

EXAMINER'S QUERIES & UDC RESPONSES

1. **Please will you confirm which Local Plan policies Uttlesford District Council considers "strategic" for the purposes of neighbourhood planning in both the adopted plan and emerging plan**

Response:

The following Policies are considered "strategic" in the Adopted Local Plan (2005) for the purposes of neighbourhood planning:

Policy S1	Development Limits for the Main Urban Areas
Policy S3	Other Development Limits
Policy S4	Stansted Airport Boundary
Policy S7	The Countryside
Policy GEN 1	Access
Policy GEN 2	Design
Policy GEN 3	Flood Protection
Policy GEN 4	Good Neighbourliness
Policy GEN 6	Infrastructure Provision to support Development
Policy Gen 7	Nature Conservation
Policy E1	Distribution of Employment Land
Policy E2	Safeguarding Employment Land
Policy ENV 1	Design of Development within Conservation Areas
Policy ENV 5	Protection of Agricultural Land
Policy ENV 7	The Protection of the Natural Environment (Designated Sites)
Policy ENV 9	Historic Landscapes
Policy ENV 10	Noise Sensitive Development and Disturbance from Aircraft
Policy H 1	Housing Development (Not consistent with NPPF – LPA required to identify 5 year land supply with additional 5% buffer, increased to 20% if there is a record of persistent under delivery of housing)
Policy H 3	New Houses within Development Limits
Policy H 9	Affordable Housing
Policy H 11	Affordable Housing on "Exception Sites"
Policy LC 2	Access to Leisure and Cultural Facilities
Policy RS 1	Access to Retailing Centres

Policy RS 2	Town and Local Centres
Policy RS 3	Retention of Retail and Other Services in Rural Areas
Policy T 1	Transport Improvements

The following Policies are considered “strategic” in the emerging local plan for the purposes of neighbourhood planning:

Policy SP 1	Presumption in favour of Development
Policy SP 2	The Spatial Strategy 2011- 2033
Policy SP 3	The Scale and Distribution of Housing Development
Policy SP 4	Provision of Jobs
Policy SP 5	Garden Community Principles
Policy SP 6	Easton Park Garden Community
Policy SP 7	North Uttlesford Garden Community
Policy SP 8	West of Braintree garden Community
Policy SP 9	Development within Development Limits
Policy SP 10	Protection of the Countryside
Policy SP 11	London Stansted Airport
Policy SP 12	Sustainable Development Principles
Policy H 6	Affordable Housing
Policy H 9	Sites for Gypsies, Travellers and Travelling Showpeople
Policy EMP 1	Employment Strategy
Policy EMP 2	Existing and Proposed Employment Areas
Policy EMP 3	Rural Economy
Policy RET 1	Town and Local Centres
Policy RET 2	The Local an Impact of New Retail Development
Policy TA 1	Accessible Development
Policy TA 2	Sustainable Transport
Policy TA 5	New Transport Infrastructure or Measures
Policy INF I	Infrastructure Delivery

Policy D 1	High Quality Design
Policy EN 1	Protecting Historic Environment
Policy EN 8	Design of Development within Conservation Areas

2. Please will you confirm whether Uttlesford District Council considers the neighbourhood plan to be in "general conformity" with the strategic policies in the Local Plan

Response: UDC confirms that the Thaxted Neighbourhood Plan is in general compliance with the strategic policies in the Local Plan.

3. Please will you confirm whether any further correspondence with any of the three statutory agencies resulted from circulating the statement determined on 13 April 2018 concerning the screening of the plan

It can be confirmed that there was no further correspondence with any of the three statutory consultees resulting from circulation of the Determination Statement 13 April.

However, Historic England made a representation to the Reg 16 consultation and that representation was included in the suite of documents already submitted to you.

4. Please will you confirm whether Uttlesford District Council has made representations on the submitted plan and, if so, provide the representations

Response: Uttlesford District Council did not make any representations on the submitted plan.

5. Please will you confirm whether any Article 4 Directions are in force in the neighbourhood area and, if so, provide details

Response: There is currently no Article 4 Direction in Thaxted. However, Uttlesford District Council is in the process of identifying buildings of merit.

