

## The Planning Inspectorate

### QUESTIONNAIRE (s78) and (s20) PLANNING AND LISTED BUILDING CONSENT (Online Version)

You must ensure that a copy of the completed questionnaire, together with any attachments, are sent to the appellant/agent by the date given in the start letter. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.**

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us by the date your statement is due.

Appeal Reference

APP/C1570/W/22/3296426

Appeal By

ROSCONN STRATEGIC LAND & T E BAKER AND S R HALL, THE EXECUTORS OF  
MR E C BAKER & MRS J BAKER

Site Address

Land South of (East of Griffin Place) Radwinter Road  
Sewards End, Great Dunmow  
Saffron Walden  
Essex  
CB10 2NP  
Grid Ref Easting: 555369  
Grid Ref Northing: 238261

#### PART 1

1.a. Do you consider the written representation procedure to be suitable? Yes  No

*Note: If the written procedure is agreed, the Inspector will visit the site **unaccompanied** by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.*

1.b. Do you wish to be heard by an Inspector at; Inquiry  Hearing

2.a. If the written procedure is agreed, can the relevant part of the appeal site be seen from a road, public footpath, bridleway or other public land? Yes  No

2.b. Is it essential for the Inspector to enter the site to assess the impact of the proposal? Yes  No

Please explain

The site is large and concealed from public view and would need to be entered into the site to fully appreciate its siting and scale in relation to what is proposed.

2.c. Are there any known health and safety issues that would affect the conduct of the site inspection? Yes  No

3.a. Are there any other appeals or matters relating to the same site still being considered by us or the Secretary of State? Yes  No

3.b. Are there any other appeals or matters adjacent or close to the site still being considered by us or the Secretary of State? Yes  No

#### PART 2

4. Does the appeal relate to an application for approval of reserved matters?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
5. Was a site ownership certificate submitted with the application?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
6. Did you give publicity to the application in accordance with either Article 15 of the DMPO 2015, Section 67/73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
6.a. If a press advert notice was published, please upload a copy <input checked="" type="checkbox"/> <a href="#">see 'Questionnaire Documents' section</a>			
7. Does the appeal relate to a county matter?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
<b>8. Please indicate the development type for the application to which the appeal relates.</b>			
Major Developments			<input checked="" type="checkbox"/>
Minor Developments			<input type="checkbox"/>
Other Developments			<input type="checkbox"/>
<b>8.a. Major Developments</b>			
Dwellings			<input checked="" type="checkbox"/>
Offices/R and D/light industry			<input type="checkbox"/>
General industry/storage/warehousing			<input type="checkbox"/>
Retail and services			<input type="checkbox"/>
Traveller caravan pitches			<input type="checkbox"/>
All other major developments			<input type="checkbox"/>
<b>Is the appeal site within:</b>			
9.a. A Green Belt?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
9.b. An Area of Outstanding Natural Beauty?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
10. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

### PART 3

11. Would the development require the stopping up or diverting of a public right of way?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
12.a. Is the site in a Conservation Area?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
12.b. Is the site adjacent to a Conservation Area?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
12.c. Does the appeal proposal include the demolition of a non-listed building within a conservation area?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
13.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
13.b. Would the proposed development affect the setting of a listed building?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest <input checked="" type="checkbox"/> <a href="#">see 'Questionnaire Documents' section</a>			
13.c. If YES to 13.a or 13.b, was Historic England consulted?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

14. Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
15.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
16. Is any part of the site subject to a Tree Preservation Order?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
17. Have you made a Local Development Order under s61A to 61C of the Town and Country Planning Act 1990 (as inserted by s40 of the Planning & Compulsory Purchase Act 2004) relating to the application site?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
18. Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
19.a. Is the appeal site in or adjacent to or likely to affect an SSSI or an internationally designated site (ie. cSAC, SAC, pSPA, SPA Ramsar)?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
19.b. Are any protected species likely to be affected by the proposals?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Please attach the comments of Natural England or attach details, including relevant extracts of any protected species standing advice that has been considered.			
<input checked="" type="checkbox"/> see 'Questionnaire Documents' section			

#### PART 4

##### Environmental Impact Assessment - Schedule 1

20.a.i. Is the proposed development Schedule 1 development as described in Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011? Yes  No

##### Environmental Impact Assessment - Schedule 2

20.b.i. Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011? Yes  No

20.b.ii. Under which description of development in Column 1 (ie Nos 1-13)

20.b.iii. Is the development within or partly within a 'sensitive area' as defined by Regulation 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011? Yes  No

Please provide details:

20.b.iv. Is the applicable threshold/criteria in Column 2 exceeded/met? Yes  No

##### Environmental Impact Assessment - Screening

20.c.i. Have you issued a screening opinion (SO) Yes  No

##### Environmental Impact Assessment - Environmental Statement (ES)

20.d. Has the appellant supplied an environmental statement? Yes  No

Please supply any related correspondence from statutory consultees and others that you may have had

about the adequacy of the environmental information contained in the ES, having regard to the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.

see 'Questionnaire Documents' section

### Environmental Impact Assessment - Publicity

20.e. If applicable, please attach a copy of the site notice and local advertisement published as required for EIA development.

Applies  N/A

see 'Questionnaire Documents' section

21. Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place?

Yes  No

Please attach copies of any comments that you have received in response.

see 'Questionnaire Documents' section

### PART 5

22. Do you wish to attach your statement of case?

Yes  No

### For appeals dealt with by written representations only

23. If this appeal is not following the written representations expedited procedure, do you intend to send a statement of case about this appeal?

Yes  No

### Copies of the following documents must, if appropriate, be attached to this questionnaire

24.a. a copy of the letter with which you notified people about the appeal;

see 'Questionnaire Documents' section

24.b. a list of the people you notified and the deadline you gave for their comments to be sent to us;

see 'Questionnaire Documents' section

Deadline

21/05/2022

24.c. all representations received from interested parties about the original application;

see 'Questionnaire Documents' section

24.d. the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes;

see 'Questionnaire Documents' section

see 'Questionnaire Documents' section

24.e. any representations received as a result of a service of a site ownership notification;

24.f. extracts from any relevant statutory development plan policies (even if you intend to rely more heavily on the emerging plan);

*You must include the front page, the title and date of the approval/adoption, please give the status of the plan. Copies of the policies should include the relevant supporting text. You must provide this even if the appeal is against non-determination.*

see 'Questionnaire Documents' section

see 'Questionnaire Documents' section

List of policies

S7, GEN1-4, GEN6-8, ENV2, ENV7, ENV12-14, H9, H10

24.g. extracts of any relevant policies which have been 'saved' by way of a Direction;

- 24.h. extracts from any supplementary planning guidance, that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when;
- 24.i. extracts from any supplementary planning document that you consider necessary, together with the date of its adoption;
- In the case of emerging documents, please state what stage they have reached.*
- 24.j. a comprehensive list of conditions which you consider should be imposed if planning permission is granted;
- Only tick that this applies if you intend to submit a list of conditions with the questionnaire. If you do not submit the list with the questionnaire, then this should be submitted by the date your statement is due. This list must be submitted separately from your appeal statement.*
- 24.k. if any Development Plan Document (DPD) or Neighbourhood Plan relevant to this appeal has been examined and found sound/met the basic conditions and passed a referendum, the date the DPD or Neighbourhood Plan is likely to be adopted and, if you consider this date will be before the Inspector's decision on this appeal is issued, an explanation of the Council's policy position in respect of this appeal upon its adoption. You should also include an explanation of the status of existing policies and plans, as they relate to this appeal, upon adoption and which (if any) will be superseded;
- 24.l. if any DPD or Neighbourhood Plan relevant to this appeal has been submitted for examination, or in the case of a Neighbourhood Plan has been examined and is awaiting a referendum, an explanation of any substantive changes in the progress of the emerging plan, and their relevance to this appeal if it is considered that the plan will not be adopted before the Inspector's decision on this appeal is issued;
- 24.m. your Authority's CIL charging schedule is being/has been examined;
- 24.n. your Authority's CIL charging schedule has been/is likely to be adopted;
- 24.o. any other relevant information or correspondence you consider we should know about.

#### For the Mayor of London cases only

- 25.a. Was it necessary to notify the Mayor of London about the application? Yes  No
- 25.b. Did the Mayor of London issue a direction to refuse planning permission? Yes  No

#### LPA Details

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today.

LPA's reference

Completed by

On behalf of

Please provide the details of the officer we can contact for this appeal, if different from the Planning Inspectorate's usual contact for this type of appeal.

Name

Phone no (including dialling code)

Email

**Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.**

## QUESTIONNAIRE DOCUMENTS

Appeal Reference	APP/C1570/W/22/3296426
Appeal By	ROSCONN STRATEGIC LAND & T E BAKER AND S R HALL, THE EXECUTORS OF MR E C BAKER & MRS J BAKER
Site Address	Land South of (East of Griffin Place) Radwinter Road Sewards End, Great Dunmow Saffron Walden Essex CB10 2NP Grid Ref Easting: 555369 Grid Ref Northing: 238261

### The documents listed below were uploaded with this form:

<b>Relates to Section:</b>	PART 2
<b>Document Description:</b>	6.a. A copy of the notice published.
<b>File name:</b>	Press Ad EIA addendum 20.01.2022.pdf
<b>File name:</b>	Press Ad 26.08.2021.pdf
<b>File name:</b>	SN.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	13.b. A copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest.
<b>File name:</b>	LB1274093.pdf
<b>File name:</b>	LB1196248.pdf
<b>File name:</b>	LB1196235.pdf
<b>File name:</b>	Listing 1297745.pdf
<b>File name:</b>	Listing 1008702.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	19.b. The comments of Natural England or details, including relevant extracts, of any protected species standing advice that has been considered.
<b>File name:</b>	3798177 - Ecology ECC Place Services-original.pdf
<b>Relates to Section:</b>	PART 4
<b>Document Description:</b>	20.d. Copies of any related correspondence from statutory consultees and others that you may have had about the adequacy of the environmental information contained in the Environmental Statement (ES), having regard to the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.
<b>File name:</b>	Environmental Statement and Appendices to be sent via separate Sharepoint link.pdf
<b>Relates to Section:</b>	PART 4
<b>Document Description:</b>	20.e. A copy of the site notice and local advertisement published as required for EIA development.
<b>File name:</b>	Press Ad EIA addendum 20.01.2022.pdf
<b>Relates to Section:</b>	PART 4
<b>Document Description:</b>	21. Copies of any comments that you have received in response.
<b>File name:</b>	Representations to be sent via separate Sharepoint link.pdf

<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.a. A copy of the letter with which you notified people about the appeal.
<b>File name:</b>	APPEAL - Neighbour & Consultee notified letter.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.b. A document containing a list of the people you notified of the appeal.
<b>File name:</b>	APPEAL _List_of_Neighbours_&_Consultees.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.c. Copies of all representations received from interested parties about the original application.
<b>File name:</b>	Representations to be sent via separate Sharepoint link.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.d. The planning officer's report to committee or delegated report on the application and any other relevant documents/minutes.
<b>File name:</b>	Del Rep.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.d. the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes;
<b>File name:</b>	Committee minutes.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.f. Copies of extracts from any relevant statutory development plan policies.
<b>File name:</b>	Uttlesford Local Plan 2005 (2509).docx
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.f. Copies of extracts from any relevant statutory development plan policies.
<b>File name:</b>	Ann Skippers ULP - NPPF Compatibility Assessment.pdf
<b>File name:</b>	Saved Policies Go East Letter (Re-dacted).pdf
<b>File name:</b>	NPPF_JULY_2021.pdf
<b>Completed by</b>	Not Set
<b>Date</b>	29/04/2022 12:20:38
<b>LPA</b>	Uttlesford District Council



**FURTHER INFORMATION PURSUANT to The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 FOR A PLANNING APPLICATION ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT UTT/21/2509/OP**

Proposed development at: **Land South of (East of Griffin Place) Radwinter Road Swards End** I give notice that Rosconn Strategic Land & Thomas Eric Baker And Sally Rose Hall, The Executors Of Mr E C Baker And Mrs J Baker are applying to Uttlesford District Council for planning permission for “Outline application for the erection of up to 233 residential dwellings including affordable housing, with public open space, landscaping, sustainable drainage system (SuDS) and associated works, with vehicular access point from Radwinter Road. All matters reserved except for means of access” That application is accompanied by an Environmental Statement for which further information has been received. The application does not accord with the provisions of the development plan in force for the area in which the land to which the application relates is situated.

Members of the public may inspect the application online at [www.uttlesford.gov.uk](http://www.uttlesford.gov.uk)

Members of the public may obtain paper copies of the Environmental Statement Addendum from: James Alflatt at Bidwells [james.alflatt@bidwells.co.uk](mailto:james.alflatt@bidwells.co.uk). At the cost of £150.00 or on CD at the cost of £15.00 or the Non-Technical summary can be request free of charge.

Anyone who wishes to make representations about this application should send them to Uttlesford District Council Council Offices London Road Saffron Walden CB11 4ER or make them online at [www.uttlesford.gov.uk](http://www.uttlesford.gov.uk) by 21 February 2022 **Quoting reference UTT/21/2509/OP**

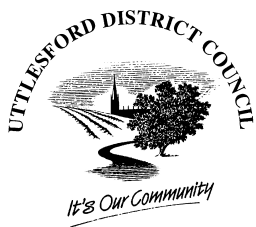
Signed: Tracey Coleman On behalf of Uttlesford District Council 20 January 2022

## Uttlesford District Council Town and Country Planning Acts

Application documents can be viewed on line at [uttlesford.gov.uk](http://uttlesford.gov.uk). Representations should be made via Public Access at [uttlesford.gov.uk](http://uttlesford.gov.uk) or in writing by 16 September 2021 including name and full address. Any representations will be taken into account and be made available for public inspection.

(I) Application For Listed Building Consent (II) Development Affecting The Character Or Appearance Of A Conservation Area (III) Development Affecting The Setting Of A Listed Building (IV) Major Development (VI) Affecting a Public Right of Way t (HHF) Homeholder Applications

(IV)(VI)	UTT/21/2584/FUL	Variation of conditions 4 & 5 and plans condition as added by UTT/21/2324/NMA to UTT/20/2220/DFO	Land west of Woodside Way Dunmow
(I)	UTT/21/2614/LB	Installation of Kitchen Extraction System	1 Market Place Dunmow CM6 1AX
(II)(III)	UTT/21/2598/HHF	New conservatory to replace existing veranda	1 Bury Water Lane Newport CB11 3TZ
(III)	UTT/21/2597/OP	Outline application, with all matters reserved except for access, the demolition of existing buildings and the erection of 1 no. dwelling and cartlodge	Opposite Oakwood Saling Road Stebbing
(II)(III)	UTT/21/2603/FUL	Erection of single storey wellbeing room	Radwinter Primary School Water Lane Radwinter CB10 2TX
(III)(I)	UTT/21/2592/HHF UTT/21/2593/LB	Replacement patio door	The Longhouse 4 Battles Hall Barns Manuden CM23 1BJ
(II)	UTT/21/2607/HHF	Proposed replacement conservatory	5 Granary Row Saffron Walden CB11 3DF
(III)(I)	UTT/21/2617/HHF UTT/21/2618/LB	Change in roof pitch of outbuilding to suit change in roofing materials to clay tiles	Black Lodge Mill End Clavering CB11 4RR
(III)	UTT/21/2625/OP	Outline application with all matters reserved except access and layout for the erection of 3 no. detached dwellings and alterations to access	Ardoch House Duck Street Little Easton CM6 2JG
(II)(III)(I)	UTT/21/2573/HHF UTT/21/2574/LB	One and a half storey side/rear extension, internal alterations and erection of cart lodge	The Thatched Cottage Cambridge Road Quendon CB11 3XJ
(III)(II)	UTT/21/2528/FUL	Change of Use from A3 cafe to Sui Generis (Restaurant and Hot Food Takeaway), and Installation of Kitchen Extraction System	1 Market Place Great Dunmow CM6 1AX
(III)(III)	UTT/21/2623/HHF UTT/21/2622/HHF	Demolition of existing detached outbuilding. S73A retrospective application for erection of detached cart shed. Proposed single storey detached garden office	The Meadows Woodmans Lane Duddenhoe End CB11 4UU
(II)(III)	UTT/21/2275/FUL	New agricultural building with associated access and hardstanding	Parsonage Bury Farm Henham CM22 6AN
(I)	UTT/21/1678/LB	Installation of replacement boiler and associated works	32 Newbiggen Street Thaxted CM6 2QR
(III)	UTT/21/2600/HHF	Single storey annex	Park House Little Walden Road Saffron Walden CB10 1XA
(III)(II)	UTT/21/2537/FUL	Change of use from A1 retail to sui generis dog grooming business.	4A High Street Dunmow CM6 1AG
(I)	UTT/21/2599/LB	New conservatory to replace existing veranda	1 Bury Water Lane Newport CB11 3TZ
(II)(III)	UTT/21/2553/HHF	Proposed first floor rear extension and garage conversion	Mortimers 1 Church View Church Street Dunmow CM6 2EY
(III)(I)	UTT/21/2561/HHF UTT/21/2562/LB	Proposed replacement of window with double doors. Move low level brick retaining wall and lower ground level, demolition of concrete blockwork raised planter, edge patio with timber sleepers.	Weffells 2 Newhouse Farm Cottages Purton End Debden CB11 3JT
(III)(I)	UTT/21/2491/HHF UTT/21/2492/LB	Proposed replacement of front door and extension to existing chimney to 1.8m above height of ridge.	Broom Barn Mallows Green Road Manuden CM23 1BP
(VI)(IV)(IX)	UTT/21/2509/OP	Note comments for this application should be received by 20 September	Land South Of (East Of Griffin Place) Radwinter Road Swards End
(III)	UTT/21/2388/DFO	Details following UTT/18/3016/OP - details of layout, landscaping and appearance.	Barn Adj Jenkinhog Farm Roman Road Radwinter
(III)(I)	UTT/21/2499/HHF UTT/21/2500/LB	Addition of 23 no. solar panels to the roof of the existing stable block	Redgates Farm House Swards End CB10 2LP
(III)	UTT/21/2516/HHF	First floor roof extension, front porch, conversion of integral garage to form habitable accommodation and window changes (resubmission UTT/18/0306/HHF)	Stoneybrook Brick End Broxted CM6 2BJ
(IV)(VI)	UTT/21/2461/DFO	Reserved Matters (Appearance, Landscaping, Layout and Scale) for 99 residential dwellings and associated works to include details required by Conditions 17 and 19 of UTT/19/2470/OP	Land to the west of Isabel Drive and off Stansted Road Elsenham
(II)(III)(I)	UTT/21/2521/FUL UTT/21/2522/LB	Subdivision to retain existing retail premises and form 2 x one bed and 1 x two bed apartments	26-28 Church Street Saffron Walden CB10 1JQ
(III)(II)(I)	UTT/21/2406/FUL UTT/21/2407/LB	Installation of ground source heat pumps to serve both properties.	The Old Vicarage & Old Vicarage Cottage Elmdon CB11 4LT
(III)(I)	UTT/21/2550/HHF UTT/21/2558/LB	Raising of two chimneys to 1.8m above new thatch	Bank Cottage High Street Little Chesterford CB10 1TS
(II)(III)	UTT/19/2498/FUL Appeal reference APP/ C1570/W/20/3262201	Erection of a block of 8 no. residential units together with associated infrastructure, works and landscaping	Land south of The Mill Royston Road Wendens Ambo

