

LITTLE EASTON PC

THE DRAFT LOCAL PLAN MEETING OVERVIEW

This email brings you the very latest update – namely that the Council decided at its Extraordinary Meeting held on Monday evening this week, 30 October, to permit the draft Uttlesford Local Plan 2021 – 2041 (“the “Draft Plan”) to proceed to consultation under Regulation 18. This amounts to the first procedural step to be taken towards the creation of an up-to-date Local Plan for the District. As we all know, not having an up-to-date Local Plan is highly damaging for our communities, in opportunistic and speculative small-scale development has over the past decade been permissioned in locations which would otherwise be less than desirable and importantly, without being accompanied by the provision of infrastructure which should be required to be paid for or provided by developers, particularly in the case of larger scale development. This would be achievable when allocated under the long-term strategic planning permitted under a Local Plan.

Our current Local Plan was made in 2005 and is now grossly out of date and which gives rise to a presumption in favour of “sustainable development” in accordance with the National Planning Policy Framework.

The Draft Plan is just that – a first draft released for the purpose of consultation; it is not a “done deal (The end of the beginning as I have said) as its purpose is to provide a working skeleton document containing potential planning policies and allocations of land which are currently considered suitable for potential residential and employment opportunities over the next 20 years. All these land areas were put forward by landowners and promoters in the “Call for Sites” exercise undertaken in 2021.

Nonetheless, despite being a first stage/trigger document required to allow the consultation to begin, did not go through on the nod and regrettably, some political positioning arose and the votes cast were...

FOR: 22 AGAINST: 11 ABSTAIN: 2 NOT PRESENT: 4

There was a considerable number of members of the public present in the Chamber and several made oral addresses and written representations were also received, the majority of whom expressed substantial concerns as to the proposed policies relating to Takeley and the Countryside Protection Zone.

Cllr John Evans, being the Cabinet Member responsible for Planning and the Local Plan presented the Report (19 pp) to Council. It with supporting materials is to be found in the following hyperlinks. Apologies to those who might find such links intrusive to their uninterrupted reading of this Report, but in the interests of allowing readers to find and refer to these important documents and sources, it is hoped that the following format might be found acceptable on this occasion:

Portfolio Holder to Council Report

<https://uttlesford.moderngov.co.uk/documents/s33308/Appendix%201%20Draft%20Uttlesford%20Local%20Plan%202021%202041.pdf>

supported by the Draft Plan (205 pp)

<https://uttlesford.moderngov.co.uk/documents/s33308/Appendix%201%20Draft%20Uttlesford%20Local%20Plan%202021%202041.pdf>

relevant strategic site templates:

<https://uttlesford.moderngov.co.uk/documents/s33275/Site%20Development%20Templates%20LP%20Appendices%202-4.pdf>

and Appendices 1 – 16:

<https://uttlesford.moderngov.co.uk/documents/s33274/Local%20Plan%20Appendices%201-16%20except%202-4.pdf>

plus technical reports and studies by way of supporting evidence. It all makes for a

weighty read being more than 3,000 pp:

<https://uttlesford.moderngov.co.uk/mgAi.aspx?ID=13578#mgDocuments>

THE DRAFT LOCAL PLAN – WHAT DOES IT CONTAIN ?

Housing Numbers and Site Allocations

➤ it provides for the following 6,076 net housing allocations across the District (= 13,680 gross “housing supply” ie excluding completions and planning permissions etc given/anticipated of 8,352) between 2021 and until 2041. The allocations are suggested to be in locations according to the spatial strategy described in the draft, being consistent with sustainability, meaning for this purpose better (than other locations) access to transport and other facilities:

• No new towns/garden ONE BIG SITES

• 5,076 additional homes at 10 proposed strategic development sites (greater than 100 homes), located at three Key Settlements and in the following net housing numbers (netted down

because of provisions made/permissions given since 2021). Further detail is provided as to the gross numbers at Table 3 on p 13 of the Report :

Saffron Walden 1,280

Great Dunmow 869

Stansted Mountfitchet 390

and three Local Rural Centres:

Newport 412

Takeley 1,636

Thaxted 489 (*although willing to review with others as understood as less sustainable than other settlements ..no railway, no secondary school*)

Anticipated timetable for the Uttlesford Local Plan

3 November – 15 December 2023

- o Public consultation on the draft local plan

Early 2024

- o Consideration of consultation feedback and revisions to the plan as appropriate
- o Putting together the final version of the plan including any modifications

Summer 2024

- o Public consultation on the final Regulation 19 version of the plan

End of 2024

- o Submission of the local plan to the Planning Inspectorate for consideration

2025

- o Public examination by Planning Inspectorate and hearing sessions
- o Receipt of Planning Inspector's report

2026

- o Adoption of the local plan