6. What evidence is available that the locations identified for Local Green Space designation in Policy TX HC8 meet the criteria set out in the National Planning Policy Framework?

Response: Local Green Spaces – an assessment was carried out by way of completion of a standard pro forma, in respect of each site. The pro forma for each site is in **Annex 1**.

7. What evidence supports the proposed 15 dwelling maximum in Policy TX HD2-2 and the 50% target for provision of one and two bedroom dwellings in Policy TX HD3?

Response: Evidence to Support a Maximum of 15 Units per Scheme and a Target of 50% 1 and 2 Bed Units – this is derived from a combination of the Housing Needs Assessment; the community questionnaires; an estate agent's view on demand; and practicality. The housing needs assessment clearly concluded that the majority need was for 1 and 2 bed units (see comments in Chapter 6 of the NP draft and the Survey report itself on the NP website). This was backed up by the responses in the community questionnaire analysis and by the view expressed by Kevin Henry, probably the most active estate agent in Thaxted. In terms of the 15 unit maximum figure this is simply related to practicality. The QB was seeking to secure about 36 units in total. Our largest site (Claypits Buildings) was thought to have capacity for 15 units. As the QB was not allocating any other sites bigger than this that simply became the maximum size by

default. It was however supported by the community questionnaire where the very great majority of those who responded said that developments should be small scale.

8. **A significant number of locations are identified in the "Assessment of sites for potential development in Thaxted" - is a map showing the location and boundary of each available?**

Response: A map showing the location and boundary of each of the sites that were assessed for potential development can be found on the following link:

<https://www.uttlesford.gov.uk/article/3931/Interactive-map-of-sites-submitted>

9. **The Plan identifies a number of sites to be allocated for housing - please will you provide or signpost any correspondence with the owners of each of sites which relates to their views on their development potential and please will you confirm the status of each of the sites in respect of any extant planning applications/permissions**

a) Claypits Farm Buildings

Extant Planning Application: Planning Application Reference No. UTT/18/0750/OP was submitted on Friday 16 March 2018 and validated on Thursday 22 March 2018. Link:

<https://publicaccess.uttlesford.gov.uk/online-applications/applicationDetails.do?keyVal=P5ONHQNHNV00&activeTab=summary>

Correspondence with Owners: Thaxted NP Steering Group met with the owner/developer of Claypits Farm Buildings on Tuesday 2 October 2017. Please see Meeting Note (**Annex 2, Meeting Note 1**).

Thaxted NP Steering Group submitted a representation to the Outline Planning Permission Application which can be viewed on

https://publicaccess.uttlesford.gov.uk/online-applications/files/AE0D6B78763753B84AE6EC99B0974C7/pdf/UTT_18_0750_OP-NEALE_P_-_THAXTED_NEIGHBOURHOOD_PLAN-2674037.pdf

b) Levetts Farm Building

Planning Permission History (Expired Planning Permission): Application Reference UTT/13315/01/OP for the erection of one dwelling and application approved. Decision date 29 November 2001

Correspondence/Meeting with Owners: The Qualifying Body (QB) also met with the owner of Levetts Farm buildings though no note was taken.

The site was submitted in the UDC 2015 call for sites indicating availability and it was also considered available in the UDC 2018 site assessment (Classification B) but was considered too small to be allocated within the Local Plan

(<https://www.uttlesford.gov.uk/CHttpHandler.ashx?id=8072&p=0>)

c) The Rescu Site (UDC reference is Land West of Little Maypole)

Planning Permission: UTT/18/2036/DOC | Application to discharge Conditions 3 (materials), 4 (levels) 5(sound insulation) & 6(hard and soft landscaping) following

approval on appeal of UTT/16/3255/FUL - APP/C1570/W/17/3187821 dated 05.04.2018. [https://publicaccess.uttlesford.gov.uk/online-applications/simpleSearchResults.do?action=firstPage](https://publicaccess Uttlesford.gov.uk/online-applications/simpleSearchResults.do?action=firstPage)

Correspondence/Meeting with Owners: Similarly the QB had several meetings with the developer of the Rescu site but in any case applications were submitted on this site which confirmed the landowner's intentions.

d) Brethren Meeting Hall

Planning Permission: No planning application has been submitted for this site.