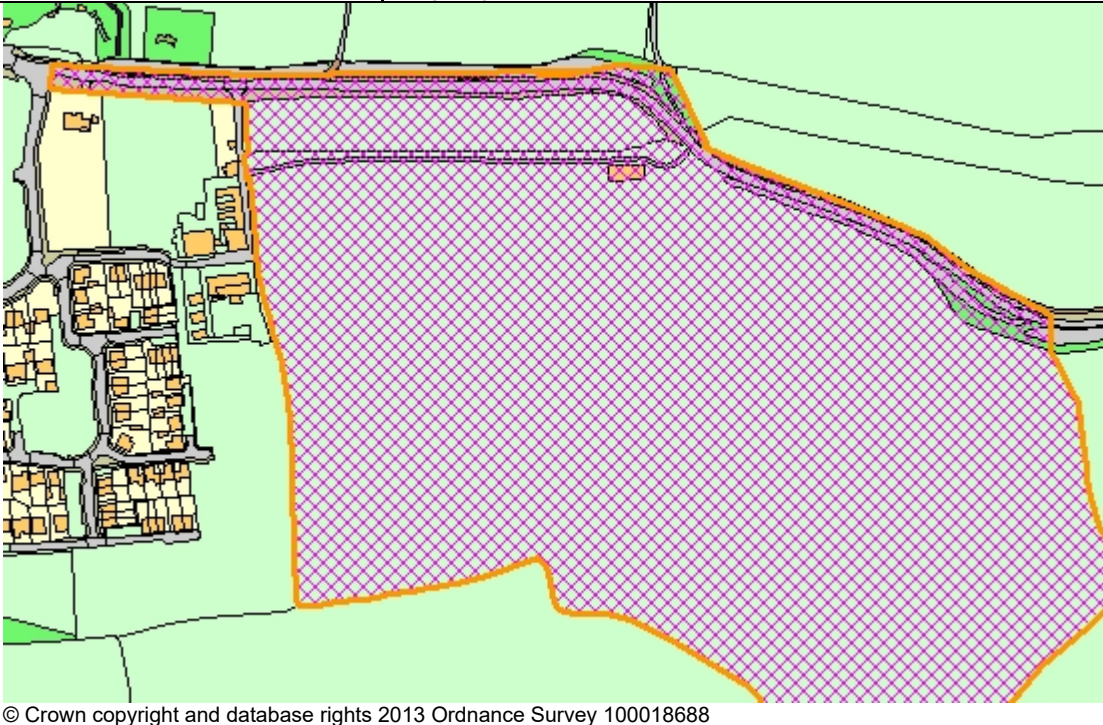


## UTTLESFORD DISTRICT COUNCIL

Council Offices, London Road, Saffron Walden, Essex CB11 4ER  
 Textphone Users 18001  
 Email [uconnect@uttlesford.gov.uk](mailto:uconnect@uttlesford.gov.uk) Website [www.uttlesford.gov.uk](http://www.uttlesford.gov.uk)

### Planning Proposal

<b>Application Number:</b>	UTT/21/2509/OP
<b>Location:</b>	Land South Of (East Of Griffin Place) Radwinter Road Swards End Essex
<b>Proposal:</b>	Outline application for the erection of up to 233 residential dwellings including affordable housing, with public open space, landscaping, sustainable drainage system (SuDS) and associated works, with vehicular access point from Radwinter Road. All matters reserved except for means of access
<b>Reason for Advertising:</b>	Environmental Impact Assessment Submitted, Affecting Public right of Way, Major Development,



© Crown copyright and database rights 2013 Ordnance Survey 100018688

The Council is presently considering the above planning application. The plans and any other documents accompanying the application may be viewed via the Council's web site: [Uttlesford.gov.uk](http://Uttlesford.gov.uk)

Any comments you have about the application may be made on line using the above web site or may be sent to the above address by:- **10th February 2022**

Please note all comments made will be made public and will be posted on our website. Anonymous representations will not be accepted therefore please include your name and address including postcode.

If this is a householder application, in the event of an appeal against refusal of planning permission, which is to be dealt with on the basis of representations in writing, any representations made about this application will be sent to the Secretary of State, and there will be no further opportunity to comment.

#### PRIVACY NOTICE

The Council will use the information you submit, or have submitted, in all correspondence to the Council to enable to process any application, enquiry, complaint, compliment or representation relating to any planning or building control application/enquiry/representation or enforcement.

Further information about your Data Protection rights in line with the provisions of the General Data Protection Regulations and Data Protection Act 2018, for example how to contact the Data Protection Officer, how long your information is held or how we process your personal information can be found at: <http://www.uttlesford.gov.uk/privacy-notice>

Printed copies of the Council's Privacy Notices can be provided on request.

The Council will:

Use the information you provide for the purpose of performing any of its statutory duties. Make any disclosures required by law and may also share this information, both across council departments and with other local authorities and government organisations. Check information you have provided, or information about you that someone else has provided, with other information it holds.

The Council will not give information about you to anyone else, or use information about you for other purposes, unless the law allows this.

<	Details	Actions	Inspections	I.V.A.	I.V.A. Index	Consultations
Reference	1274093					
L. B. Grade	I - Grade I					
Status	ACT - Active					
Map Ref (E)	556379	(N)	237397			
Description	TIPTOFTS, COLE END					
L. B. Reference	1274093					
Alternative Ref						
Date Listed	26.11.1951					
Date Delisted						
Certification Date						
Group Details						
Conservation Area						
Detailed Description	<p>Remarkable C13-C14 timber-framed building with considerable alterations and few external features of much interest but much of the original hall remains and has some fine features. A water filled moat entirely surrounds the house. The original building was an aisled hall with small flanking wings projecting on the west and making the</p>					

Remarkable C13-C14 timber-framed building with considerable alterations and few external features of much interest but much of the original hall remains and has some fine features. A water filled moat entirely surrounds the house. The original building was an aisled hall with small flanking wings projecting on the west and making the building half H shaped. In the C16 the hall was divided up and the floor and great chimney stack were inserted. In the C17-C18 the east front was entirely altered and the east aisle of the hall altered by gabled wings extending to the east. The solar wing was extended and another wing built out from the centre, so the front has now 3 gabled wings of varying size. There were further alterations in the C19 and additions to the rear, and circa 1910 all fronts, except the rear, were faced in brick with some tile hanging in the gable of the south wing, which had its upper storey underbuilt. The hall (37 x 19 ft with a 4½ ft aisle) was of 3 unequal bays with the narrow screens bay at the south end. In the early C19 the ceiling of the south half was removed and the great timbers exposed, and the remaining original doorway from the screens to the buttery wing uncovered. The timbers are remarkable, and the quatrefoil columns with chamfered base and moulded capitals supporting the south bay remain. The north bay columns are now hidden in the walls but the hammerbeams with curved braces and cusped spandrels are exposed and even charred in places. The king post roof is exposed and also the whole of the great C16 chimney stack. The buttery wing has some old features and is largely unused. The rest of the building is mostly C19 and later.

	Details	Actions	Inspections	I.V.A.	I.V.A. Index	Consultations
Reference	1196248					
L. B. Grade	II - Grade II					
Status	ACT - Active					
Map Ref (E)	556515	(N)	238163			
Description	HOPWOODS FARMHOUSE NO.9 WALDEN ROAD.					
L. B. Reference	1196248					
Alternative Ref	10/2601/96					
Date Listed	01.11.1972					
Date Delisted						
Certification Date						
Group Details						
Conservation Area						
Detailed Description	<p>House. Early C16 with late C16 cross-wing, small C18 additions at E end, C20 W wing and rear additions. Timber framing plastered, red brick, slate roofs. Plan L shaped but with C20 further additions. 2 storeys. Front S elevation: long range with central doorway and stack behind ridge, jettied cross-wing at W end, further C20 gabled block to W deeply set back. Old units, ground floor, 2 plain C20 doors with glazing, 2 C19 3-cant bay windows (1 under jetty), sashes with glazing bars, 2x4, 3x4, 2x4 panes. C20 2-light casement window, with leaded glazing at E end. Jetty brackets exposed. First floor, 4 windows (2 with moulded architraves), comprise 2 C19 sliding sashes 6x3 panes, one C19 casement 3x3 panes, one C19 sash 4x4 panes. C20 block, 2 first floor windows to match with glazing bars. Rear N elevation: long range with large central stack through roof pitch. E end, rear outshut with catslide roof and small flat-roofed section with 2-light casement window 4x2 panes. To W, gable of cross-wing with first floor C19 sash window 3x4 panes, C20 brick on ground floor, extended to E with 2-light casement window, similar window above in C20 flat roofed extension from C19 gable. To W, broad C20 gable of added wing projecting and jettied over timber posts. 2 C20 casement windows and boarded door, sash window on first floor matching one in adjacent gable. E end elevation: old house end with projecting wall plates, lean-to with catslide roof to N, 4 C20 casement window, one of 5 lights. W end elevation: C20 conservatory to C20 addition, C19 external stack at SW angle between jettied block and C20 work. INTERIOR: framing of main early C16 range, 5 bays with additional C18 bay at E end. Framing originally open on ground floor with arch braced binding joists. Stack c1700, inserted within structure, now with iron band supporting segmental arched ground floor fireplace to E. First floor framing has partition framing behind (to W) of stack with nailed tension bracing. Bracing position suggests doorway through originally. Rear wall has 3-light diamond mullioned window and remains of another with shutter rebates. Halved and bridle-butted scarf joint in front and back wall plates. Cross-wing of 2 bays probably later, evidence</p>					

House. Early C16 with late C16 cross-wing, small C18 additions at E end, C20 W wing and rear additions. Timber framing plastered, red brick, slate roofs. Plan L shaped but with C20 further additions. 2 storeys. Front S elevation: long range with central doorway and stack behind ridge, jettied cross-wing at W end, further C20 gabled block to W deeply set back. Old units, ground floor, 2 plain C20 doors with glazing, 2 C19 3-cant bay windows (1 under jetty), sashes with glazing bars, 2x4, 3x4, 2x4 panes. C20 2-light casement window, with leaded glazing at E end. Jetty brackets exposed. First floor, 4 windows (2 with moulded architraves), comprise 2 C19 sliding sashes 6x3 panes, one C19 casement 3x3 panes, one C19 sash 4x4 panes. C20 block, 2 first floor windows to match with glazing bars. Rear N elevation: long range with large central stack through roof pitch. E end, rear outshut with catslide roof and small flat-roofed section with 2-light casement window 4x2 panes. To W, gable of cross-wing with first floor C19 sash window 3x4 panes, C20 brick on ground floor, extended to E with 2-light casement window, similar window above in C20 flat roofed extension from C19 gable. To W, broad C20 gable of added wing projecting and jettied over timber posts. 2 C20 casement windows and boarded door, sash window on first floor matching one in adjacent gable. E end elevation: old house end with projecting wall plates, lean-to with catslide roof to N, 4 C20 casement window, one of 5 lights. W end elevation: C20 conservatory to C20 addition, C19 external stack at SW angle between jettied block and C20 work. INTERIOR: framing of main early C16 range, 5 bays with additional C18 bay at E end. Framing originally open on ground floor with arch braced binding joists. Stack c1700, inserted within structure, now with iron band supporting segmental arched ground floor fireplace to E. First floor framing has partition framing behind (to W) of stack with nailed tension bracing. Bracing position suggests doorway through originally. Rear wall has 3-light diamond mullioned window and remains of another with shutter rebates. Halved and bridle-butted scarf joint in front and back wall plates. Cross-wing of 2 bays probably later, evidence

much obscured but some studding and posts of central truss evident. Rear of wing extended in C19. The building appears to have begun as something other than an ordinary house, being completely open on the ground floor yet having an upper floor of 2 rooms and no evidence of a stack.

	Details	Actions	Inspections	I.V.A.	IVA Index	Consultations
Reference	1196235					
L. B. Grade	II - Grade II					
Status	ACT - Active					
Map Ref (E)	555024	(N)	238611			
Description	(The Spike) SAFFRON WALDEN COMMUNITY HOSPITAL					
L. B. Reference	1196235					
Alternative Ref	10/1467/95					
Date Listed	10.09.1982					
Date Delisted						
Certification Date						
Group Details						
Conservation Area						
Detailed Description	<p>Union workhouse, now hospital. 1837. James Clephan, after Sampson Kempthorne's model plan of 1835. Minor later C19 additions to N and NW. Yellow stockbrick, main roofs C20 asbestos sheet, lower roofs slate. Some stacks rebuilt in red brick. Cruciform plan, the N and S wings longer. 3 storeys with single storey ranges enclosing courtyards in</p>					
<p>Navigation: [Home] [Previous] 1 [Next] [End]</p>						

Union workhouse, now hospital. 1837. James Clephan, after Sampson Kempthorne's model plan of 1835. Minor later C19 additions to N and NW. Yellow stockbrick, main roofs C20 asbestos sheet, lower roofs slate. Some stacks rebuilt in red brick. Cruciform plan, the N and S wings longer. 3 storeys with single storey ranges enclosing courtyards in angles. Octagonal central block, square pavilions terminating each wing, stacks at apex of roofs, that to W missing. 2-course raised string band at level of springing of window arches to each storey. Round-arched windows grouped in threes with some additional single windows with small-paned metal glazing with radial hopper-heads; some C20 replacement and alterations, especially to S entrance elevation. INTERIOR retains cantilevered stone stairs with iron balustrades. Slightly later detached casualty ward to SW, now workshop and stores. Slate roof, yellow brick, single storey, stack to NE corner. High level round timber pivoting windows to sides, some altered to W. INTERIOR with central axial corridor, sliding doors to former cells each with iron ventilation grille above. 2 cells survive intact. Late C20 linked extension to E. Built for 311 inmates, cost approx 7500 pounds.



Listing – POUNCE HALL NO. 3 WALDEN ROAD

Reference	1297745		
L. B. Grade	II - Grade II		
Status	ACT - Active		
Map Ref (E)	556318	(N)	238295
Description	POUNCE HALL NO. 3 WALDEN ROAD		
L. B. Reference	1297745		
Alternative Ref	10/2600/96		
Date Listed	01.11.1972		
Date Delisted			
Certification Date			
Group Details			
Conservation Area			

House. Early C17 with later C17 wing and early C18 extension. Timber frame and plaster, peg-tiled roofs, red brick stacks. Plan, L shaped. 2 storey and attics. Front S elevation (1) Tall gabled 2-storey and attic unit to W. (2) central 2 window range, 2 storeys with door and tall C19 rebuilt stack in middle, (3) lower extension block to E. (1) Ground floor, C19 shallow 3-cant bay window, sashes 2x4, 3x2, 2x4 panes, doorway with overlight, door C20 with upper glazing. First floor pair of conjoined sash windows in all, 6x4 panes. Attic sash window 3x3 panes. Weathering board above first floor and attic windows. Large rectangular stack seen behind apex. (2) All 4 windows have early C19 moulded architraves, sashes, 4x4 panes. Simple central doorway, C20 door of 6 panels. Tall rectangular ridge stack above. (3) single 2x2 paned casement window. Rear N elevation: central unit (2) has rear out-shut with catslide roof, 2 sky-lights and broad ramped lead roofed dormer window with 2-light casement. Rear wall of brick, central C20 boarded door, C20 3-light casement window to W. Wing to W (1) has large central stack (C19 rebuild) with adjacent stair tower rising to attic. Tower integrated into lower roofs with first floor and attic windows 2x2 paned casement and 4x2 paned sliding sash respectively. Wing has single attic sash window 3x2 panes. E end unit (3) has flat roofed rear extension, blank with corrugated plastic roof. N end elevation: wing has 3 ground floor and 2 first floor C20 3-light casement windows 6x5 panes. E end elevation: addition (3) has protruding purlins and wall plates and attic sliding sash window 2x2 panes. INTERIOR: central early C17 unit (2) of 2 cells with central chimney bay, back-to-back timber lintelled fireplaces, bread oven to rear. Jowled posts, primary bracing, bladed scarf joints in wall plates, lamb's tongue chamfer stops on joists. Wing (1) has butt side purlin roof. Newel stair in tower of plain robust form. Addition (3) of slender C18 framing. Rear lean-to has good brick floor. Remains of basket pargetting remain at E end of central block now obscured by C18 additions



# Tiptoft's moated site and fishponds

Listed on the National Heritage List for England.

[Search over 400,000 listed places](https://historicengland.org.uk/listing/the-list/) (<https://historicengland.org.uk/listing/the-list/>)

## Official list entry

Heritage Category: **Scheduled Monument**

List Entry Number: **1008702**

Date first listed: **02-Mar-1993**

## Location

The building or site itself may lie within the boundary of more than one authority.

County: **Essex**

District: **Uttlesford (District Authority)**

Parish: **Wimbish**

National Grid Reference: **TL 56996 37394**

## Reasons for Designation

Around 6,000 moated sites are known in England. They consist of wide ditches, often or seasonally water-filled, partly or completely enclosing one or more islands of dry ground on which stood domestic or religious buildings. In some cases the islands were used for horticulture. The majority of moated sites served as prestigious aristocratic and seigneurial residences with the provision of a moat intended as a status symbol rather than a practical military defence. The peak period during which moated sites were built was between about 1250 and 1350 and by far the greatest concentration lies in central and eastern parts of England. However, moated sites were built throughout the medieval period, are widely scattered throughout England and exhibit a high level of diversity in their forms and sizes. They form a significant class of medieval monument and are important for the understanding of the distribution of wealth and status in the countryside.

Many examples provide conditions favourable to the survival of organic remains.

Tiptoft's moated site remains largely undisturbed and will retain archaeological information relating to the occupation of the site. The waterfilled ditches and ponds will contain environmental evidence pertaining to the economy of its inhabitants and the landscape in which they lived.

## Details

The monument includes a quadrangular moat and three associated fishponds situated 2km east of Saffron Walden. The moated site measures 62m east-west by 67m north-south with a waterfilled moat. All the arms are 10m wide with the exception of the northern one which measures 7.5m. A brick built bridge gives access to the moat across the eastern arm and across the western arm are the remains of a wooden bridge with brick footings. On the island is a 13th century manor house which is listed Grade I. Also on the island are situated a well, which was used until the late 1940's, a waterpipe, which now supplies the house with water, and a small outhouse. There are three fishponds associated with the moat, all orientated north-south, all waterfilled and connected to each other and the moat by a channel. The channel measures 2m in width and is approximately 1.5m deep. The first of the ponds is situated at the south-eastern corner of the moat and measures 27m by 15m. 80m south of the moat is another pond which is 25m by 7.5m. Adjacent and to the south is the third pond which measures 37.5m by 12.5m. Tiptoft's had manorial status and is associated with the family of John Tippetoft from 1346. The house, outbuilding, footbridges, paths and waterpipe are all excluded from the scheduling but the ground beneath these features is included.

MAP EXTRACT The site of the monument is shown on the attached map extract. It includes a 2 metre boundary around the archaeological features, considered to be essential for the monument's support and preservation.

