5-RD1S-P	Andrew Martin	On behalf of an Organisation	S. Robinson Farms Ltd			
ANON-QNH5-RDRS-Q	Richard Agnew	On behalf of an Organisation	Gladman Developments Ltd			
ANON-QNH5-RD39-X	Higgins Group	On behalf of an Organisation	Boyer on behalf of Higgins Group			
ANON-QNH5-RDA6-9	Jonathan Dixon	On behalf of an Organisation	Savills on behalf of Endurance Estates Limited	Vision - Economic	Comment stating that while the spatial vision considers the impact that the proximity to Cambridge and the impact that London Stansted Airport has. It doesn't consider the wider impact on the southern half of the District beyond Stansted Airport and it doesn't give enough consideration to the wider rural economy. They state that this is required to meet the areas' objectively assessed need.	Whilst the economic section of the spatial vision aims to provide a balanced view that responds to the economic context of the district, it also includes reference to sustainable agriculture and rural business, therefore a modification is not necessary. The Local Plan includes detailed policies that takes account of the rural economy, notably Chapter 8
ANON-QNH5-RD1W-T	Zhanine Smith	On behalf of an Organisation	Essex County Council			
ANON-QNH5-RD7U-X	Saffron Walden Town Council	On behalf of an Organisation	Saffron Walden Town Council	Vision - Environmental	Comment suggesting that the Local Plan recognise the importance of grassland and woodland in the vision as well as just 'increased woodland' which is currently stated in the policy currently.	Although these are important, the mention of woodland specifically was to highlight the protected woodland in the district. The protection of grassland and meadows are all important and are already covered when greater biodiversity and nature recovery are considered.
ANON-QNH5-RDWV-Y	Gary Spilman	Individual / member of the public		Vision - Existing and Approved Homes	Comment questioning how the spatial vision can talk about new build development, when existing homes and the 8,614 homes already approved won't achieve this, they also question how Uttlesford ever claim to be 'the best place to live work and play'	The spatial vision aims to give a vision for the future of the district, because the lack of an up-to-date Local Plan previously many homes built and approved have been built speculative without the up-to-date Local Policy guidance to ensure they meet net zero standards. Although the Local Plan can't change what has already been built/gained approval. It can ensure that future development follows the ambitious policies throughout the plan.
ANON-QNH5-RD39-X	Higgins Group	On behalf of an Organisation	Boyer on behalf of Higgins Group	Vision - In practice	Comments querying how the vision will be used in practice by decision makers and applicants as it is broad and fails to provide clear ambitions and commitments that can be measurable over the plan period.	The plan sets out clear policies that aim to follow the vision and objectives, the Local Plan also contains a Monitoring Framework in appendix which shows how each policy will be monitored throughout the plan period.
ANON-QNH5-RD4M-K Graham Pike	Graham Pike	Individual / member of the public		Vision - Misleading	Comment arguing that the statement 'Uttlesford will be the best place to live, work and play'. is misleading and that Uttlesford is already the best place to live, work and play. They argue that the addition of housing without supporting the environment will only detract from the area.	The plan sets out a vision for the district in 2041 and therefore has set an expectation for how the district will be in 2041. The plan contains ambitious policies relating to protecting the environment. For example, the requirement for new development proposals to demonstrate a 20% biodiversity net gain, beyond the standard set out in the Environment Act (2021).
ANON-QNH5-RDTZ-Z	Stacey Rawlings	On behalf of an Organisation	Roebuck Land and Planning Ltd on behalf of Catesby land Promotions Ltd	Vision - Site Promotion	A comment supports the spatial vision, specifically that the land north of Great Chesterford will support this vision. They believe this area can contribute significantly to the Council's social, economic, and environmental objectives. The site offers potential for net-zero housing, improved public transportation, and increased biodiversity.	Matters relating to the Spatial Strategy are discussed more in relation to Core Policy 2. The Council are satisfied with the vision as worded without further reference to Great Chesterford needed at the current time.