Correspondence/Meeting with Owners: We also have correspondence with the owners of the Brethren Meeting Hall which is shown in **Annex 2, Letters 2, 3 & 4.**

e) Land Fronting Bardfield Road Adjacent to Levetts Farm and Coach Park Site

The Coach Park Site and the Bardfield Road allotments site are both owned by the Thaxted Parish Council themselves.

10. The Basic Condition statement indicates the plan has been assessed for potential effects on persons with protected characteristics - where is a copy of this assessment made available?

Response: Assessment of Impact on 'Persons with Protected Characteristics – this was simply a case of looking at each policy and considering whether there could possibly be any adverse impact on such people. The QB could not see that any such persons could be disadvantaged by any of the policies and indeed, in relation to some housing policies, the impact would only be positive.

11. Qualifying Body contact details:

Address: Thaxted Parish Council
The Thaxted Community Information Centre & Library
7 Town Street
Essex
CM6 2LD

Telephone: 01371 831675 (Thaxted Parish Council Clerk)

Email: clerk@thaxted.co.uk

ANNEX 1. LOCAL GREEN SPACE ASSESSMENTS

LGS1 Churchyard of the Church of St. John the Baptist (Total Area = 0.67ha)

Local Green Space Assessment

Site Details		
Site	Grid Ref.	Description and purpose
CHURCHYARD		GRAVEYARD AND LANDSCAPE AROUND CHURCH

Checklist		
Statutory Designations (e.g. SSSI)	Any site allocations?	Planning permissions?
CURTILAGE OF GD.1 LISTED BUILDING		(FACULTY APPROVAL PROCESS)

NPPF Criteria		
Close to the community it serves	Demonstrably special to local community (beauty, historic significance, recreational value, wildlife, tranquility or other)	Local in Character and not extensive in tract
FOCAL POINT AT THE "TOP OF THE VILLAGE"	PROVIDES SETTING FOR GD1 LISTED CHURCH	LIMITED BY BOUNDARY WALL

ANNEX 1. LOCAL GREEN SPACE ASSESSMENTS

LGS2 St. John the Baptist Church Memorial Garden (Total Area = 0.04ha)

Local Green Space Assessment

Site Details		
Site	Grid Ref.	Description and purpose
MEMORIAL GARDEN ADJ TO CHURCHYARD		SMALL MEMORIAL GARDEN FOR RECREATIONAL PURPOSES

Checklist		
Statutory Designations (e.g. SSSI)	Any site allocations?	Planning permissions?
CONSERVATION AREA		

NPPF Criteria		
Close to the community it serves	Demonstrably special to local community (beauty, historic significance, recreational value, wildlife, tranquility or other	Local in Character and not extensive in tract
ADJACENT TO CHURCHYARD AND FORMING A PART OF THE SETTING OF THE GD 1 LISTED CHURCH	PROVIDES A NATURAL BREAK BETWEEN THE HOUSING ON WATLING STREET AND THE CHURCH	SMALL SCALE AND SURROUNDED BY WALL

ANNEX 1. LOCAL GREEN SPACE ASSESSMENTS

LGS3 the Graveyard, Graveyard Extension and Land Leading to the Windmill (Total Area = 0.70ha)

Local Green Space Assessment

Site Details		
Site	Grid Ref.	Description and purpose
GRAVEYARD, GRAVEYARD EXTENSION AND LAND LEADING TO WINDMILL		GRAVEYARD AND ITS OVERFLOW BUT ALSO AS SETTING FOR GDII* LISTED WINDMILL

Checklist		
Statutory Designations (e.g. SSSI)	Any site allocations ?	Planning permissions?
CONSERVATION AREA		

NPPF Criteria		
Close to the community it serves	Demonstrably special to local community (beauty, historic significance, recreational value, wildlife, tranquility or other	Local in Character and not extensive in tract
YES	PART OF THE POPULAR TOURIST WALK CONNECTING THE CHURCH TO THE WINDMILL	LIMITED TO GRAVEYARD LAND AND SMALL PADDOCK BEYOND