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **20685**

Legacy System: **RSM**

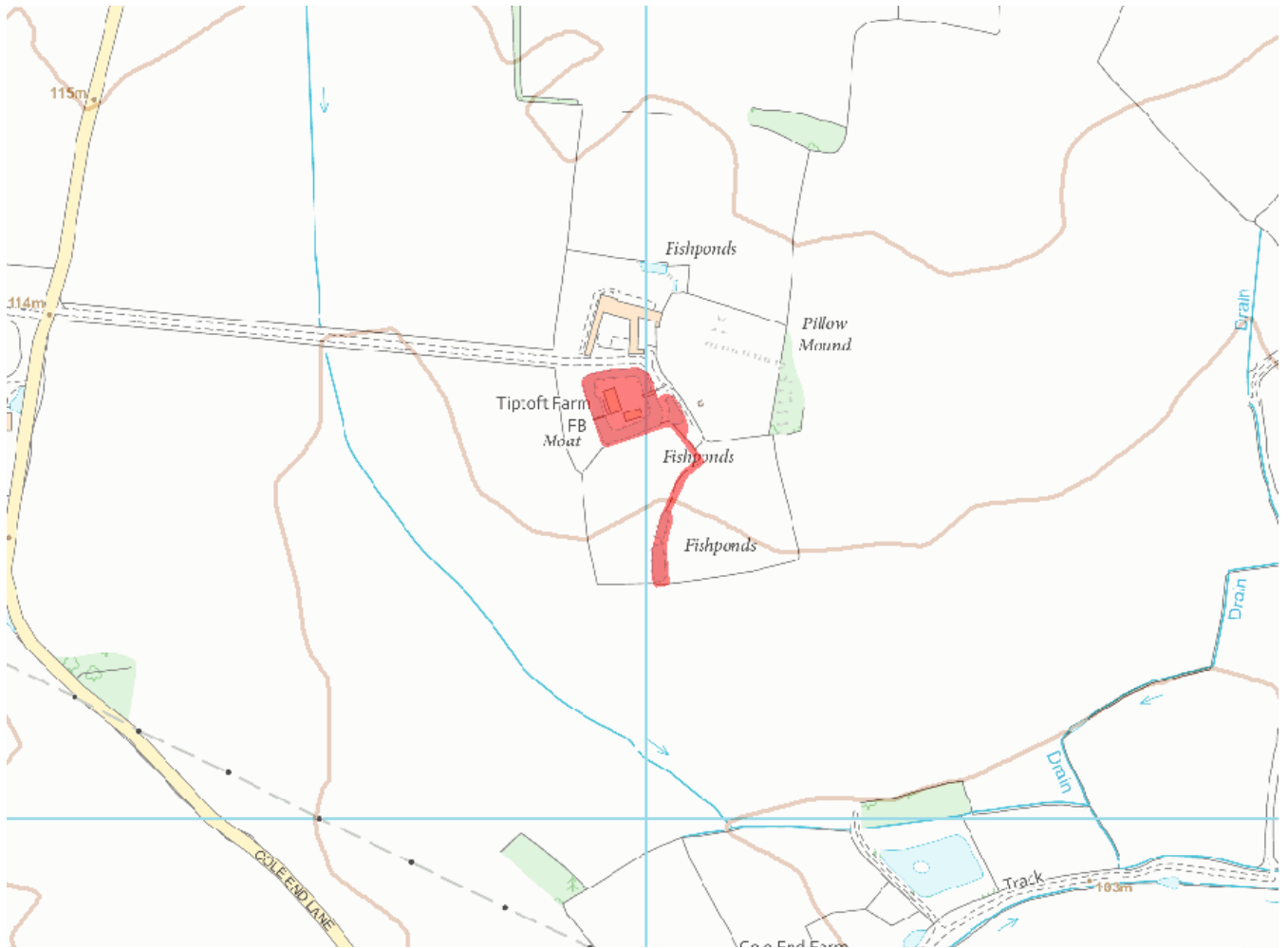
## Sources

### Other

Information from SMR (No 161),

## Legal

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Digital, Culture, Media and Sport.



## Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 21-Apr-2022 at 14:18:03.

© Crown Copyright and database right 2022. All rights reserved. Ordnance Survey Licence number 100024900. © British Crown and SeaZone Solutions Limited 2022. All rights reserved. Licence number 102006.006.

Use of this data is subject to **Terms and Conditions**  
(<https://historicengland.org.uk/terms/website-terms-conditions/>).

End of official list entry

← Previous - [Overview](#)

---

→ Next - [Comments and Photos](#)

---



**Back to top**



2<sup>nd</sup> March 2022

Henrietta Ashun  
Uttlesford District Council  
London Road  
Saffron Walden  
CB11 4ER

By email only

---

*Thank you for requesting advice on this application from Place Services' ecological advice service. This service provides advice to planning officers to inform Uttlesford District Council planning decisions with regard to potential ecological impacts from development. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.*

---

**Application: UTT/21/2509/OP**

**Location: Land South Of (East Of Griffin Place) Radwinter Road Swards End**

**Proposal: Outline application for the erection of up to 233 residential dwellings including affordable housing, with public open space, landscaping, sustainable drainage system (SuDS) and associated works, with vehicular access point from Radwinter Road. All matters reserved except for means of access**

Dear Henrietta,

Thank you for re-consulting Place Services on the above application.

**Holding objection due to insufficient ecological information on European Protected Species (bats)**

**Summary**

We have reviewed the documents supplied by the applicant, relating to the likely impacts of development on protected & Priority habitats and species and identification of proportionate mitigation.

We are not satisfied that there is sufficient ecological information available for determination of this application due to a lack of information from the bat activity surveys.

**Bats**

Results of the bat activity surveys have not been provided. This information is required to help determine potential impacts upon bats and if any hedgerows on site are classified as 'important' for ecology under the Hedgerow Regulations 1997. Results of bat surveys undertaken on tree T5, due to be impacted by the proposals, are also required.



We recommend that details of survey methods, results and any necessary additional mitigation & enhancement measures are required to make this proposal acceptable is provided prior to determination.

The results of these surveys are required prior to determination because paragraph 99 of the ODPM Circular 06/2005 highlights that: *“It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision.”*

This information is therefore required to provide the LPA with certainty of impacts on legally protected and Priority species and be able to secure appropriate mitigation either by a mitigation licence from Natural England or a condition of any consent. This will enable the LPA to demonstrate compliance with its statutory duties, including its biodiversity duty under s40 NERC Act 2006 and prevent wildlife crime under s17 Crime and Disorder Act 1998.

Hazel Dormouse surveys are now complete with no evidence present on site and so no mitigation or further consideration for this species are required.

Breeding bird surveys undertaken by FALCO Ecology (October 2021) were undertaken mid-June to mid-July 2021 which missed the early breeding bird season, however, it was considered unlikely that many early breeding species that would be impacted by the proposed development would be present within the survey area.

Four Skylark territories were identified within the site. Other species recorded breeding on site included Dunnock, Song Thrush, Linnet, House Sparrow and Yellowhammer. Although mitigation during construction has been recommended in the Breeding Bird Survey Report (FALCO Ecology; October 2021), mitigation for the loss of foraging and nesting habitat for ground-nesting birds, including Skylark, has not been considered. The open habitats that are provided as part of the proposals are not equivalent to what will be lost.

A bespoke Farmland Bird Mitigation Strategy is required to ensure that impacts upon nesting Skylark are mitigated and compensated for as part of this application. This will require compensation measures to be provided on site or offsite in nearby agricultural land. This should be secured as a condition of any consent if suitable land can be delivered in the applicant’s control. However, if suitable land is not available in the applicant’s control, then the compensation measures may be required to be secured via a legal agreement.

An update EIA report and information on non-significant impacts on protected and Priority species and habitats (i.e. in a non-EIA chapter or separate documentation) have not been provided as part of this application. This is necessary in order that the LPA has certainty of all likely impacts, not just significant ones, from the development and can issue a lawful decision with any mitigation and compensation measures needed to make the development acceptable, secured by condition.

Please contact me with any queries.



Yours sincerely

**Ella Gibbs ACIEEM BSc (Hons)**

Senior Ecological Consultant

Place Services at Essex County Council

[placeservicesecology@essex.gov.uk](mailto:placeservicesecology@essex.gov.uk)

**Place Services provide ecological advice on behalf of Uttlesford District Council**

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

Environmental Statement and Appendices to be sent via separate Sharepoint link.



Representations to be sent via separate Sharepoint link.



## UTTLESFORD DISTRICT COUNCIL

Council Offices, London Road, Saffron Walden, Essex CB11 4ER  
Telephone (01799) 510510, Fax (01799) 510550  
Textphone Users 18001  
Email [uconnect@uttlesford.gov.uk](mailto:uconnect@uttlesford.gov.uk) Website [www.uttlesford.gov.uk](http://www.uttlesford.gov.uk)

CONSULTEE / NEIGHBOUR NOTIFIED

22 April 2022

Our ref: UTT/21/2509/OP

Dear Sir/Madam

**Site Address:** Land South Of (East Of Griffin Place) Radwinter Road  
**Description of development:** Outline application for the erection of up to 233 residential dwellings including affordable housing, with public open space, landscaping, sustainable drainage system (SuDS) and associated works, with vehicular access point from Radwinter Road. All matters reserved except for means of access  
**Application reference:** UTT/21/2509/OP  
**Appellant's name:** Mr D Hatcher  
**Appeal reference:** APP/C1570/W/22/3296426  
**Appeal start date:** 21.04.2022

### TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78

I refer to the above details. An appeal has been made to the Secretary of State against the decision of Uttlesford District Council to **Refuse the application**.

The appeal will be determined on the basis of a **Public Inquiry**. The procedure to be followed is set out in the Town and Country Planning Appeals (Determination by Inspectors) (Inquiry Procedure) (England) Rules 2000, as amended.

For interested parties wishing to formally appear at the inquiry as a Rule 6(6) party the Planning Inspectorate has published guidance at the following link:

<https://www.gov.uk/government/publications/apply-for-rule-6-status-on-a-planning-appeal-or-called-in-application>

If, having read the above guidance, you wish to apply for Rule 6(6) status it is essential that you contact the Planning Inspectorate immediately.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to:

C Masters MA (Hons) MRTPI  
The Planning Inspectorate

3J Kite Wing  
Temple Quay House  
2 The Square  
Bristol  
BS1 6PN.

**All representations must be received by 21 May 2022. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations.  
All representations must quote the appeal reference.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

The appeal documents are available for inspection at [www.uttlesford.gov.uk](http://www.uttlesford.gov.uk)

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>.

Regards

The Planning Department

## **Appeal Notification Letters Sent**

### **List of Consultees**

OIL

Fisher German Chartered Surveyors

GPSS

PO Box 7273

Ashby De-la Zouch

Leicestershire

LE65 2BY

Date Printed: 22 April 2022

NAT

National Air Traffic Services

NERL Safeguarding

NATS CTC Mailbox 27

4000 Parkway

Solent Business Park

Whiteley

PO15 7FL

Date Printed: 22 April 2022

HSE

Health & Safety Executive (Gas Pipeline)

Area Executive

Wren House

Hedgerows Business Park

Colchester Road

Chelmsford

CM2 5PF

Date Printed: 22 April 2022

OHL

UK Power Networks

Date Printed: 22 April 2022

OPENSC

Open Spaces Society

For Essex

Planning Applications In Uttlesford

Date Printed: 22 April 2022

W2

Anglian Water Services Ltd

Planning & Equivalence

Thorpwood House

Thorpwood  
Peterborough  
PE3 6WT  
Date Printed: 22 April 2022

W4  
Environment Agency  
Planning & Customer Services Manager  
Anglian Region Eastern Area  
Cobham Road  
Ipswich  
IP3 9JE  
Date Printed: 22 April 2022

W5  
Affinity Water Ltd  
Asset Sustainability  
Tamblin Way  
Hatfield  
Hertfordshire  
AL10 9EZ  
Date Printed: 22 April 2022

LEADER  
Cllr Lees

Date Printed: 22 April 2022

PARISH  
Parish Council

Date Printed: 22 April 2022

WARD  
Ward Members

Date Printed: 22 April 2022

SUD  
Sustainable Drainage  
Essex County Council  
DX123300 Chelmsford 7  
Date Printed: 22 April 2022

OTHER  
Other Consultee

Date Printed: 22 April 2022

SPE  
Conservation Officer

Specialist Advice On Historic Buildings And Conservation  
Date Printed: 22 April 2022

URBDES  
Mr Jack Bennett

Date Printed: 22 April 2022

CHELM  
Chelmsford City Council  
Planning Services  
PO Box 7544  
Civic Centre  
Duke Street  
Chelmsford  
Essex  
CM1 1JE

Date Printed: 22 April 2022

ANL  
CONSULTEE / NEIGHBOUR NOTIFIED

Date Printed: 22 April 2022

ELE  
National Grid Plant Protection (Electricity)  
National Grid  
Block 1 Floor 2  
Brick Kiln Street  
Hinckley  
Leicestershire  
LE10 0NA

Date Printed: 22 April 2022

MOD  
Ministry Of Defence  
Defence Infrastructure Organisation (DIO)  
Hard FM Land Management Services  
Bazalgette Pavilion G/F RAF Wyton  
Huntingdon  
PE28 5EA

Date Printed: 22 April 2022

GAS  
Cadent Gas  
National Grid Plant Protection  
National Grid Block 1  
Brick Kiln Street  
Hinckley  
LE10 0NA

Date Printed: 22 April 2022

CPA  
County Planner - Archaeology Section (ECC)  
Essex County Council  
County Hall  
CHELMSFORD  
Essex  
CM1 1LF  
Date Printed: 22 April 2022

OPA  
CLH Pipeline Systems - Central Services  
Ashdon Road  
Saffron Walden  
Essex  
CB10 2NF  
Date Printed: 22 April 2022

MAW  
Essex County Council - Minerals And Waste  
  
Date Printed: 22 April 2022

CS  
Education & Highways (ECC)  
Essex County Council  
County Hall  
DX 123300 CHELMSFORD 7  
Date Printed: 22 April 2022

EEA  
ECC Ecology Advice  
Essex County Council  
Date Printed: 22 April 2022

EN  
Natural England  
Consultation Service  
Hornbeam House  
Electra Way  
Crewe Business Park  
Crewe  
CW1 6GJ  
Date Printed: 22 April 2022

EW  
Essex Wildlife Trust  
Abbots Hall Farm  
Great Wigburgh  
Colchester  
Essex

CO5 7RZ  
Date Printed: 22 April 2022

EP  
Crime Prevention Tactical Adviser  
The Police Station  
Blyths Meadow  
Braintree  
CM7 3DJ  
Date Printed: 22 April 2022

BAA  
BAA Aerodrome Safeguarding  
Airside Ops Ltd  
Stansted Airport  
Essex  
CM24 1QW  
Date Printed: 22 April 2022

## **List of Neighbours**

4 Wallace Road  
Saffron Walden  
Essex  
CB10 2QZ

Date Printed: 22 April 2022

8 Wallace Road  
Saffron Walden  
Essex  
CB10 2QZ

Date Printed: 22 April 2022

Flat 68  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS



Date Printed: 22 April 2022

Flat 46  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 38  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 37  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 34  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 29  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 26  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 16  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 13  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 9  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 5  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

3 Andrews Close  
Saffron Walden  
CB11 3JP

Date Printed: 22 April 2022

4 Andrews Close  
Saffron Walden  
CB11 3JP

Date Printed: 22 April 2022

9 Pearson Road  
Saffron Walden  
Essex  
CB10 2NT

Date Printed: 22 April 2022

5 Sativus Close  
Saffron Walden  
Essex  
CB10 2NS

Date Printed: 22 April 2022

33 Fairfax Drive  
Saffron Walden  
Essex  
CB10 2NP

Date Printed: 22 April 2022

15 Fairfax Drive  
Saffron Walden  
Essex  
CB10 2NP

Date Printed: 22 April 2022

JCD Smartscreen  
Tesco  
Radwinter Road  
Saffron Walden

Essex  
CB10 2JP

Date Printed: 22 April 2022

29 Horn Book  
Saffron Walden  
Essex  
CB11 3JN

Date Printed: 22 April 2022

54 Horn Book  
Saffron Walden  
Essex  
CB11 3JW

Date Printed: 22 April 2022

45 Horn Book  
Saffron Walden  
Essex  
CB11 3JW

Date Printed: 22 April 2022

49 Horn Book  
Saffron Walden  
Essex  
CB11 3JW

Date Printed: 22 April 2022

48 Horn Book  
Saffron Walden  
Essex  
CB11 3JW

Date Printed: 22 April 2022

18F Cole End Lane  
Sewards End  
Saffron Walden  
Essex  
CB10 2LQ

Date Printed: 22 April 2022

Ms S Duncan  
12 Cole End Lane  
Sewards End  
Saffron Walden  
Essex  
CB10 2LQ

Date Printed: 22 April 2022

Mr Mrs Woollerson  
8 Cole End Lane  
Sewards End  
Saffron Walden  
Essex  
CB10 2LQ

Date Printed: 22 April 2022

Stable Cottage  
6C Cole End Lane  
Sewards End  
Saffron Walden  
Essex  
CB10 2LQ

Date Printed: 22 April 2022

5 Simpkins Close  
Saffron Walden  
CB11 3NL

Date Printed: 22 April 2022

2 Turnip Hall  
Radwinter Road  
Saffron Walden  
Essex  
CB10 2LB

Date Printed: 22 April 2022

9 Overledges Road  
Saffron Walden  
CB11 3NB

Date Printed: 22 April 2022

39 Horn Book  
Saffron Walden  
Essex  
CB11 3JW

Date Printed: 22 April 2022

11 Overledges Road  
Saffron Walden  
CB11 3NB

Date Printed: 22 April 2022

10 Cavendish Court  
Saffron Walden  
Essex  
CB11 3JF

Date Printed: 22 April 2022

Tesco  
Radwinter Road  
Saffron Walden  
Essex  
CB10 2JP

Date Printed: 22 April 2022

Langford Court  
Leverett Way  
Saffron Walden  
Essex  
CB10 2NG

Date Printed: 22 April 2022

Flat 4  
Langford Court  
Leverett Way  
Saffron Walden  
Essex  
CB10 2NG

Date Printed: 22 April 2022

10 Wallace Road  
Saffron Walden  
Essex  
CB10 2QZ

Date Printed: 22 April 2022

14 Wallace Road  
Saffron Walden  
Essex  
CB10 2QZ

Date Printed: 22 April 2022

Flat 64  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 61  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 58  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 51

Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

17 Jennings Road  
Saffron Walden  
CB11 3NJ

Date Printed: 22 April 2022

Flat 32  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 23  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 4  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

10 Smallbridge Road  
Saffron Walden  
Essex  
CB11 3JH



Date Printed: 22 April 2022

13 Jennings Road  
Saffron Walden  
CB11 3NJ

Date Printed: 22 April 2022

15 Jennings Road  
Saffron Walden  
CB11 3NJ

Date Printed: 22 April 2022

Saffron Walden Hospital  
Radwinter Road  
Saffron Walden  
Essex  
CB11 3HY

Date Printed: 22 April 2022

1 Andrews Close  
Saffron Walden  
CB11 3JP

Date Printed: 22 April 2022

53 Fairfax Drive  
Saffron Walden  
Essex  
CB10 2NP

Date Printed: 22 April 2022

55 Fairfax Drive  
Saffron Walden  
Essex  
CB10 2NP

Date Printed: 22 April 2022

4 Pearson Road  
Saffron Walden

Essex  
CB10 2NT

Date Printed: 22 April 2022

37 Fairfax Drive  
Saffron Walden  
Essex  
CB10 2NP

Date Printed: 22 April 2022

13 Pearson Road  
Saffron Walden  
Essex  
CB10 2NT

Date Printed: 22 April 2022

1 Pearson Road  
Saffron Walden  
Essex  
CB10 2NT

Date Printed: 22 April 2022

4 Sativus Close  
Saffron Walden  
Essex  
CB10 2NS

Date Printed: 22 April 2022

29 Fairfax Drive  
Saffron Walden  
Essex  
CB10 2NP

Date Printed: 22 April 2022

25 Fairfax Drive  
Saffron Walden  
Essex  
CB10 2NP

Date Printed: 22 April 2022

7 Fairfax Drive  
Saffron Walden  
Essex  
CB10 2NP

Date Printed: 22 April 2022

2 Griffin Place  
Saffron Walden  
Essex  
CB10 2NR

Date Printed: 22 April 2022

5 Leverett Way  
Saffron Walden  
Essex  
CB10 2NG

Date Printed: 22 April 2022

10 The Spike  
Saffron Walden  
Essex  
CB11 3GA

Date Printed: 22 April 2022

18B Cole End Lane  
Sewards End  
Saffron Walden  
Essex  
CB10 2LQ

Date Printed: 22 April 2022

6 Smallbridge Road  
Saffron Walden  
Essex  
CB11 3JH

Date Printed: 22 April 2022

23 Horn Book  
Saffron Walden  
Essex  
CB11 3JN

Date Printed: 22 April 2022

40 Horn Book  
Saffron Walden  
Essex  
CB11 3JW

Date Printed: 22 April 2022

51 Horn Book  
Saffron Walden  
Essex  
CB11 3JW

Date Printed: 22 April 2022

Mr Roger McNaught  
1 Lime Meadows  
Cole End Lane  
Sewards End  
Saffron Walden  
Essex  
CB10 2LQ

Date Printed: 22 April 2022

16 Cole End Lane  
Sewards End  
Saffron Walden  
Essex  
CB10 2LQ

Date Printed: 22 April 2022

4 Ferguson Close  
Saffron Walden  
Essex  
CB11 3HY

Date Printed: 22 April 2022

3 Simpkins Close  
Saffron Walden  
CB11 3NL

Date Printed: 22 April 2022

2 The Spike  
Saffron Walden  
Essex  
CB11 3GA

Date Printed: 22 April 2022

9 The Spike  
Saffron Walden  
Essex  
CB11 3GA

Date Printed: 22 April 2022

3 Lime Meadows  
Cole End Lane  
Sewards End  
Saffron Walden  
Essex  
CB10 2LQ

Date Printed: 22 April 2022

12 Cavendish Court  
Saffron Walden  
Essex  
CB11 3JF

Date Printed: 22 April 2022

Mr Mitchel Scott  
3 Turnip Hall  
Radwinter Road  
Saffron Walden  
Essex  
CB10 2LB

Date Printed: 22 April 2022

Mrs Caroline Dabbs

18E Cole End Lane  
Sewards End  
Saffron Walden  
Essex  
CB10 2LQ

Date Printed: 22 April 2022

Flat 66  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 59  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 54  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 48  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 42  
Cornell Court

Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

La Maison  
25 Jennings Road  
Saffron Walden  
CB11 3NJ

Date Printed: 22 April 2022

4 Overledges Road  
Saffron Walden  
CB11 3NB

Date Printed: 22 April 2022

Mr Ian Ingham  
3 Jennings Road  
Saffron Walden  
CB11 3NJ

Date Printed: 22 April 2022

Flat 28  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 20  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 17

Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 14  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 12  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 6  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

13 Leverett Way  
Saffron Walden  
Essex  
CB10 2NG

Date Printed: 22 April 2022

Flat 9  
Langford Court  
Leverett Way  
Saffron Walden



Essex  
CB10 2NG

Date Printed: 22 April 2022

Mr A Crossman  
Leonards  
5B Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LE

Date Printed: 22 April 2022

8 Jennings Road  
Saffron Walden  
CB11 3NJ

Date Printed: 22 April 2022

13 Wallace Road  
Saffron Walden  
Essex  
CB10 2QZ

Date Printed: 22 April 2022

3 Wallace Road  
Saffron Walden  
Essex  
CB10 2QZ

Date Printed: 22 April 2022

10 Eddystone Avenue  
Saffron Walden  
Essex  
CB10 2PS

Date Printed: 22 April 2022

47 Fairfax Drive  
Saffron Walden  
Essex  
CB10 2NP

Date Printed: 22 April 2022

17 Pearson Road  
Saffron Walden  
Essex  
CB10 2NT

Date Printed: 22 April 2022

3 Pearson Road  
Saffron Walden  
Essex  
CB10 2NT

Date Printed: 22 April 2022

5 Fairfax Drive  
Saffron Walden  
Essex  
CB10 2NP

Date Printed: 22 April 2022

1 Fairfax Drive  
Saffron Walden  
Essex  
CB10 2NP

Date Printed: 22 April 2022

6 Griffin Place  
Saffron Walden  
Essex  
CB10 2NR

Date Printed: 22 April 2022

10 Griffin Place  
Saffron Walden  
Essex  
CB10 2NR

Date Printed: 22 April 2022

Mr Sacha Crowe  
3 Portsmouth Close  
Saffron Walden  
Essex  
CB10 2NW

Date Printed: 22 April 2022

Mr Stephen Philpot  
4 Myhill Close  
Saffron Walden  
Essex  
CB10 2RB

Date Printed: 22 April 2022

25 Horn Book  
Saffron Walden  
Essex  
CB11 3JN

Date Printed: 22 April 2022

28 Horn Book  
Saffron Walden  
Essex  
CB11 3JN

Date Printed: 22 April 2022

Bracondale House  
6B Cole End Lane  
Sewards End  
Saffron Walden  
Essex  
CB10 2LQ

Date Printed: 22 April 2022

2 Lime Meadows  
Cole End Lane  
Sewards End  
Saffron Walden  
Essex  
CB10 2LQ

Date Printed: 22 April 2022

8 The Spike  
Saffron Walden  
Essex  
CB11 3GA

Date Printed: 22 April 2022

4 The Spike  
Saffron Walden  
Essex  
CB11 3GA

Date Printed: 22 April 2022

Perretts Amusements  
Turnip Hall Farm  
Radwinter Road  
Saffron Walden  
Essex  
CB10 2LB

Date Printed: 22 April 2022

13 Overledges Road  
Saffron Walden  
CB11 3NB

Date Printed: 22 April 2022

4 Simpkins Close  
Saffron Walden  
CB11 3NL

Date Printed: 22 April 2022

Annexe At  
53 Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LF

Date Printed: 22 April 2022

Annexe To  
61 Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LF

Date Printed: 22 April 2022

Annexe At  
Campions  
12 Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LF

Date Printed: 22 April 2022

47 Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LF

Date Printed: 22 April 2022

37A Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LF

Date Printed: 22 April 2022

Mr Steve Patterson  
53 Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LF

Date Printed: 22 April 2022

55 Walden Road  
Sewards End

Saffron Walden  
Essex  
CB10 2LF

Date Printed: 22 April 2022

41 Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LF

Date Printed: 22 April 2022

3 Lords Close  
Sewards End  
Saffron Walden  
Essex  
CB10 2EN

Date Printed: 22 April 2022

53A Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LF

Date Printed: 22 April 2022

2 Lords Close  
Sewards End  
Saffron Walden  
Essex  
CB10 2EN

Date Printed: 22 April 2022

Belton  
43 Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LF

Date Printed: 22 April 2022

Mrs Leonroah Gillman  
45 Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LF

Date Printed: 22 April 2022

39 Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LF

Date Printed: 22 April 2022

4 Lords Close  
Sewards End  
Saffron Walden  
Essex  
CB10 2EN

Date Printed: 22 April 2022

1 Lords Close  
Sewards End  
Saffron Walden  
Essex  
CB10 2EN

Date Printed: 22 April 2022

Cornerways  
18 Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LF

Date Printed: 22 April 2022

20 Walden Road  
Sewards End  
Saffron Walden

Essex  
CB10 2LF

Date Printed: 22 April 2022

22 Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LF

Date Printed: 22 April 2022

49 Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LF

Date Printed: 22 April 2022

Mr Stephen Hasler  
Prospect House  
Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LF

Date Printed: 22 April 2022

Campions  
12 Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LF

Date Printed: 22 April 2022

Mr Michael Tydeman  
14 Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LF

Date Printed: 22 April 2022



61 Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LF

Date Printed: 22 April 2022

Mrs Helen Holder  
Everards  
57 Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LF

Date Printed: 22 April 2022

Gaytons  
16 Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LF

Date Printed: 22 April 2022

Mr Chris Brooks  
The Gables  
1A The Dreys  
Sewards End  
Saffron Walden  
Essex  
CB10 2LL

Date Printed: 22 April 2022

Mr Bill Hall  
7 Dragons Green  
Sewards End  
Saffron Walden  
CB10 2GP

Date Printed: 22 April 2022

5 Dragons Green  
Sewards End

Saffron Walden  
CB10 2GP

Date Printed: 22 April 2022

Mr I Kirby  
4 Dragons Green  
Sewards End  
Saffron Walden  
CB10 2GP

Date Printed: 22 April 2022

3 Dragons Green  
Sewards End  
Saffron Walden  
CB10 2GP

Date Printed: 22 April 2022

Mr Mrs Bird  
7 The Dreys  
Sewards End  
Saffron Walden  
Essex  
CB10 2LL

Date Printed: 22 April 2022

Mr B Silverster  
6 The Dreys  
Sewards End  
Saffron Walden  
Essex  
CB10 2LL

Date Printed: 22 April 2022

5 The Dreys  
Sewards End  
Saffron Walden  
Essex  
CB10 2LL

Date Printed: 22 April 2022

4 The Dreys  
Sewards End

Saffron Walden  
Essex  
CB10 2LL

Date Printed: 22 April 2022

3 The Dreys  
Sewards End  
Saffron Walden  
Essex  
CB10 2LL

Date Printed: 22 April 2022

2 The Dreys  
Sewards End  
Saffron Walden  
Essex  
CB10 2LL

Date Printed: 22 April 2022

2A The Dreys  
Sewards End  
Saffron Walden  
Essex  
CB10 2LL

Date Printed: 22 April 2022

1 The Dreys  
Sewards End  
Saffron Walden  
Essex  
CB10 2LL

Date Printed: 22 April 2022

Mr Tony Sandles  
28 The Dreys  
Sewards End  
Saffron Walden  
Essex  
CB10 2LL

Date Printed: 22 April 2022

26 The Dreys  
Sewards End  
Saffron Walden  
Essex  
CB10 2LL

Date Printed: 22 April 2022

Mr Mrs Barltrop  
22 The Dreys  
Sewards End  
Saffron Walden  
Essex  
CB10 2LL

Date Printed: 22 April 2022

20 The Dreys  
Sewards End  
Saffron Walden  
Essex  
CB10 2LL

Date Printed: 22 April 2022

18 The Dreys  
Sewards End  
Saffron Walden  
Essex  
CB10 2LL

Date Printed: 22 April 2022

16 The Dreys  
Sewards End  
Saffron Walden  
Essex  
CB10 2LL

Date Printed: 22 April 2022

15 The Dreys  
Sewards End  
Saffron Walden  
Essex  
CB10 2LL

Date Printed: 22 April 2022

15 Cole End Lane  
Sewards End  
Saffron Walden  
Essex  
CB10 2LQ

Date Printed: 22 April 2022

13 Cole End Lane  
Sewards End  
Saffron Walden  
Essex  
CB10 2LQ

Date Printed: 22 April 2022

Mr M Cable  
11 Cole End Lane  
Sewards End  
Saffron Walden  
Essex  
CB10 2LQ

Date Printed: 22 April 2022

Mr S Harris  
7 Cole End Lane  
Sewards End  
Saffron Walden  
Essex  
CB10 2LQ

Date Printed: 22 April 2022

5 Cole End Lane  
Sewards End  
Saffron Walden  
Essex  
CB10 2LQ

Date Printed: 22 April 2022

Mrs Debbie Hansen  
3 Cole End Lane  
Sewards End

Saffron Walden  
Essex  
CB10 2LQ

Date Printed: 22 April 2022

1 Cole End Lane  
Sewards End  
Saffron Walden  
Essex  
CB10 2LQ

Date Printed: 22 April 2022

Appletree Cottage  
1A Cole End Lane  
Sewards End  
Saffron Walden  
Essex  
CB10 2LQ

Date Printed: 22 April 2022

14 The Dreys  
Sewards End  
Saffron Walden  
Essex  
CB10 2LL

Date Printed: 22 April 2022

13 The Dreys  
Sewards End  
Saffron Walden  
Essex  
CB10 2LL

Date Printed: 22 April 2022

12 The Dreys  
Sewards End  
Saffron Walden  
Essex  
CB10 2LL

Date Printed: 22 April 2022

11 The Dreys  
Sewards End  
Saffron Walden  
Essex  
CB10 2LL

Date Printed: 22 April 2022

10 The Dreys  
Sewards End  
Saffron Walden  
Essex  
CB10 2LL

Date Printed: 22 April 2022

8 The Dreys  
Sewards End  
Saffron Walden  
Essex  
CB10 2LL

Date Printed: 22 April 2022

9 The Dreys  
Sewards End  
Saffron Walden  
Essex  
CB10 2LL

Date Printed: 22 April 2022

Mrs Carole Oliver  
Cygnus  
37B Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LF

Date Printed: 22 April 2022

Mr Charles Webster  
31 Walden Road  
Sewards End  
Saffron Walden

Essex  
CB10 2LF

Date Printed: 22 April 2022

29 Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LF

Date Printed: 22 April 2022

33 Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LF

Date Printed: 22 April 2022

19 Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LF

Date Printed: 22 April 2022

Mrs Julie Badger  
17 Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LF

Date Printed: 22 April 2022

35 Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LF

Date Printed: 22 April 2022



Mill House  
10 Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LF

Date Printed: 22 April 2022

27 Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LF

Date Printed: 22 April 2022

2 Dragons Green  
Sewards End  
Saffron Walden  
CB10 2GP

Date Printed: 22 April 2022

24 The Dreys  
Sewards End  
Saffron Walden  
Essex  
CB10 2LL

Date Printed: 22 April 2022

6B Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LF

Date Printed: 22 April 2022

Mr Mrs Sinnet  
21 Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LF

Date Printed: 22 April 2022

6A Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LF

Date Printed: 22 April 2022

15 Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LF

Date Printed: 22 April 2022

Mr Jason Yantin  
1 Dragons Green  
Sewards End  
Saffron Walden  
CB10 2GP

Date Printed: 22 April 2022

Miss Hayley Wilson  
Franklands  
2A Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LE

Date Printed: 22 April 2022

Tunstall  
23 Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LF

Date Printed: 22 April 2022

Mrs Kathleen Hutchinson  
Bardfield  
4 Walden Road

Sewards End  
Saffron Walden  
Essex  
CB10 2LE

Date Printed: 22 April 2022

Ms K Lester  
37 Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LF

Date Printed: 22 April 2022

Pine Lodge  
13 Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LF

Date Printed: 22 April 2022

35A Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LF

Date Printed: 22 April 2022

21A Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LF

Date Printed: 22 April 2022

11 Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LF

Date Printed: 22 April 2022

Fairways  
8 Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LF

Date Printed: 22 April 2022

Mr R Edwards  
8A Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LF

Date Printed: 22 April 2022

6 Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LF

Date Printed: 22 April 2022

Mrs Janet Procter  
6 Dragons Green  
Sewards End  
Saffron Walden  
CB10 2GP

Date Printed: 22 April 2022

9 Cole End Lane  
Sewards End  
Saffron Walden  
Essex  
CB10 2LQ

Date Printed: 22 April 2022

Ms P Lecky-Thompson  
20 Cole End Lane  
Sewards End  
Saffron Walden

Essex  
CB10 2LQ

Date Printed: 22 April 2022

Mr R Pike  
44 Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LG

Date Printed: 22 April 2022

Mrs Jane Sharp  
25 Mapletoft Avenue  
Saffron Walden  
Essex  
CB10 2GX

Date Printed: 22 April 2022

15 Campling Street  
Saffron Walden  
Essex  
CB10 2PT

Date Printed: 22 April 2022

12 Wallace Road  
Saffron Walden  
Essex  
CB10 2QZ

Date Printed: 22 April 2022

Flat 69  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 52  
Cornell Court

Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 49  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 44  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 43  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

6 Overledges Road  
Saffron Walden  
CB11 3NB

Date Printed: 22 April 2022

Flat 30  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 22  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 21  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 11  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 7  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 6  
Langford Court  
Leverett Way  
Saffron Walden  
Essex  
CB10 2NG

Date Printed: 22 April 2022

Birches  
7A Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LE

Date Printed: 22 April 2022

Spruce Lodge  
5A Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LE

Date Printed: 22 April 2022

4 Jennings Road  
Saffron Walden  
CB11 3NJ

Date Printed: 22 April 2022

6 Andrews Close  
Saffron Walden  
CB11 3JP

Date Printed: 22 April 2022

9 Levellers Road  
Saffron Walden  
Essex  
CB10 2QY

Date Printed: 22 April 2022

1 Wallace Road  
Saffron Walden  
Essex  
CB10 2QZ

Date Printed: 22 April 2022



17 Wallace Road  
Saffron Walden  
Essex  
CB10 2QZ

Date Printed: 22 April 2022

10 Pearson Road  
Saffron Walden  
Essex  
CB10 2NT

Date Printed: 22 April 2022

15 Pearson Road  
Saffron Walden  
Essex  
CB10 2NT

Date Printed: 22 April 2022

3 Sativus Close  
Saffron Walden  
Essex  
CB10 2NS

Date Printed: 22 April 2022

1 Sativus Close  
Saffron Walden  
Essex  
CB10 2NS

Date Printed: 22 April 2022

31 Fairfax Drive  
Saffron Walden  
Essex  
CB10 2NP

Date Printed: 22 April 2022

23 Fairfax Drive

Saffron Walden  
Essex  
CB10 2NP

Date Printed: 22 April 2022

17 Fairfax Drive  
Saffron Walden  
Essex  
CB10 2NP

Date Printed: 22 April 2022

8 Griffin Place  
Saffron Walden  
Essex  
CB10 2NR

Date Printed: 22 April 2022

2 Portsmouth Close  
Saffron Walden  
Essex  
CB10 2NW

Date Printed: 22 April 2022

5 Myhill Close  
Saffron Walden  
Essex  
CB10 2RB

Date Printed: 22 April 2022

Mr And Mrs Stewart  
18A Cole End Lane  
Sewards End  
Saffron Walden  
Essex  
CB10 2LQ