ANNEX 1. LOCAL GREEN SPACE ASSESSMENTS

LGS4 the Graveyard of the United Reformed Church (Total Area = 0.48ha)

Local Green Space Assessment

Site Details		
Site	Grid Ref.	Description and purpose
GRAVEYARD OF UNITED REFORM CHURCH		GRAVEYARD AND SETTING FOR FINE NON-CONFORMIST CHURCH. (APPLICATION FOR LOCAL LISTING RECENTLY SUBMITTED)

Checklist		
Statutory Designations (e.g. SSSI)	Any site allocations?	Planning permissions?
PARTLY IN CONSERVATION AREA		

NPPF Criteria		
Close to the community it serves	Demonstrably special to local community (beauty, historic significance, recreational value, wildlife, tranquility or other)	Local in Character and not extensive in tract
WITHIN CENTRE OF VILLAGE	ESSENTIAL PART OF THE CHARACTER OF BOLFORD STREET	CONTAINED WITHIN BOUNDARY WALL

ANNEX 1. LOCAL GREEN SPACE ASSESSMENTS

LGS5 Margaret Street Garden (Total Area = 0.13ha)

Local Green Space Assessment

Site Details		
Site	Grid Ref.	Description and purpose
MARGARET ST GARDEN		PUBLIC RECREATION/LANDSCAPED GARDEN

Checklist		
Statutory Designations (e.g. SSSI)	Any site allocations ?	Planning permissions?
CONSERVATION AREA		

NPPF Criteria		
Close to the community it serves	Demonstrably special to local community (beauty, historic significance, recreational value, wildlife, tranquility or other)	Local in Character and not extensive in tract
CENTRE OF THE VILLAGE	PUBLIC "POCKET PARK" ATTRACTIVE GREEN SPACE	WALLED AREA

ANNEX 1. LOCAL GREEN SPACE ASSESSMENTS

LGS6 The Conservation Garden in Margaret Street (Total Area = 0.26ha)

Local Green Space Assessment

Site Details		
Site	Grid Ref.	Description and purpose
CONSERVATION GARDEN MARGARET STREET		COMMUNITY GARDEN PROJECT

Checklist		
Statutory Designations (e.g. SSSI)	Any site allocations?	Planning permissions?
CONSERVATION AREA		

NPPF Criteria		
Close to the community it serves	Demonstrably special to local community (beauty, historic significance, recreational value, wildlife, tranquility or other)	Local in Character and not extensive in tract
CENTRE OF THE VILLAGE	GARDEN RESTORATION PROJECT BEING UNDERTAKEN BY LOCAL RESIDENTS	WALLED BOUNDARY

ANNEX 1. LOCAL GREEN SPACE ASSESSMENTS

LGS7 Clarence House garden (Private) (Total Area = 0.08ha)

Local Green Space Assessment

Site Details		
Site	Grid Ref.	Description and purpose
CLARANCE HOUSE GARDEN		PRIVATE GARDEN AND PART OF THE SETTING OF GD.1 LISTED BUILDING

Checklist		
Statutory Designations (e.g. SSSI)	Any site allocations?	Planning permissions?
CONSERVATION AREA		

NPPF Criteria		
Close to the community it serves	Demonstrably special to local community (beauty, historic significance, recreational value, wildlife, tranquility or other	Local in Character and not extensive in tract
CENTRE OF THE VILLAGE	HIGHLY SIGNIFICANT PART OF THE SETTING OF CLARANCE HOUSE	CONTAINED WITHIN WALLED BOUNDARY

ANNEX 1. LOCAL GREEN SPACE ASSESSMENTS

LGS8 Brooklyns Garden (Private) (Total Area = 0.26ha)

Local Green Space Assessment

Site Details		
Site	Grid Ref.	Description and purpose
BROOKLYNS GARDEN		SIGNIFICANT FEATURE WITHIN CONSERVATION AREA AND SETTING OF CHARACTERFUL BUILDINGS. PRIVATE GARDENS