Date Printed: 22 April 2022

2 Cole End Lane  
Sewards End  
Saffron Walden

Essex  
CB10 2LQ

Date Printed: 22 April 2022

7 The Spike  
Saffron Walden  
Essex  
CB11 3GA

Date Printed: 22 April 2022

ADVERTISING RIGHT 0003 AT Tesco Car Park  
Tesco Supermarket  
Radwinter Road  
Saffron Walden  
Essex  
CB10 2JP

Date Printed: 22 April 2022

Mr Mrs Powell  
7A Radwinter Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LR

Date Printed: 22 April 2022

12 Jennings Road  
Saffron Walden  
CB11 3NJ

Date Printed: 22 April 2022

4 Turnip Hall  
Radwinter Road  
Saffron Walden  
Essex  
CB10 2LB

Date Printed: 22 April 2022

8 Cavendish Court  
Saffron Walden

Essex  
CB11 3JF

Date Printed: 22 April 2022

5 Cavendish Court  
Saffron Walden  
Essex  
CB11 3JF

Date Printed: 22 April 2022

3 Cavendish Court  
Saffron Walden  
Essex  
CB11 3JF

Date Printed: 22 April 2022

1 Turnip Hall  
Radwinter Road  
Saffron Walden  
Essex  
CB10 2LB

Date Printed: 22 April 2022

Pounce Hall  
3 Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LE

Date Printed: 22 April 2022

Hopwoods House  
9 Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LE

Date Printed: 22 April 2022

Timbers  
5 Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LE

Date Printed: 22 April 2022

5 Ferguson Close  
Saffron Walden  
Essex  
CB11 3HY

Date Printed: 22 April 2022

23 Campling Street  
Saffron Walden  
Essex  
CB10 2PT

Date Printed: 22 April 2022

17 Campling Street  
Saffron Walden  
Essex  
CB10 2PT

Date Printed: 22 April 2022

2 Wallace Road  
Saffron Walden  
Essex  
CB10 2QZ

Date Printed: 22 April 2022

16 Wallace Road  
Saffron Walden  
Essex  
CB10 2QZ

Date Printed: 22 April 2022

Flat 67

Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 60  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 57  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 53  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 41  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 39  
Cornell Court

Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Mr colin pringle  
23 Jennings Road  
Saffron Walden  
CB11 3NJ

Date Printed: 22 April 2022

Mr chris stokley  
Cendra  
Cole End Lane  
Sewards End  
Saffron Walden  
Essex  
CB10 2LQ

Date Printed: 22 April 2022

Flat 19  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 8  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 2  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 7  
Langford Court  
Leverett Way  
Saffron Walden  
Essex  
CB10 2NG

Date Printed: 22 April 2022

4 Smallbridge Road  
Saffron Walden  
Essex  
CB11 3JH

Date Printed: 22 April 2022

12 Smallbridge Road  
Saffron Walden  
Essex  
CB11 3JH

Date Printed: 22 April 2022

5 Wallace Road  
Saffron Walden  
Essex  
CB10 2QZ

Date Printed: 22 April 2022

9 Campling Street  
Saffron Walden  
Essex  
CB10 2PT

Date Printed: 22 April 2022

12 Eddystone Avenue  
Saffron Walden  
Essex  
CB10 2PS



Date Printed: 22 April 2022

16 Eddystone Avenue  
Saffron Walden  
Essex  
CB10 2PS

Date Printed: 22 April 2022

18 Eddystone Avenue  
Saffron Walden  
Essex  
CB10 2PS

Date Printed: 22 April 2022

49 Fairfax Drive  
Saffron Walden  
Essex  
CB10 2NP

Date Printed: 22 April 2022

11 Jennings Road  
Saffron Walden  
CB11 3NJ

Date Printed: 22 April 2022

41 Fairfax Drive  
Saffron Walden  
Essex  
CB10 2NP

Date Printed: 22 April 2022

5 Pearson Road  
Saffron Walden  
Essex  
CB10 2NT

Date Printed: 22 April 2022

8 Sativus Close

Saffron Walden  
Essex  
CB10 2NS

Date Printed: 22 April 2022

27 Fairfax Drive  
Saffron Walden  
Essex  
CB10 2NP

Date Printed: 22 April 2022

21 Fairfax Drive  
Saffron Walden  
Essex  
CB10 2NP

Date Printed: 22 April 2022

19 Fairfax Drive  
Saffron Walden  
Essex  
CB10 2NP

Date Printed: 22 April 2022

4 Griffin Place  
Saffron Walden  
Essex  
CB10 2NR

Date Printed: 22 April 2022

9 Leverett Way  
Saffron Walden  
Essex  
CB10 2NG

Date Printed: 22 April 2022

5 Portsmouth Close  
Saffron Walden  
Essex  
CB10 2NW

Date Printed: 22 April 2022

19 Leverett Way  
Saffron Walden  
Essex  
CB10 2NG

Date Printed: 22 April 2022

Mr J Coster  
18C Cole End Lane  
Sewards End  
Saffron Walden  
Essex  
CB10 2LQ

Date Printed: 22 April 2022

8 Smallbridge Road  
Saffron Walden  
Essex  
CB11 3JH

Date Printed: 22 April 2022

27 Horn Book  
Saffron Walden  
Essex  
CB11 3JN

Date Printed: 22 April 2022

43 Horn Book  
Saffron Walden  
Essex  
CB11 3JW

Date Printed: 22 April 2022

52 Horn Book  
Saffron Walden  
Essex  
CB11 3JW

Date Printed: 22 April 2022

53 Horn Book  
Saffron Walden  
Essex  
CB11 3JW

Date Printed: 22 April 2022

41 Horn Book  
Saffron Walden  
Essex  
CB11 3JW

Date Printed: 22 April 2022

Mrs Julia Clark  
Oak View  
18G Cole End Lane  
Sewards End  
Saffron Walden  
Essex  
CB10 2LQ

Date Printed: 22 April 2022

Mr paul Ward  
18 Cole End Lane  
Sewards End  
Saffron Walden  
Essex  
CB10 2LQ

Date Printed: 22 April 2022

Brickaby  
14 Cole End Lane  
Sewards End  
Saffron Walden  
Essex  
CB10 2LQ

Date Printed: 22 April 2022

3 Ferguson Close  
Saffron Walden  
Essex  
CB11 3HY

Date Printed: 22 April 2022

5 Overledges Road  
Saffron Walden  
CB11 3NB

Date Printed: 22 April 2022

3 The Spike  
Saffron Walden  
Essex  
CB11 3GA

Date Printed: 22 April 2022

6 The Spike  
Saffron Walden  
Essex  
CB11 3GA

Date Printed: 22 April 2022

ATM Site  
Tesco  
Radwinter Road  
Saffron Walden  
Essex  
CB10 2JP

Date Printed: 22 April 2022

24 Horn Book  
Saffron Walden  
Essex  
CB11 3JN

Date Printed: 22 April 2022

50 Horn Book  
Saffron Walden  
Essex  
CB11 3JW

Date Printed: 22 April 2022

11 Cavendish Court  
Saffron Walden  
Essex  
CB11 3JF

Date Printed: 22 April 2022

2 Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LE

Date Printed: 22 April 2022

3 Campling Street  
Saffron Walden  
Essex  
CB10 2PT

Date Printed: 22 April 2022

21 Campling Street  
Saffron Walden  
Essex  
CB10 2PT

Date Printed: 22 April 2022

Flat 73  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 55  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 47  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 45  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 36  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 33  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

21 Jennings Road  
Saffron Walden  
CB11 3NJ

Date Printed: 22 April 2022

1 Jennings Road  
Saffron Walden  
CB11 3NJ

Date Printed: 22 April 2022

19 Jennings Road  
Saffron Walden  
CB11 3NJ

Date Printed: 22 April 2022

Flat 27  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 25  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

15 Leverett Way  
Saffron Walden  
Essex  
CB10 2NG

Date Printed: 22 April 2022

1 Simpkins Close  
Saffron Walden  
CB11 3NL

Date Printed: 22 April 2022

16 Smallbridge Road  
Saffron Walden



Essex  
CB11 3JH

Date Printed: 22 April 2022

14 Smallbridge Road  
Saffron Walden  
Essex  
CB11 3JH

Date Printed: 22 April 2022

7 Andrews Close  
Saffron Walden  
CB11 3JP

Date Printed: 22 April 2022

4 Eddystone Avenue  
Saffron Walden  
Essex  
CB10 2PS

Date Printed: 22 April 2022

8 Eddystone Avenue  
Saffron Walden  
Essex  
CB10 2PS

Date Printed: 22 April 2022

45 Fairfax Drive  
Saffron Walden  
Essex  
CB10 2NP

Date Printed: 22 April 2022

8 Pearson Road  
Saffron Walden  
Essex  
CB10 2NT

Date Printed: 22 April 2022

2 Pearson Road  
Saffron Walden  
Essex  
CB10 2NT

Date Printed: 22 April 2022

9 Jennings Road  
Saffron Walden  
CB11 3NJ

Date Printed: 22 April 2022

5 Jennings Road  
Saffron Walden  
CB11 3NJ

Date Printed: 22 April 2022

19 Pearson Road  
Saffron Walden  
Essex  
CB10 2NT

Date Printed: 22 April 2022

11 Pearson Road  
Saffron Walden  
Essex  
CB10 2NT

Date Printed: 22 April 2022

11 Fairfax Drive  
Saffron Walden  
Essex  
CB10 2NP

Date Printed: 22 April 2022

12 Griffin Place  
Saffron Walden  
Essex

CB10 2NR

Date Printed: 22 April 2022

3 Myhill Close  
Saffron Walden  
Essex  
CB10 2RB

Date Printed: 22 April 2022

18D Cole End Lane  
Sewards End  
Saffron Walden  
Essex  
CB10 2LQ

Date Printed: 22 April 2022

26 Horn Book  
Saffron Walden  
Essex  
CB11 3JN

Date Printed: 22 April 2022

47 Horn Book  
Saffron Walden  
Essex  
CB11 3JW

Date Printed: 22 April 2022

Mrs Sonia Shaw  
Brickables Barn  
6D Cole End Lane  
Sewards End  
Saffron Walden  
Essex  
CB10 2LQ

Date Printed: 22 April 2022

Flat 3  
2 Ferguson Close  
Saffron Walden

Essex  
CB11 3HY

Date Printed: 22 April 2022

1 Ferguson Close  
Saffron Walden  
Essex  
CB11 3HY

Date Printed: 22 April 2022

10 Jennings Road  
Saffron Walden  
CB11 3NJ

Date Printed: 22 April 2022

12 The Spike  
Saffron Walden  
Essex  
CB11 3GA

Date Printed: 22 April 2022

9 Cavendish Court  
Saffron Walden  
Essex  
CB11 3JF

Date Printed: 22 April 2022

7 Overledges Road  
Saffron Walden  
CB11 3NB

Date Printed: 22 April 2022

17 Overledges Road  
Saffron Walden  
CB11 3NB

Date Printed: 22 April 2022

2 Jennings Road  
Saffron Walden  
CB11 3NJ

Date Printed: 22 April 2022

Mrs Valerie Waite  
39 Radwinter Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LR

Date Printed: 22 April 2022

Mr jonathon Toy  
Franklands  
2A Walden Road  
Sewards End Saffron Walden  
Essex  
CB10 2LE

Date Printed: 22 April 2022

5 Campling Street  
Saffron Walden  
Essex  
CB10 2PT

Date Printed: 22 April 2022

High View  
6 Cole End Lane  
Sewards End  
Saffron Walden  
Essex  
CB10 2LQ

Date Printed: 22 April 2022

Flat 3  
Langford Court  
Leverett Way  
Saffron Walden  
Essex  
CB10 2NG

Date Printed: 22 April 2022

Flat 2  
Langford Court  
Leverett Way  
Saffron Walden  
Essex  
CB10 2NG

Date Printed: 22 April 2022

Flat 1  
Langford Court  
Leverett Way  
Saffron Walden  
Essex  
CB10 2NG

Date Printed: 22 April 2022

29 Campling Street  
Saffron Walden  
Essex  
CB10 2PT

Date Printed: 22 April 2022

6 Wallace Road  
Saffron Walden  
Essex  
CB10 2QZ

Date Printed: 22 April 2022

Flat 72  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 70  
Cornell Court  
Smallbridge Road

Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 62  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 56  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 35  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

2 Overledges Road  
Saffron Walden  
CB11 3NB

Date Printed: 22 April 2022

Flat 15  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 3  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 8  
Langford Court  
Leverett Way  
Saffron Walden  
Essex  
CB10 2NG

Date Printed: 22 April 2022

Flat 5  
Langford Court  
Leverett Way  
Saffron Walden  
Essex  
CB10 2NG

Date Printed: 22 April 2022

2 Andrews Close  
Saffron Walden  
CB11 3JP

Date Printed: 22 April 2022

10 Cole End Lane  
Sewards End  
Saffron Walden  
Essex  
CB10 2LQ

Date Printed: 22 April 2022

2 Smallbridge Road  
Saffron Walden



Essex  
CB11 3JH

Date Printed: 22 April 2022

15 Wallace Road  
Saffron Walden  
Essex  
CB10 2QZ

Date Printed: 22 April 2022

14 Eddystone Avenue  
Saffron Walden  
Essex  
CB10 2PS

Date Printed: 22 April 2022

7 Jennings Road  
Saffron Walden  
CB11 3NJ

Date Printed: 22 April 2022

43 Fairfax Drive  
Saffron Walden  
Essex  
CB10 2NP

Date Printed: 22 April 2022

7 Sativus Close  
Saffron Walden  
Essex  
CB10 2NS

Date Printed: 22 April 2022

7 Leverett Way  
Saffron Walden  
Essex  
CB10 2NG

Date Printed: 22 April 2022

4 Portsmouth Close  
Saffron Walden  
Essex  
CB10 2NW

Date Printed: 22 April 2022

2 Myhill Close  
Saffron Walden  
Essex  
CB10 2RB

Date Printed: 22 April 2022

17 Leverett Way  
Saffron Walden  
Essex  
CB10 2NG

Date Printed: 22 April 2022

11 The Spike  
Saffron Walden  
Essex  
CB11 3GA

Date Printed: 22 April 2022

Cherry Tree House  
Cole End Lane  
Sewards End  
Saffron Walden  
Essex  
CB10 2LQ

Date Printed: 22 April 2022

5 Andrews Close  
Saffron Walden  
CB11 3JP

Date Printed: 22 April 2022

Mod Oil Fuel Depot  
Radwinter Road  
Saffron Walden  
Essex  
CB11 3HY

Date Printed: 22 April 2022

Flat 1  
2 Ferguson Close  
Saffron Walden  
Essex  
CB11 3HY

Date Printed: 22 April 2022

1 Overledges Road  
Saffron Walden  
CB11 3NB

Date Printed: 22 April 2022

3 Overledges Road  
Saffron Walden  
CB11 3NB

Date Printed: 22 April 2022

2 Cavendish Court  
Saffron Walden  
Essex  
CB11 3JF

Date Printed: 22 April 2022

2 Simpkins Close  
Saffron Walden  
CB11 3NL

Date Printed: 22 April 2022

Hand Car Wash  
Tesco Supermarket  
Radwinter Road  
Saffron Walden

Essex  
CB10 2JP

Date Printed: 22 April 2022

Flat 71  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 65  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 63  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 50  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 40  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex

CB11 3NS

Date Printed: 22 April 2022

Flat 31  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 24  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

Flat 18  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

6 Jennings Road  
Saffron Walden  
CB11 3NJ

Date Printed: 22 April 2022

Ambulance Station  
Radwinter Road  
Saffron Walden  
Essex  
CB10 2LB

Date Printed: 22 April 2022

11 Wallace Road  
Saffron Walden  
Essex  
CB10 2QZ

Date Printed: 22 April 2022

6 Eddystone Avenue  
Saffron Walden  
Essex  
CB10 2PS

Date Printed: 22 April 2022

51 Fairfax Drive  
Saffron Walden  
Essex  
CB10 2NP

Date Printed: 22 April 2022

Ms M James  
20 The Dreys  
Sewards End  
Saffron Walden  
Essex  
CB10 2LL

Date Printed: 22 April 2022

Ms B Moore  
65 Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LG

Date Printed: 22 April 2022

Mr Mrs Willey  
The Owls  
25 Radwinter Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LR

Date Printed: 22 April 2022

Mr Richard Gilyead  
14 Farmadine  
Saffron Walden  
Essex  
CB11 3HP

Date Printed: 22 April 2022

Mr Oscar Wilson-Toy  
Franklands  
2A Walden Road  
Sewards End Saffron Walden  
Essex  
CB10 2LE

Date Printed: 22 April 2022

Mr John Goodacre  
71 Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LG

Date Printed: 22 April 2022

Ms C Ractliff  
Highlands  
Radwinter Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LR

Date Printed: 22 April 2022

Ms J Fuller  
64 De Vigier Avenue  
Saffron Walden  
Essex  
CB10 2BN

Date Printed: 22 April 2022

Mr Graeme Procter  
6 Dragons Green  
Sewards End  
Saffron Walden  
CB10 2GP

Date Printed: 22 April 2022

Mrs David Biggs  
67 Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LG

Date Printed: 22 April 2022

Dr Ms A K Marr Ainley  
1 Field Barn  
New House Lane  
Ashdon  
Saffron Walden  
Essex  
CB10 2LX

Date Printed: 22 April 2022

Mr A Wallhead  
4 Tylers  
Sewards End  
Saffron Walden  
Essex  
CB10 2LN

Date Printed: 22 April 2022

Mrs Sally Watts  
1 Flint Cottages  
Radwinter Road  
Sewards End Saffron Walden  
Essex  
CB10 2ST

Date Printed: 22 April 2022

Mr Mrs Shaw  
Brickables Barn  
6D Cole End Lane  
Sewards End  
Saffron Walden  
Essex  
CB10 2LQ

Date Printed: 22 April 2022

Mr Ms R P Mance Griffiths  
Greatford Cottage  
Stocking Green



Stocking Green Road  
Radwinter  
Saffron Walden  
Essex  
CB10 2SS

Date Printed: 22 April 2022

Mr M Collecott  
Sewards End Farmhouse  
13 Redgates Lane  
Sewards End  
Saffron Walden  
Essex  
CB10 2LW

Date Printed: 22 April 2022

Ms S Correia  
Tregantle  
79 Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LG

Date Printed: 22 April 2022

Mr J Gosling  
Woodstones  
Sewards End

Date Printed: 22 April 2022

Ms R Stevenson  
The Old Smithy  
6 Redgates Lane  
Sewards End  
Saffron Walden  
Essex  
CB10 2LW

Date Printed: 22 April 2022

Mr R Hutchinson  
Bardfield  
4 Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LE

Date Printed: 22 April 2022

Mr Tony Oliver  
Cygnus, 37B Walden Road  
Sewards End  
Saffron Walden  
CB10 2LF

Date Printed: 22 April 2022

Mr Max Dutton  
2 Tylers  
Sewards End  
Saffron Walden  
Essex  
CB10 2LN

Date Printed: 22 April 2022

Mrs S Goodfellow  
Orchard House  
52 Walden Road  
Sewards End Saffron Walden  
Essex  
CB10 2LG

Date Printed: 22 April 2022

Mr E Gildea  
Flat 3  
Eastacre  
Chaters Hill  
Saffron Walden  
Essex  
CB10 2AB

Date Printed: 22 April 2022

S Hughes  
8 Jennings Road  
Saffron Walden  
CB11 3NJ

Date Printed: 22 April 2022

Ms L O'Carroll  
Iceni  
Da Vinci House  
44 Saffron Hill  
London

EC1N 8FH

Date Printed: 22 April 2022

Mr Hadley Pritchard  
The Towers  
Walden Road  
Sewards End Saffron Walden  
Essex  
CB10 2LF

Date Printed: 22 April 2022

Mr John Argent  
Radwinter Cottage  
5 Radwinter Road  
Sewards End Saffron Walden  
Essex  
CB10 2LR

Date Printed: 22 April 2022

Mr Adrian Wright  
9 Redgates Lane  
Sewards End  
Saffron Walden  
Essex  
CB10 2LW

Date Printed: 22 April 2022

Mrs Mary Sandles  
28 The Dreys  
Saffron Walden  
Essex  
CB10 2LL

Date Printed: 22 April 2022

Mr S Harris  
Tregantle  
79 Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LG

Date Printed: 22 April 2022

Mr Ben Davies  
Elms Farm

42 Walden Road  
Sewards End Saffron Walden  
Essex  
CB10 2LG

Date Printed: 22 April 2022

6 Pearson Road  
Saffron Walden  
Essex  
CB10 2NT

Date Printed: 22 April 2022

35 Fairfax Drive  
Saffron Walden  
Essex  
CB10 2NP

Date Printed: 22 April 2022

39 Fairfax Drive  
Saffron Walden  
Essex  
CB10 2NP

Date Printed: 22 April 2022

7 Pearson Road  
Saffron Walden  
Essex  
CB10 2NT

Date Printed: 22 April 2022

2 Sativus Close  
Saffron Walden  
Essex  
CB10 2NS

Date Printed: 22 April 2022

6 Sativus Close  
Saffron Walden  
Essex

CB10 2NS

Date Printed: 22 April 2022

13 Fairfax Drive  
Saffron Walden  
Essex  
CB10 2NP

Date Printed: 22 April 2022

9 Fairfax Drive  
Saffron Walden  
Essex  
CB10 2NP

Date Printed: 22 April 2022

3 Fairfax Drive  
Saffron Walden  
Essex  
CB10 2NP

Date Printed: 22 April 2022

11 Leverett Way  
Saffron Walden  
Essex  
CB10 2NG

Date Printed: 22 April 2022

1 Portsmouth Close  
Saffron Walden  
Essex  
CB10 2NW

Date Printed: 22 April 2022

1 Myhill Close  
Saffron Walden  
Essex  
CB10 2RB

Date Printed: 22 April 2022

Mr Adrian Knowles  
Beech House  
Cole End Lane  
Sewards End  
Saffron Walden  
Essex  
CB10 2LQ

Date Printed: 22 April 2022

42 Horn Book  
Saffron Walden  
Essex  
CB11 3JW

Date Printed: 22 April 2022

46 Horn Book  
Saffron Walden  
Essex  
CB11 3JW

Date Printed: 22 April 2022

44 Horn Book  
Saffron Walden  
Essex  
CB11 3JW

Date Printed: 22 April 2022

Mrs Sarah McKernan  
6A Cole End Lane  
Sewards End  
Saffron Walden  
Essex  
CB10 2LQ

Date Printed: 22 April 2022

The Vineyard  
Cole End Lane  
Sewards End  
Saffron Walden  
Essex  
CB10 2LJ

Date Printed: 22 April 2022

4 Cole End Lane  
Sewards End  
Saffron Walden  
Essex  
CB10 2LQ

Date Printed: 22 April 2022

8A Cole End Lane  
Sewards End  
Saffron Walden  
Essex  
CB10 2LQ

Date Printed: 22 April 2022

Flat 2  
2 Ferguson Close  
Saffron Walden  
Essex  
CB11 3HY

Date Printed: 22 April 2022

7 Simpkins Close  
Saffron Walden  
CB11 3NL

Date Printed: 22 April 2022

1 The Spike  
Saffron Walden  
Essex  
CB11 3GA

Date Printed: 22 April 2022

6 Cavendish Court  
Saffron Walden  
Essex  
CB11 3JF

Date Printed: 22 April 2022

4 Cavendish Court  
Saffron Walden  
Essex  
CB11 3JF

Date Printed: 22 April 2022

1 Cavendish Court  
Saffron Walden  
Essex  
CB11 3JF

Date Printed: 22 April 2022

15 Overledges Road  
Saffron Walden  
CB11 3NB

Date Printed: 22 April 2022

7 Cavendish Court  
Saffron Walden  
Essex  
CB11 3JF

Date Printed: 22 April 2022

Mrs Hazel Mack  
1 Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LE

Date Printed: 22 April 2022

High Trees House  
7 Walden Road  
Sewards End  
Saffron Walden  
Essex  
CB10 2LE

Date Printed: 22 April 2022



7 Campling Street  
Saffron Walden  
Essex  
CB10 2PT

Date Printed: 22 April 2022

1 Campling Street  
Saffron Walden  
Essex  
CB10 2PT

Date Printed: 22 April 2022

5 The Spike  
Saffron Walden  
Essex  
CB11 3GA

Date Printed: 22 April 2022

Flat 1  
Cornell Court  
Smallbridge Road  
Saffron Walden  
Essex  
CB11 3NS

Date Printed: 22 April 2022

25 Campling Street  
Saffron Walden  
Essex  
CB10 2PT

Date Printed: 22 April 2022

# Henrietta Ashun

## Delegated Officer Report Recommendation – Refuse

**Application number:** UTT/21/2509/OP

**Proposal:** Outline application for the erection of up to 233 residential dwellings including affordable housing, with public open space, landscaping, sustainable drainage system (SuDS) and associated works, with vehicular access point from Radwinter Road. All matters reserved except for means of access

**Site Address:** Land South Of (East Of Griffin Place), Radwinter Road, Sewards End, Essex,

**Parish:** Sewards End

**Ward:** Ashdon

**Applicant:** Mr D Hatcher

**Agent:** Mr P Frampton

**Target Date:** 3rd January 2022

**Expiry Date:** 24th November 2021

**Extension of Time Date:** 10th January 2022

### Plans:

Plan Ref	Version	Received
20-103-01		4th August 2021
20-103-02		4th August 2021
DE_436-002 A		4th August 2021
DE_436-005 N		4th August 2021
DE_436-020		4th August 2021
DE_436-021		4th August 2021
DE_436-022		4th August 2021
DE_436-023		4th August 2021
SWTRP		4th August 2021
ENVIROMENTAL STATEMENT		4th August 2021

FLOOD RISK ASSESSMENT AND DRAINAGE STRATEGY	4th August 2021
MINERALS RESOURCE ASSESSMENT	4th August 2021
NOISE ASSESSMENT	4th August 2021
PHASE I DESK STUDY REPORT	4th August 2021
PLANNING STATEMENT INC STATEMENT OF COMMUNITY ENGAGEMENT	4th August 2021
TRANSPORT ASSESSMENT	4th August 2021
TRAVEL PLAN	4th August 2021
TREE IMPACTS AND TREE PROTECTION METHOD STATEMENT	4th August 2021
UTILITIES APPRAISAL	4th August 2021
ENVIRONMENTAL STATEMENT ADDENDUM	12th January 2022
TRANSPORT ASSESSMENT UPDATE	10th January 2022
ADDITIONAL TRANSPORT NOTE	10th January 2022
AMENDED HOUSING MIX	26th November 2021
NOISE ASSESSMENT	26th November 2021

### Planning Policies:

Policy	Local Plan	Local Plan Phase
GEN1 - Access	Uttlesford Local Plan 2005	
GEN2 - Design	Uttlesford Local Plan 2005	
GEN3 - Flood Protection	Uttlesford Local Plan 2005	
GEN4 - Good Neighbours	Uttlesford Local Plan 2005	
GEN6 - Infrastructure Provision to Support Development	Uttlesford Local Plan 2005	
GEN7 - Nature Conservation	Uttlesford Local Plan 2005	
GEN8 - Vehicle Parking Standards	Uttlesford Local Plan 2005	

ENV12 - Groundwater protection	Uttlesford Local Plan 2005
ENV14 - Contaminated land	Uttlesford Local Plan 2005
EN7 - Protecting and Enhancing the Natural Environment	Uttlesford Local Plan 2005
ENV2 - Development affecting Listed Buildings	Uttlesford Local Plan 2005
ENV13 - Exposure to poor air quality	Uttlesford Local Plan 2005
H9 - Affordable Housing	Uttlesford Local Plan 2005
H10 - Housing Mix	Uttlesford Local Plan 2005
Safeguarding mineral resources and mineral reserves	
NPPF - National Planning Policy Framework	

**Planning Applications History (if any):**

Reference No.	Status	Decision Date	Proposal
UTT/21/1138/SO	OPG	16/09/2021	Request for al EIA Scoping Opinion under Regulation 15 of the EIA Regulations 2017 for residential development of up to 240 dwellings, new access and associated landscaping and infrastructure.
SWB/0046/58	R	14/11/1958	Use land as housing site
SWB/0026/52	R	10/10/1952	Site for bungalow

**Planning Appeals History (if any):**

Reference No.	Status	Decision Date	Proposal
---------------	--------	---------------	----------

**Neighbour / Public Responses:**

No. Neighbours Notified	No. Contributions Received
439	82

**Note:** Neighbour comments (if any can be viewed online at [www.uttlesford.gov.uk/planning](http://www.uttlesford.gov.uk/planning))

**Consultee Responses:**

Consultee Name	Date Comments Received	Nature of Consultation
----------------	------------------------	------------------------

National Grid Plant Protection (Electricity)	6th August 2021	
Ministry Of Defence	13th August 2021	
Cadent Gas	18th August 2021	
County Planner - Archaeology Section (ECC)	7th October 2021	Reconsultations EXT/INT
County Planner - Archaeology Section (ECC)	13th August 2021	
CLH Pipeline Systems - Central Services	19th August 2021	Consultation Letter
Essex County Council - Minerals And Waste	6th October 2021	
Education & Highways (ECC)	29th November 2021	Consultation Letter
Environmental Health	7th September 2021	Consultation Letter
ECC Ecology Advice	22nd September 2021	Consultation Letter
Natural England	19th August 2021	Consultation Letter
Essex Wildlife Trust	No Comments Received	Consultation Letter
Crime Prevention Tactical Adviser	16th August 2021	Consultation Letter
BAA Aerodrome Safeguarding	11th August 2021	Consultation Letter
Fisher German Chartered Surveyors	No Comments Received	Consultation Letter
National Air Traffic Services	26th August 2021	Consultation Letter
Ministry Of Defence	No Comments Received	Consultation Letter
UDC Health/Waste	No Comments Received	Consultation Letter
Essex County Council - Minerals And Waste	3rd September 2021	Consultation Letter
Cadent Gas	No Comments Received	Consultation Letter
Health & Safety Executive (Gas Pipeline)	6th August 2021	
UK Power Networks	6th August 2021	
Open Spaces Society	No Comments Received	Consultation Letter
Anglian Water Services Ltd	No Comments Received	Consultation Letter
Environment Agency	3rd September 2021	Consultation Letter
Affinity Water Ltd	20th August 2021	Consultation Letter
Cadent Gas	16th August 2021	Consultation Letter
UDC Landscaping	30th November 2021	Consultation Letter
Cllr Lees	No Comments Received	Consultation Letter
Parish Council	11th February 2022	Parish Letter
Ward Members	No Comments Received	Ward Member Notification
Parish Council	30th September 2021	Parish Letter
Ward Members	No Comments Received	Ward Member Notification
UDC Internal Housing (Dwelling) - Housing Strategy	18th August 2021	Consultation Letter
Sustainable Drainage	8th September 2021	Consultation Letter
Natural England	19th August 2021	
Other Consultee	8th September 2021	
Environmental Health	7th October 2021	Reconsultations EXT/INT
Conservation Officer	4th November 2021	Reconsultations EXT/INT
Sustainable Drainage	21st October 2021	Reconsultations EXT/INT

Anglian Water Services Ltd	12th October 2021	
Mr Jack Bennett	19th November 2021	
Environmental Health	30th November 2021	
Education & Highways (ECC)	30th November 2021	
UDC Internal Housing (Dwelling) - Housing Strategy	30th November 2021	
Other Consultee	1st September 2021	
Conservation Officer	7th December 2021	
Parish Council	No Comments Received	Parish Reconsultation
National Grid Plant Protection (Electricity)	20th January 2022	Consultation Letter
National Grid Plant Protection (Electricity)	No Comments Received	Reconsultations EXT/INT
Ministry Of Defence	No Comments Received	Reconsultations EXT/INT
Cadent Gas	No Comments Received	Reconsultations EXT/INT
County Planner - Archaeology Section (ECC)	17th January 2022	Reconsultations EXT/INT
CLH Pipeline Systems - Central Services	No Comments Received	Reconsultations EXT/INT
Essex County Council - Minerals And Waste	19th January 2022	Reconsultations EXT/INT
Education & Highways (ECC)	No Comments Received	Reconsultations EXT/INT
Environmental Health	No Comments Received	Reconsultations EXT/INT
ECC Ecology Advice	2nd March 2022	Reconsultations EXT/INT
Natural England	24th January 2022	Reconsultations EXT/INT
Crime Prevention Tactical Adviser	17th January 2022	Reconsultations EXT/INT
BAA Aerodrome Safeguarding	19th January 2022	Reconsultations EXT/INT
Fisher German Chartered Surveyors	No Comments Received	Reconsultations EXT/INT
National Air Traffic Services	17th January 2022	Reconsultations EXT/INT
West Essex Clinical Commissioning Group	No Comments Received	Reconsultations EXT/INT
UDC Health/Waste	No Comments Received	Reconsultations EXT/INT
Open Spaces Society	No Comments Received	Reconsultations EXT/INT
Anglian Water Services Ltd	No Comments Received	Reconsultations EXT/INT
Environment Agency	No Comments Received	Reconsultations EXT/INT
Affinity Water Ltd	No Comments Received	Reconsultations EXT/INT
UDC Landscaping	No Comments Received	Reconsultations EXT/INT
Cllr Lees	No Comments Received	Reconsultations EXT/INT
UDC Internal Housing (Dwelling) - Housing Strategy	19th January 2022	Reconsultations EXT/INT
Sustainable Drainage	31st January 2022	Reconsultations EXT/INT
Essex Wildlife Trust	No Comments Received	Reconsultations EXT/INT
Conservation Officer	23rd February 2022	Reconsultations EXT/INT
Mr Jack Bennett	No Comments Received	Reconsultations EXT/INT
Parish Council	No Comments Received	Parish Reconsultation
Environmental Health	14th December 2021	
Education & Highways (ECC)	15th December 2021	
Ministry Of Defence	2nd February 2022	
Education & Highways (ECC)	15th March 2022	

**Note:** Consultee comments (if any) can be viewed online at [www.uttlesford.gov.uk/planning](http://www.uttlesford.gov.uk/planning)

## Officer Report

**N**

### Conclusion

### Reasons for Refusal

1 The submitted application has not demonstrated that pedestrian and cycle movement with neighbouring areas have been given priority.

a. There is no permeability from the site to allow easy access to the adjacent development and facilities for pedestrians and cyclists.

b. The quality of the key routes for pedestrians and cyclists has not been assessed and limited improvement is proposed for mitigation.

The proposal is therefore contrary to the Highway Authority's Development Management Policies DM1, DM9, DM11, DM15 adopted as County Council Supplementary Guidance in February 2011, and the Policy GEN 1 of the Uttlesford District Council Local Plan and the NPPF.

2 It cannot be determined from the submitted application that the residual, cumulative impact is on the road network is acceptable as it has not sufficiently been demonstrated that the mitigation proposed in the application will be deliverable or effective for the following reasons:

- a. It is not clear that the deliverability of the schemes has been considered adequately.
- b. Church Street High Street
  - i. The deliverability of this scheme has not been adequately demonstrated it will be difficult to add control to due to the narrow footways and carriageway. Position of the equipment and maintenance bay, the presence of street furniture and cellars have not been taken into account.
  - ii. Any signal placed in this location would have to be linked to the existing signals on the high street, which may require refurbishment of the whole system.
  - iii. Although not a highway matter it is not clear that the impact on the historic buildings has been taken into account which stop the delivery of the scheme.
- c. Sustainable Transport
  - i. There is not sufficient information in the submitted application to demonstrate that effective mitigation to promote sustainable transport and help limit the impact of the development on the town highway network which has been demonstrated to be over capacity number at a number of junctions impacted by traffic from this development.

The proposal is therefore contrary to the Highway Authority's Development Management Policies DM1, DM9, DM11, DM15 adopted as County Council Supplementary Guidance in February 2011, and the Policy GEN 1 of the Uttlesford District Council Local Plan and the NPPF 2021.

3 The applicant has provided insufficient ecological information on European Protected Species (bats). The proposal is therefore considered contrary to the implementation of Policies GEN7 and ENV7 of the adopted Uttlesford Local Plan 2005 and the relevant passages contained within Section 15 of the National Planning Policy Framework 2021.

4 The proposed development would fail to provide and facilitate active travel measures and would therefore have a negative impact on the climate, the environment, and the local and national emissions goals. Therefore, the proposed development would be contrary to Policy GEN2, Uttlesford Interim Climate Change Policy and the NPPF 2021.

5 The proposed development fails to deliver appropriate infrastructure to mitigate any impacts and support the delivery of the proposed development including affordable housing provision, contributions to education and contributions to libraries. The proposal is therefore considered contrary to the implementation of Policies GEN6 - Infrastructure Provision to Support Development, and Policy H9 - Affordable Housing, of the Adopted Uttlesford Local Plan 2005, and the National Planning Policy Framework 2021

### **Informative(s):-**

- 1 Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you



can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an ENFORCEMENT NOTICE, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

If an ENFORCEMENT NOTICE is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

If this is a decision to REFUSE planning permission for a HOUSEHOLDER (HHF) application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse planning permission for a MINOR COMMERCIAL application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse express consent for the display of an ADVERTISEMENT, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice (for those not specifically mentioned above).

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on [GOV.UK](https://www.gov.uk) <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>

**Authorising Officer and date:**

**Maria Shoesmith  
17 March 2022**

**PLANNING COMMITTEE held at COUNCIL CHAMBER - COUNCIL OFFICES,  
LONDON ROAD, SAFFRON WALDEN, CB11 4ER, on WEDNESDAY, 16  
MARCH 2022 AND THURSDAY, 17 MARCH 2022 at 10.00 am**

Present: Councillor S Merifield (Chair)  
Councillors G Bagnall, M Caton (substitute for Councillor Loughlin), J Emanuel, R Freeman, M Lemon (Vice-Chair), B Light (substitute for Councillor Fairhurst), R Pavitt, N Reeve and M Sutton.

Officers in attendance: W Allwood (Principal Planning Officer), H Ashun (Principal Planning Officer), N Brown (Development Manager), C Edwards (Democratic Services Officer), A Emanuel (Planning Officer), C Gibson (Democratic Services Officer), M Jones (Senior Planning Officer), M Kitts (Conservation Officer, Place Services, Essex CC), S Marshall (Planning Enforcement Team Leader), M Shoesmith (Development Management Team Leader), E Smith (Solicitor) and C Tyler (Senior Planning Officer).