Checklist		
Statutory Designations (e.g. SSSI)	Any site allocations?	Planning permissions?
CONSERVATION AREA		VARIOUS APPLICATIONS REFUSED

NPPF Criteria		
Close to the community it serves	Demonstrably special to local community (beauty, historic significance, recreational value, wildlife, tranquility or other	Local in Character and not extensive in tract
CLOSE TO THE CENTRE OF THE VILLAGE	IDENTIFIED IN CONSERVATION AREA APPRAISAL AS A KEY FEATURE IN THIS PART OF THE CA. IMPORTANT TO THE CHARACTER OF THIS AREA AND PROVIDES SETTING FOR BROOKLYNS HOUSE AND BRIDGEFOOT COTTAGES OPPOSITE	CONTAINED WITHIN GARDEN WALL

ANNEX 1. LOCAL GREEN SPACE ASSESSMENTS

LGS9 Walnut Tree Meadow and Land adjacent to Copthall Lane (Total Area =1.07ha)

Local Green Space Assessment



Site Details		
Site	Grid Ref.	Description and purpose
WALNUT TREE MEADOW		RURAL RECREATION. MEADOW MAINTAINED BY PARISH COUNCIL

Checklist		
Statutory Designations (e.g. SSSI)	Any site allocations?	Planning permissions?

NPPF Criteria		
Close to the community it serves	Demonstrably special to local community (beauty, historic significance, recreational value, wildlife, tranquility or other	Local in Character and not extensive in tract
ON THE EDGE OF THE VILLAGE	ADJACENT TO COPTHALL LANE AND A POPULAR AND TRANQUIL ROUTE FOR WALKERS. USED FOR RECREATION AND "FIELD CRAFT EDUCATION"	LIMITED TO AREA WITHIN THE MANAGEMENT OF THE PARISH COUNCIL

ANNEX 2: CORRESPONDENCE WITH LANDOWNERS

MEETING NOTE 1 WITH CLAYPITS FARM BUILDING and THAXTED NPSG

MEETING NOTE

Meeting held at Thaxted Guildhall on Tuesday 2nd October 2017

Present: Terry Frostick

Peter Neale

Richard Haynes

Charles Hockley

Peter Neale opened the meeting by explaining that the Neighbourhood Plan Steering Group (NPSG) had identified the Claypits Buildings site as an opportunity for housing development and subject to various conditions would like to allocate it as such in the Neighbourhood Plan. The site had in fact, received considerable support from the local community in response to the village questionnaire. It was necessary though to establish that the site was available for development and the purpose of the meeting was to seek to confirm this and to discuss the various issues that arose in relation to the proposed development scheme.

Terry confirmed that his role at the meeting was simply as a member of the Steering Group/observer and he was not there in his capacity as chairman of the Parish Council. Although the meeting would involve discussion about the adjoining Parish Council owned coach park site he was not able to commit the Council in any way as the matter had not been formally debated within the Council.

Charles confirmed that the site was indeed available for development although the recent application for a footpath modification had inevitably thrown some uncertainty over the extent of the development potential. Charles confirmed that he and David Barnard would be taking advice with regard to this development but it was agreed that it would be sensible not to delay the production of some outline scheme drawings to establish what could be achieved and what would satisfy the requirements of the NPSG particularly in relation to the retention of views, landscaping and the impact on the listed Claypits Farmhouse and the Conservation Area.

With regard to the latter point discussion turned to the adjoining Parish Council land. It was the view of the NPSG that the development would be very much better if the two sites were considered comprehensively. The availability of a coach parking space within the village was pre-requisite but at the same time there was the need to protect both the setting of the listed building and the character of this corner of the Conservation Area if the Claypits site was to be re-developed. The view of the NPSG was that a new access via the eastern end of the coach park site adjacent to the Fire Station could help considerably to alleviate the problem. It had also been noted that the Parish Council had a long-standing ambition to provide more affordable housing within the village for local people. It may be possible to achieve this either by direct development on the remainder of the site or by some form of land swap. Depending on scale it may well be possible to also retain on this site parking for a coach.

Richard Haynes stressed that it was important that Charles kept in regular contact with the NPSG and shared with us any preliminary scheme drawings. This Charles agreed to do.