Public Speakers: L Buhagiar, C Bunten, C Cant, C Day, Councillor A Dean, A Edwards, Councillor J Evans, R Freeman, G Gardner, Councillor N Gregory, A Haddad, D Hall, Councillor N Hargreaves, C Houston, K Hutchinson, J Kingdom, A Knowles, C Loon, F Palmer, C Peacock, R Porch, J Redfern, J Reid, Councillor G Sell, C Southcott, O Spencer, P Whalley, S Wighton and C Wragg.

**PC103 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

Apologies for absence were received from:

- Councillor Fairhurst; Councillor Light substituted.
- Councillor Loughlin; Councillor Caton substituted.
- Councillor LeCount.

Non-pecuniary declarations of interest were made by:

- Councillor Lemon as Ward Councillor for Hatfield Heath and Member of Hatfield PC (Items 8 – 10).
- Councillor Emanuel as Ward Councillor for Newport (Item 17)
- Councillor Bagnall as Ward Councillor for Takeley (Item 14).
- Councillor Sutton as Ward Councillor for Takeley. (Item 14).
- Councillor Pavitt as Ward Councillor for Littlebury, Chesterford and Wenden Lofts (Item 6).
- Councillor Reeve as Ward Councillor for Broad Oak and the Hallingburys (Item 11).
- The Chair as Ward Councillor for Felsted and Stebbing and Member of Stebbing PC (Item 7).

**PC104 MINUTES OF THE PREVIOUS MEETING**

The minutes of the previous meeting held on 16 February 2022 were approved.

**PC105 SPEED AND QUALITY**

The Development Manager presented the speed and quality statistics. He said that there would be a deep dive into the figures at the next meeting as the agenda for this meeting was substantial.

The report was noted.

**PC106 CHANGES TO THE CONSIDERATION OF MAJOR PLANNING APPLICATIONS AND CONSULTATIONS ON MAJOR APPLICATIONS SUBMITTED DIRECTLY TO THE PLANNING INSPECTORATE**

The Development Manager outlined the changes as detailed in the report. He highlighted that there was to be an addition to the Municipal Calendar to include Reserve Planning Committee days midway between scheduled Planning Committees.

Councillor Light questioned the value and impact of becoming consultees; she asked for a review to take place after six months.

The Development Manager stated that the role of the Committee would be critical as being the only way in which the Council could have any input into the process and would run in parallel with the Planning Inspectorate.

The Committee noted the additions to the Municipal Calendar.

**PC107 ADOPTED ENFORCEMENT POLICY**

The Planning Enforcement Team Leader presented her report relating to the adopted Enforcement Policy which was being brought to the attention of the Committee.

There were some discussions around the S188 register, target resolution times, the resolution time of notices, local performance indicators and milestones.

The Committee noted:

- The adopted Planning Enforcement Policy and the fact that it sits within a Corporate Enforcement Strategy.
- The planning enforcement training for Councillors that had taken place on 3 March 2022.
- There was training programmed for officers on 29 March 2022.
- There was a topic-based Parish Forum session due to take place on 29 March 2022.

*The meeting adjourned from 10.20 am to 10.35 am whilst some technical issues were addressed.*

PC108 **UTT/20/2724/OP - LAND EAST OF LONDON ROAD, LITTLE CHESTERFORD**

The Senior Planning Officer presented an outline application for the erection of up to 124 dwellings with all matters reserved except for access.

The application was recommended for approval subject to conditions.

Members discussed:

- Flooding concerns, including raw sewage problems.
- Lost landscape.
- Footpath issues; narrow paths with a pinch point at Church Street.
- Access concerns.
- Clarification of the site boundary of the developable area; no evidence of an indicative site plan.
- Sustainability.
- Conservation; nature corridors.
- Car dependant site.
- The possibility of a bridge being unrealistic.
- Highways issues; concerns at the letter from Highways Essex not being on the public portal but only on the internal system.
- Potentially dangerous junctions; consideration of a roundabout being built instead.
- High density potential crowding of the development, particularly when compared with the development across the road.
- Biodiversity.
- Lack of an adequate 5-year land supply.
- Apparent lack of consideration of the harms within the tilted balance.
- Consideration that this was a “whitewash”.
- Schooling implications.
- The possibility of a Grampian style condition to be included for the sewage works; the Development Manager advised that this would be an unreasonable condition and the Solicitor advised that this should not be included.

Councillor Emanuel proposed deferring the item as there was no indicative site plan, the Highways Essex letter had not been shared, Essex CC were not seeking secondary education contributions, and because of flood risk.

The Development Manager responded that he was concerned that there would be an appeal if this application was not approved. He said that an indicative plan did not have to be supplied at this point and that the Highways letter could have been requested. He said that a secondary education contribution had not been requested but would have been if there was a need, and that the flood risk had been addressed by the statutory consultees who had said there was no risk. He emphasised that the Environment Agency had been consulted as well as Essex County Council.

Councillor Pavitt seconded the proposal to defer. This proposal was lost.

Councillor Bagnall proposed refusal of the application on the grounds of S7, Tilted balance, ENV 1, 2 and 8 and Highways GEN 1.

Councillor Pavitt seconded the proposal for refusal. This proposal was lost.

The Chair raised the possibility of archaeology matters being taken forward and also asked that the construction management condition detailed in conditions 14 and 25 identify a named Clerk of Works with contact details. Various other possible conditions were put forward but advised against by the Development Manager.

Councillor Light had previously indicated during the course of the discussion that with a very heavy heart she might be driven to approve this application. She had said that it was a sad day for democracy. She said that she had been driven to this position and proposed approval of the application with the additional information as requested in conditions 14 and 25 above. An additional condition was added by Councillor Emanuel that a density condition be imposed specifying that the development would not exceed 35 dwellings per hectare. Both the Development Manager and the Agent agreed that this would be acceptable.

Councillor Lemon seconded the motion.

At this point Councillor Pavitt stated that in light of the way that this application had come forward and was being pushed through on the basis that the tilted balance and 5-year land supply were the only things that mattered, he was resigning from the Committee and did not wish to vote on this item, and he would not waste his time.

Councillor Light said that she supported Councillor Pavitt's stance; and that he was right to resign, that it was a travesty and undemocratic, but that as a substitute she was not in a position to resign.

*Councillor Pavitt left the meeting at 12.41 pm.*

RESOLVED to approve the application with additional information required in conditions 14 and 25 and also the density condition as specified.

*Councillor N Gregory, C Day, P Whalley, F Palmer, Councillor J Redfern (on behalf of Little Chesterford PC) and Councillor D Hall (Great Chesterford PC) spoke against the application.*

*C Houston (Agent) spoke in support.*

*The meeting adjourned and then reconvened at 1.50 pm.*

PC109 **UTT/21/2082/FUL - LAND EAST OF BRICK KILN LANE & NORTH OF POUND GATE, STEBBING**

The Principal Planning Officer presented an application for the proposed erection of sixty dwellings with associated parking, amenity space, vehicular access, public footpaths and new trees and hedgerow.

The application was recommended for approval subject to conditions and Section 106 Agreement.

Members discussed:

- The significant weight that should be given to the conflict with the Stebbing Neighbourhood Plan, given that there had been a 95% response from the community.
- The fact that the proposal was outside Development Limits.
- Significant Highways issues and access arrangements.
- Water supplies and flood risk assessments.
- Lack of consultation with Clinical Commissioning Groups. The need to consider community needs on the edge of the district.

Councillor Reeve proposed that the application be refused on the grounds that it was contrary to Steb 9, S7, GEN 6 and NPPF Para 49.

Councillor Freeman seconded the proposal.

RESOLVED to refuse the application on the grounds as stated above.

*Councillor J Evans, C Cant, L Buhagiar, A Haddad and Councillor J Kingdom (Stebbing PC) spoke against the application.*

*C Wragg (Agent) spoke in support.*

PC110 **UTT/19/3164/LB - LEA HALL, DUNMOW ROAD, HATFIELD HEATH**

The Senior Planning Officer presented an application for the proposed renovation of barns, including change of use to seven dwellings.

The application was recommended for the grant of listed building consent.

Members spoke in support of the barns restoration development.

Councillor Lemon proposed that the application be approved. Councillor Freeman seconded the proposal.

RESOLVED to grant listed building consent.

PC111 **UTT/19/3163/LB - LEA HALL, DUNMOW ROAD, HATFIELD HEATH**

The Senior Planning Officer presented an application for the proposed renovation works to Lea Hall including the demolition of existing modern extensions, reinstatement of external render to match original, removal of section of ceiling to entry hall, replacement of modern internal floor finishes, minor alterations to internal walls and minor repairs to match existing.

The application was recommended for the grant of listed building consent.

Members discussed the need to ensure that the hall ceiling was not removed and also the possible reuse of the floor's flagstones.

The Conservation Officer said that the developer would be obliged to produce methodology and materials in the full schedule of works and that the conditions would assist.

*Councillor Freeman apologised and left the meeting at 3.45 pm.*

Councillor Lemon proposed that the application be approved. The Chair seconded the proposal.

RESOLVED to grant listed building consent.

**PC112 UTT/19/3173/FUL - LEA HALL, DUNMOW ROAD, HATFIELD HEATH**

The Senior Planning Officer presented an application for the proposed refurbishment of Lea Hall including the addition of new detached garage and detached swimming pool building. Conversion of barns and cottage to eight dwellings. Demolition of existing stables to be replaced by three dwellings with cart lodges and associated landscaping.

The application was recommended for approval with conditions subject to S106 Legal Obligation.

Members discussed:

- The S106 Legal Obligation that was still being worked on.
- The values to be attached to the three new builds.
- The need to ensure that the heritage works were completed first prior to any new builds being sold.
- The need to ensure the 12% Planning Policy Guidance figure of Gross Development value was adhered to and kept under review.

Councillor Lemon proposed that the application be approved with conditions subject to S106 Legal Obligation, with the S106 to be brought back to the Committee. Councillor Emanuel seconded the proposal.

RESOLVED to approve the application with conditions subject to S106 Legal Obligation with the S106 to be brought back to the Committee.

*M Kitts (Place Services, Essex CC) contributed to the discussion.*



*S Wighton (Agent) spoke in support of the application.*

*The meeting was adjourned and reconvened at 4.50 pm.*

The Chair announced that following consultation with the Lead Officer, Agenda Item 14, UTT/21/1488/OP Land East of Parsonage Road, Takeley had been withdrawn in order that a site visit could take place.

PC113 **UTT/21/02755/OP - CANNONS YARD, BEDLARS GREEN, GREAT HALLINGBURY**

The Senior Planning Officer presented an outline application with all matters reserved for 14 dwellings (Class C3), parking, landscaping and all associated development.

The application was recommended for conditional approval subject to Section 106 legal obligation.

Members discussed:

- The provision of 42% affordable housing that equated to six dwellings.
- The fact that this was Brownfield land.
- Trees and hedges boundaries.
- Appropriate arrangements being in place prior to occupation.
- Information on the Construction Management Plan

Councillor Lemon proposed that conditional approval be given, subject to S106 Legal Obligation and that 1) Trees and hedges boundaries be retained and protected in line with the Parish Council's request, 2) Commitment to appropriate arrangements being in place prior to occupation and 3) The Construction Management Plan to include the name of a contact person/ clerk of the works and their details.

Councillor Reeve seconded the proposal.

RESOLVED to approve the application in line with the proposals above.

*O Spencer (Agent) spoke in support of the application.*

PC114 **UTT/20/1882/FUL - LAND AT SUNNYBROOK FARM, BRAINTREE ROAD, FELSTED**

The Principal Planning Officer presented an application for the construction of twenty-four dwellings and school related community car park served via a new access from Braintree Road complete with related infrastructure and landscaping.

The application was recommended for approval subject to conditions and Section 106 Agreement.

Members discussed:

- The compliancy with the Development Plan.
- The excellent collaboration between the Parish Council and the agent.
- The car parking arrangements, triple tandem parking.
- The possible extension of the school.
- New pedestrian access and the upgrading of footpaths.

The Chair acknowledged the significant contribution made to this application by Clive Theobald, Senior Planning Officer, who had recently left the authority.

Councillor Light proposed that the application be approved subject to conditions and a S106 Agreement.

Councillor Emanuel seconded the proposal.

RESOLVED to approve the application subject to conditions and a S106 Agreement.

The Principal Planning Officer had stated his thanks to Members as he was moving on; the Chair thanked him for his contribution to the Planning Committee

*Councillor R Freeman (Chair of Felsted PC Planning Committee) and C Loon (Agent) spoke in support of the application.*

*The meeting adjourned for the day at 5.50 pm and reconvened at 10.00 am on Thursday 17 March.*

In the absence of the Development Manager, the Development Management Team Leader took on the role of Lead Officer for the remainder of the meeting.

Additional apologies for absence were given by Councillors Freeman and Light.

Non-pecuniary declarations of interest were given by:

- Councillor Caton whose wife is Chair of Stansted Mountfitchet PC (Item 16)
- Councillor Emanuel as Ward Councillor for Newport but with no involvement in the case (Item 17).
- Councillor Reeve as the Portfolio Holder for the Economy, Investment and Corporate Strategy (Item 15)

Prior to the resumption of normal business, Councillor Bagnall raised an issue in respect of the Grampian pre-commencement condition that had been suggested in respect of Agenda item 6. The Council's Solicitor confirmed that the Town and Country Planning (Pre Commencement Conditions) Regulations 2018 coming into effect in October 2018 meant applicants now had to consent to pre-commencement conditions.

PC115 **UTT/21/2509/OP - LAND SOUTH OF (EAST OF GRIFFIN PLACE) RADWINTER ROAD, SEWARDS END**

The Principal Planning Officer presented an outline application for the erection of up to 233 residential dwellings including affordable housing, with public open space, landscaping, sustainable drainage system (SuDS) and associated works, with vehicular access point from Radwinter Road. All matters reserved except for means of access.

The application was recommended for refusal.

Members discussed:

- Capacity, accessibility, ecology, climate change and possible mitigation.
- The proposal being contrary to the NPPF 2021, the County Highway Authority's Development Management Policies and the adopted Uttlesford Local Plan 2005.
- Urban protrusion and the joining two settlements, outside the development limits of the Saffron Walden Neighbourhood Plan.
- The impact on local schools.
- The apparent lack of consistency from the Highways Authority.
- The possibility of deferral pending a site visit.

Councillor Lemon proposed that the application be refused on the grounds outlined in the reasons for refusal in Paragraph 1.1 of the report. Councillor Reeve seconded the proposal.

RESOLVED to refuse the application on the grounds detailed in Paragraph 1 of the report.

*K Hutchinson, Councillor A Knowles (Sewards End PC) and Councillor R Porch spoke against the application.*

PC116 **UTT/21/2488/OP - LAND EAST OF PARSONAGE ROAD, TAKELEY**

This item had been withdrawn the previous day.

PC117 **UTT/21/2846/FUL - GREEN ENERGY HUB, CHESTERFORD PARK, GREAT CHESTERFORD**

The Senior Planning Officer presented an application for the proposed construction of a Green Energy Hub for the Chesterford Research Park, comprising solar array development, a battery energy storage system, associated transformers, underground cabling and other electrical equipment, related landscaping scheme, fencing and CCTV.

The application was recommended for conditional approval.

Members discussed:

- The concerns expressed by Little Chesterford PC.
- The consistency with the Climate Change Plan in making the Research Park carbon neutral.
- The need to encourage the scheme as a pathfinder project.
- The possibility of reducing time limits from 3 years to one; officers advised against this.
- The need to strengthen conditions.

Councillor Caton proposed that the application be approved subject to:

- Condition 1.2.4 paragraph 2 replacing the word “may” with “will”
- Conditions 1.2.5 and 1.2.6 being tied into the responsibilities of the ecological clerk of works.
- Condition 1.2.13 to refer to traffic management signage and to include a named contact person and their details.

Councillor Emanuel seconded the proposal.

RESOLVED to approve the application subject to the condition changes as specified.

*A briefing note from the Agent was read out.*

PC118 **UTT/21/2376/FUL - LAND WEST OF HIGH LANE, STANSTED**

The Senior Planning Officer presented an application for the proposed variation of condition 18 (footpaths) of planning permission UTT/18/1993/FUL - condition 18 to read "The pedestrian links, as indicated on drawing no. BRD/19/045/052 as Footpath 1 and Footpath 4, shall be constructed to a minimum width of 2 metres". The omission of footpaths 2 and 3 approved under planning application UTT/18/1993/FUL.

The application was recommended for conditional approval.

Members discussed:

- The concerns that the two footpaths had not been delivered and that this was a retrospective application.
- The possibilities of upgrading landscaping and vegetation as well as provision of enhanced acoustic fencing.
- The possibility of compensating residents for lack of the facilities; officers stated that this would not be possible.
- The possibility of taking enforcement action; officers highlighted that any civil action would be a long process.
- The apparent lack of consultation with the Chelmsford Housing Partnership, the owner of the affordable dwellings.
- Crime concerns.

Councillor Bagnall proposed that the application be deferred to enable further discussions to take place between officers, the RSL and the Parish Council as to how to move forward. Councillor Sutton seconded the proposal.

RESOLVED to defer the application as proposed.

*Councillor A Dean and Councillor G Sell (on behalf of Stansted Mountfitchet PC) spoke against the application.*

*The meeting adjourned at 12.10 pm and reconvened at 1.00 pm, during which time Councillor Sutton had apologised and left the meeting.*

PC119 **UTT/21/2137/FUL - LAND TO THE NORTH OF CORNELLS LANE, WIDDINGTON**

The Senior Planning Officer presented an application for the proposed erection of four detached dwellings and associated works.

The application was recommended for conditional approval.

Members discussed:

- Access (to include concerns about gradient), parking and transport.
- Concerns in respect of the advice provided by the Highways Agency.
- The protected lane status, with a score of 20 and safety concerns.
- Character, appearance, landscaping, views and heritage.
- Climate change and ecology.
- Sustainability.
- Engineering issues.
- NPPF inconsistencies.
- Permitted Development rights.
- The potential harms as identified by the public speakers against the application.
- The possible benefits of four new dwellings and the tilted balance argument

Councillor Reeve proposed deferral to seek further clarifications. There was no seconder.

Councillor Emanuel proposed that the application be refused on the following grounds: NPPF paragraphs 196,197,199, 202, 203 and 206, ENV 1, 2 & 9 and S7.

Councillor Bagnall seconded the proposal.

RESOLVED to refuse the application on the grounds listed.

*Councillor N Hargreaves, A Edwards, C Peacock, C Southcott and G Gardner (on behalf of Widdington PC) spoke against the application.*

*C Bunton and C Loon (Agent) spoke in support.*

*Two statements in support were read out from R Reed and D Waterman.*

*The meeting adjourned at 2.45 pm and re-convened at 2.55 pm. Councillor Reeve had apologised and left the meeting during the adjournment.*

PC120 **UTT/21/3410/FUL - DUNMOW CRICKET CLUB, ST EDMUNDS LANE, GREAT DUNMOW**

The Planning Officer presented an application for the proposed demolition of the existing building and erection a of new cricket pavilion.