ANNEX 2: CORRESPONDENCE WITH LANDOWNERS

LETTER 2: BRIDGEFOOT TRUST – BRETHERN MEETING HALL



THAXTED NEIGHBOURHOOD PLAN

Tel: 01371 831952
Email: thaxtednp@outlook.com
Website: www.thaxtednp.com

Community Information Centre,
7 Town Street,
Thaxted,
Essex, CM6 2LD.

D.G. Smith Esq



23rd October 2017

Dear Mr Smith

Bridgefoot Trust – Brethren Meeting Hall, The Tanyard, Thaxted

As you will no doubt be aware the Parish of Thaxted is preparing a Neighbourhood Plan. As a part of the process we are required to identify sites suitable for development.

We believe that the Brethren meeting hall at the top of the Tanyard is little used these days and would be well suited to redevelopment involving a small scheme of cottages similar in design to some of the other recent developments in the Tanyard.

As you may be aware the emerging Local Plan has not identified this area as a potential development site; however the Neighbourhood Plan could allocate the site for future development. This will greatly assist in obtaining planning permission when you are ready.

We understand that you are the registered contact for the Bridgefoot Trust, owners of the site. We are therefore writing to enquire about your intentions for the site and that you would have no objections to it being included as an allocation for housing development. We must stress that this does not commit the Trust to release the site for development and the Neighbourhood Plan will in any case, have a life-span of some 20 years. It would just mean that the site has been identified as suitable for housing development at some stage in the future if you did choose to release it.

If you would like to discuss this matter further in more detail do please call me on 01371 831952 and in any case, I look forward to hearing from you with your thoughts.

Yours sincerely

Peter Neale

Chairman Thaxted Neighbourhood Plan Steering Group

ANNEX 2: CORRESPONDENCE WITH LANDOWNERS

LETTER 3: BRIDGEFOOT TRUST – BRETHREN MEETING HALL



THAXTED NEIGHBOURHOOD PLAN

Tel.: 01371 831952
Email: thaxtednp@outlook.com
Website: www.thaxtednp.com

Community Information Centre,
7 Town Street,
Thaxted,
Essex, CM6 2LD.

D.G. Smith Esq



13th November 2017

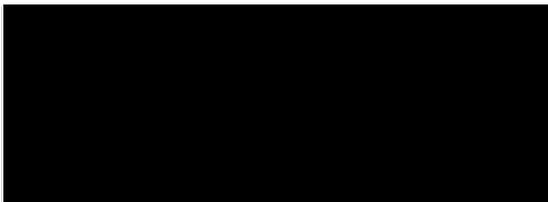
Dear Mr Smith

Bridgefoot Trust – Brethren Meeting Hall, The Tanyard, Thaxted

Further to our letter of 23rd October regarding the above (copy enclosed). We would be grateful to receive your comments on this matter and should you wish to discuss anything in more detail, as before, please do call me on 01371 831952.

We look forward to hearing from you,

Yours sincerely
Peter Neale



Chairman Thaxted Neighbourhood Plan Steering Group

ANNEX 2: CORRESPONDENCE WITH LANDOWNERS

LETTER 4: BRIDGEFOOT TRUST – BRETHERN MEETING HALL



THAXTED NEIGHBOURHOOD PLAN

Tel.: 01371 831952
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Website: www.thaxtednp.com

Community Information Centre,
7 Town Street,
Thaxted,
Essex, CM6 2LD.

D. Smith Esq
Bridgefoot Gospel Hall Trust,



08/01/2018

Dear Mr Smith,

Thank you for your letter of 30/12/2017.

As previously mentioned allocating the site for housing does not commit you to do anything with it. What it does do however is to make it very much easier to secure planning permission for housing development as and when you do wish to sell. It is most likely that housing development would produce the highest value for the land, but it does not preclude other uses (such as those for Charitable purposes.)

We will however retain the site in the Neighbourhood Plan as a potential site for future development, but you do still have the option over the next few weeks to make things rather firmer with a site allocation.

Just let me know and I would of course be pleased to discuss things in more detail.

Yours sincerely