The application was recommended for conditional approval.

Members commented very positively on the proposals as clearly benefiting the local community. The reasons for the location of parking and practice nets were clarified.

Councillor Emanuel proposed that the application be approved with the condition that there be a three-year commencement clause and that an ecological clerk of the works be appointed; this could be filled by a volunteer.

Councillor Lemon seconded the proposal.

RESOLVED to approve the application in line with the proposal.

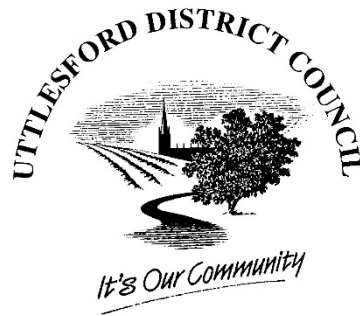
*J Reid (Chairman of Dunmow CC) spoke in support of the application.*

*The meeting ended at 3.12 pm with the Chair thanking officers.*



**UTTLESFORD LOCAL PLAN  
ADOPTED  
JANUARY 2005**

John Mitchell  
Executive Manager (Development)  
Council Offices  
London Road  
Saffron Walden  
Essex  
CB11 4ER



## **UTTLESFORD LOCAL PLAN**

The Uttlesford Local Plan was adopted on 20 January 2005 following several stages of consultation and an independent examination. This document has been prepared for use until the adopted plan is printed. It contains the adopted policies and supporting text but the maps in this document only show the approved changes and should be read in conjunction with the maps in the Uttlesford Local Plan Deposit Draft October 2001, which can be obtained from the Council Offices, London Road, Saffron Walden, CB11 4ER.

If you have any questions about this document please contact the policy team on 01799 510 510.



## **Foreword**

The Planning & Compulsory Purchase Act 2004 requires that when determining an application it shall be in accordance with the development plan unless material considerations indicate otherwise.

At the time of the adoption of this plan and over the next three years the development plan is comprised of the RSS for the East of England (formerly Regional Planning Guidance 9 as it applies to this region), the Essex and Southend on Sea Structure Plan, Minerals Local Plan and Waste Local Plan, and this Plan.

The policies within these documents retain their development plan status and are automatically 'saved' for a period of 3 years or until adoption of RSS14 "The East of England Plan" and relevant Development Plan Documents. The District Council will publish a Local Development Scheme, which will set out how and when each Local Plan policy is to be replaced.

The explanatory text in this Plan is intended to assist interpretation of its policies. Individual policies set out in this Plan cannot always be read in isolation. Where appropriate, they need to be cross-referenced with other policies in this and other Plans. Key cross-references are identified in this Plan. Please note that some development proposed in this Plan may have been completed.

If requiring the document in large print, Braille or an alternative format please contact Development Services, London Road, Saffron Walden, Essex, CB11 4ER Telephone 01799 510 510

## 2. Where will development take place?

2.1. This section sets out where development is, in principle, proposed, and where there will be strict control on new building. This spatial strategy for achieving the Plan's objectives needs to have regard to the likely level of resources available in the private and public sectors.

2.2. Key elements are:

2.2.1. **Urban areas of Great Dunmow, Saffron Walden and Stansted Mountfitchet.** These are service centres and hubs for surrounding rural areas. They are attractive places to live, work and for recreation. Best use will be made of previously developed, unused and underused land and existing buildings, subject to constraints of traffic congestion and maintaining air quality and the need to safeguard key employment areas. Urban extensions are also included within development limits, for housing or business parks. These locations are well related to the principal bus and rail corridors, which will benefit from investment in the new A120, the West Anglia Route Modernisation (WARM) rail scheme and public transport services. Development in urban areas where there is a wide range of facilities would encourage journeys to be made on foot, particularly to and from work and school. Community facility and affordable housing needs may exceptionally be met outside development limits.

2.2.2. **A120 corridor.** In addition to the major urban extension at Great Dunmow, sites at Takeley/Little Canfield (Priors Green) and Felsted/ Little Dunmow (Oakwood Park) are identified for new housing and associated facilities on a significant scale within the A120 transport corridor, which will benefit from planned/ anticipated public and private investment. An extension to the Stansted Distribution Centre is proposed. These sites have good access to Stansted Airport. Takeley is a key rural settlement (see below). Oakwood Park recycles a significant previously developed site. Locations are sufficiently far apart for the A120 corridor to retain its character as a transport axis across countryside, and avoid it becoming one linear development.

2.2.3. **Selected Key Rural Settlements.** Elsenham, Great Chesterford, Newport, Takeley and Thaxted are identified as Key Rural Settlements. These key settlements are located on main transport networks as well as there being local employment opportunities. In most of the Key Settlements either of the following apply

- I. Some further limited employment or residential development is proposed;
- II. Key existing employment sites will be safeguarded.

The intention is to protect or strengthen the role of these communities where there is potential to encourage people to live and work locally. Local affordable housing and community facility needs may be met on "exception sites" outside development limits.

- 2.2.4. **Other Villages.** Where these have development limits, those boundaries will be tightly drawn. There is some limited potential within these boundaries on small previously developed sites, including gardens of existing houses. Local affordable housing and community facility needs may be met on “exception sites” outside development limits.
- 2.2.5. **Stansted Airport.** The Plan sets out limits on the physical extent of the airport. It is to be seen as an airport in the countryside.
- 2.2.6. **Chesterford Park.** This is an existing research and development complex in the countryside between Saffron Walden and Cambridge with potential for renewal of some existing buildings. However, the Plan identifies limits on its physical extent.
- 2.2.7. **Metropolitan Green Belt.** A belt of countryside needs to be retained between Harlow, Bishop’s Stortford, Stansted Mountfitchet and Stansted Airport as part of the regional concept of containing the urban sprawl of London. Within the Green Belt development will only be permitted if it accords with national planning policy on green belts (PPG2) and Structure Plan Policy C2. Development permitted should preserve the openness of the Green Belt and its scale, design and siting should be such that the character of the countryside is not harmed.
- 2.2.8. **Rural restraint area.** Most of the district including its smaller settlements lies outside defined development limits. The character of the countryside changes from one area of the District to another. The particular character comes from the relationship between historic settlements and groups of buildings, ancient woodlands, historic lanes, field boundaries, historic parks, geology, indigenous tree and hedge species, river systems and so on. Different character areas have a greater or lesser capacity to accommodate development. Open elevated areas with long views to ancient woodland, typical of parts of Uttlesford, are particularly sensitive. Any development beyond development limits must be consistent with national policy on the countryside and the appropriate Structure Plan Policy C5. The countryside needs to be protected for its own sake, but not in such a way that the plan prevents evolution of economic activity that is part of life in rural areas and is in sympathy with its character. Examples of development that may be permitted in principle include appropriate re-use of rural buildings, suitable farm diversification, outdoor sport and recreation uses, and affordable housing and other facilities to meet local community needs.
- 2.2.9. **Airport in the countryside.** The Plan identifies a Countryside Protection Zone. The priority within this zone is to maintain a local belt of countryside around the airport that will not be eroded by coalescing developments. Development consistent with national planning policy for the countryside will only be permitted if it also accords with this over riding objective.
- 2.3. The following general policies implement this strategy. They need to be read with other policies in the subsequent chapters.

### Policy S7 – The Countryside

**The countryside to which this policy applies is defined as all those parts of the Plan area beyond the Green Belt that are not within the settlement or other site boundaries. In the countryside, which will be protected for its own sake, planning permission will only be given for development that needs to take place there, or is appropriate to a rural area. This will include infilling in accordance with paragraph 6.13 of the Housing Chapter of the Plan. There will be strict control on new building. Development will only be permitted if its appearance protects or enhances the particular character of the part of the countryside within which it is set or there are special reasons why the development in the form proposed needs to be there.**

## 3. General Planning Policies

- 3.1. All the policies in this Plan and the Structure Plan have to be considered in determining any planning application. This Plan has been organised so that policies on all the standard matters are grouped together in this section and these will apply to all development. It is followed by policies on more specific themes such as economic activity and housing.
- 3.2. The objective of the policies in this section of the Plan is:
  - To ensure that development contributes to the achievement of social progress which meets the needs of everyone, effective protection of the environment and prudent use of natural resources.
- 3.3. The planning system has a role to play in implementing sustainability objectives through the development control process, although there are limits to what it can achieve on its own. Its influence on the design, location and accessibility of buildings is one area where it can contribute to the creation of sustainable settlements and work places. Issues for consideration include: visual appearance of the building, protection of the historic environment, promoting biodiversity, designing out crime through the avoidance of public areas that are out of view, promoting home energy efficiency through the orientation, spacing and grouping of buildings, the location and size of windows, conservatories as buffer zones, planting appropriate windbreaks, avoiding the overshadowing of neighbouring buildings, solar panels, porous surfaces for car parking to reduce the rate of water run off and the provision of water butts to collect rainwater for garden use. Some of these techniques potentially conflict with each other and therefore a pragmatic approach will be required. The choice, however, should be an informed one.
- 3.4. This section addresses the following local quality of life issues, which could all potentially be relevant to any proposal:
  - Access
  - Design including community safety
  - Flood protection
  - Good neighbourliness
  - Light pollution

- Infrastructure provision to support development
- Nature conservation including biodiversity
- Vehicle parking standards

## Access

- 3.5 The key issues of the Council's Transport Strategy are set out in detail in Chapter 9. The objectives in this Plan are to locate high trip generating activity in areas well served by public transport; to increase the proportion of journeys made by rail and bus, on foot and by cycle; to reduce the number and length of motor vehicle trips by the location of development; and to minimise the adverse effects of traffic on residential and shopping areas by traffic management measures.
- 3.6 The Council will work with highway authorities to ensure that, whenever possible, transport investment and the resultant transport network will support the Plan's development strategy and policies.
- 3.7 The impact of development on the road network will be assessed and Traffic Impact Assessments may be required as part of applications for planning permissions. Improvements to the transport infrastructure will be sought where appropriate. The environmental impact of traffic arising from a development will similarly be assessed and Environmental Assessments may also be required. The cumulative impact of developments will also be taken into account.
- 3.8 Development proposals for any building that the public may use will be required to provide safe, easy and inclusive access for all people regardless of disability, age or gender. This should include access to, into and within the building and its facilities, as well as appropriate car parking and access to public transport provision.
- 3.9 The needs of walkers, cyclists and horse riders will be taken into account whenever development would affect routes used by riders or where the potential for the creation of new paths along strategic routes would be jeopardised. Suitable replacement paths will be required when routes used by walkers and riders will no longer be suitable for continued use as a result of other changes to the road network or new development.

### Policy GEN1 – Access

**Development will only be permitted if it meets all of the following criteria:**

- a) Access to the main road network must be capable of carrying the traffic generated by the development safely.**
- b) The traffic generated by the development must be capable of being accommodated on the surrounding transport network.**
- c) The design of the site must not compromise road safety and must take account of the needs of cyclists, pedestrians, public transport users, horse riders and people whose mobility is impaired.**

- d) It must be designed to meet the needs of people with disabilities if it is development to which the general public expect to have access.**
- e) The development encourages movement by means other than driving a car.**

## **Design**

3.10 Further Supplementary Planning Documents will be prepared on design issues. This will encourage development to be designed so that it meets the needs of those with physical and sensory impairment. The SPD will also encourage Lifetime Homes, promote compliance with the Association of Chief Police Officers “Secured by Design” Award criteria or any successor initiative and ensure appropriate open space provision and play equipment is provided. Development in accordance with the SPD will be expected to minimise waste generation and enable recycling and also to incorporate design measures to minimise water consumption and to encourage sustainable drainage systems, retention and re-use of grey water. Other aspects of sustainable development design including use of renewable energy, reduction of energy use and planting to enhance new development will also be covered. The Essex Design Guide for Residential and Mixed Use Areas has been adopted as supplementary planning guidance.

### **Policy GEN2 – Design**

**Development will not be permitted unless its design meets all the following criteria and has regard to adopted Supplementary Design Guidance and Supplementary Planning Documents.**

- a) It is compatible with the scale, form, layout, appearance and materials of surrounding buildings;**
- b) It safeguards important environmental features in its setting, enabling their retention and helping to reduce the visual impact of new buildings or structures where appropriate;**
- c) It provides an environment, which meets the reasonable needs of all potential users.**
- d) It helps to reduce the potential for crime;**
- e) It helps to minimise water and energy consumption;**
- f) It has regard to guidance on layout and design adopted as supplementary planning guidance to the development plan.**
- g) It helps to reduce waste production and encourages recycling and reuse.**
- h) It minimises the environmental impact on neighbouring properties by appropriate mitigating measures.**
- i) It would not have a materially adverse effect on the reasonable occupation and enjoyment of a residential or other sensitive property, as a result of loss of privacy, loss of daylight, overbearing impact or overshadowing.**

## Flood Protection

- 3.11 With climate change, assessments of areas with a high potential risk of flooding need to take into account new information and be kept up to date. Areas at high potential risk of flooding from rivers are defined as those where the annual probability of flooding is greater than 1.0%. They will be identified in supplementary planning documents
- 3.12 All the urban extensions and settlement expansions proposed in this Plan are on land above flood plains. The arrangements for surface water run off disposal will need to take the implications for flood risk elsewhere fully into account.
- 3.13 Surface water disposal from new developments, is the responsibility of the developer, and must, where practicable, take place on site using appropriate and acceptable methods, including soakaways. New connections to the public sewerage system must not pose an unacceptable threat of surcharge, flooding or pollution. Surface water must not be allowed to drain to the foul sewer as this is the major contributor to sewer flooding.
- 3.14 The Environment Agency is in general opposed to the culverting of watercourses because of the adverse ecological and flood defence effects likely to arise

### Policy GEN3 – Flood Protection

**Within the functional floodplain, buildings will not be permitted unless there is an exceptional need. Developments that exceptionally need to be located there will be permitted, subject to the outcome of flood risk assessment. Where existing sites are to be redeveloped, all opportunities to restore the natural flood flow areas should be sought.**

**Within areas of flood risk, within the development limit, development will normally be permitted where the conclusions of a flood risk assessment demonstrate an adequate standard of flood protection and there is no increased risk of flooding elsewhere.**

**Within areas of the floodplain beyond the settlement boundary, commercial industrial and new residential development will generally not be permitted. Other developments that exceptionally need to be located there will be permitted subject the outcome of a flood risk assessment.**

**Outside flood risk areas development must not increase the risk of flooding through surface water run-off. A flood risk assessment will be required to demonstrate this. Sustainable Drainage Systems should also be considered as an appropriate flood mitigation measure in the first instance.**

**For all areas where development will be exposed to or may lead to an increase in the risk of flooding applications will be accompanied by a full Flood Risk Assessment (FRA) which sets out the level of risk associated with the proposed development. The FRA will show that the proposed development can be provided with the appropriate minimum standard of**

**protection throughout its lifetime and will demonstrate the effectiveness of flood mitigation measures proposed.**

### **Good Neighbourliness**

Policy GEN4 - Good neighbourliness

**Development and uses, whether they involve the installation of plant or machinery or not, will not be permitted where:**

- a) noise or vibrations generated, or**
  - b) smell, dust, light, fumes, electro magnetic radiation, exposure to other pollutants;**
- would cause material disturbance or nuisance to occupiers of surrounding properties**

### **Infrastructure Provision to Support Development**

- 3.16 This will be relatively straightforward where a development such as new housing directly creates a need for new facilities to serve its residents. It is important that in these cases the facilities are provided as soon as they are required. However, in the urban areas where new development is concentrated, even small scale development will cumulatively impact on service provision. It is intended that the scale of development shown in this Plan will form the basis for assessments of impacts on infrastructure and the identification of costed proposals that may be necessary. The Council will then seek to reach agreement with a developer over an appropriate contribution that fairly reflects the level of demand its scheme would generate. Contributions may be applied to specific proposed projects or held in reserve for a reasonable period and used to address impacts arising after the development has been occupied. Supplementary Planning Documents setting out the basis for assessments of impacts and contributions will be adopted.

Policy GEN6 –Infrastructure Provision to Support Development

**Development will not be permitted unless it makes provision at the appropriate time for community facilities, school capacity, public services, transport provision, drainage and other infrastructure that are made necessary by the proposed development. In localities where the cumulative impact of developments necessitates such provision, developers may be required to contribute to the costs of such provision by the relevant statutory authority.**

### **Nature Conservation**

- 3.17 Nature conservation interest is not confined to the National Nature Reserves, Sites of Special Scientific Interest, county wildlife sites and special verges, which are specifically covered in the Environment section of this Plan.

Policy GEN7 – Nature Conservation



**Development that would have a harmful effect on wildlife or geological features will not be permitted unless the need for the development outweighs the importance of the feature to nature conservation. Where the site includes protected species or habitats suitable for protected species, a nature conservation survey will be required. Measures to mitigate and/or compensate for the potential impacts of development, secured by planning obligation or condition, will be required. The enhancement of biodiversity through the creation of appropriate new habitats will be sought.**

### **Vehicle Parking Standards**

3.18 A realistic approach is needed. This will try and discourage unlimited car parking provision on new developments and thereby car usage, to help tackle the growing problem of traffic emissions and road congestion, encourage efficiency in the use of fossil fuels, and making it easier to walk or cycle for local short distance trips, but only in appropriate locations. It must avoid the risk of parking being displaced to elsewhere within a neighbourhood. Uttlesford's communities lack high quality public transport. In common with many other rural communities, using the car is the only practical way of getting to work, accessing services and making leisure trips. Car ownership levels are relatively high and existing car parking provision is well used. It is important that car parking for new development is adequate. Where there is a lack of off street parking in older residential areas this results in a high level of on street parking. In some localities this results in obstruction of roads and footpaths, causing particular problems for those with limited mobility. The level of parking on new developments should neither exacerbate existing parking problems in communities nor create problems where they do not presently exist.

#### **Policy GEN8 – Vehicle Parking Standards**

**Development will not be permitted unless the number, design and layout of vehicle parking places proposed is appropriate for the location, as set out in Supplementary Planning Guidance “Vehicle Parking Standards”, a summary extract of which is reproduced in Appendix 1 to this Plan.**

## **5. Environment, Built and Natural**

- 5.1. The policies on the built and natural environment have the following objectives:
- To safeguard the character of Uttlesford's historic settlements.
  - To conserve and enhance the historic buildings in Uttlesford and their setting.
  - To protect the natural environment for its own sake, particularly for its biodiversity, and agricultural, cultural and visual qualities.
  - To limit sensitive development in areas subject to high levels of noise from aircraft or other sources, and avoid deterioration in the noise environment.
  - To protect ground and surface water resources from contamination and over abstraction.

- To protect users of residential properties in particular from long term exposure to poor ground level air quality.
- To improve the health of the community.

### **Conservation Areas and Listed Buildings**

- 5.2. There are 35 Conservation Areas in the District and about 3500 listed buildings or groups of buildings identified in the Statutory Lists. These buildings or groups represent about one quarter of the Essex total, itself one of the most richly endowed of all English counties.
- 5.3. The Listed Buildings in the District vary widely both in age and their vernacular materials. Clay tile, slate and long straw thatch are used for roof materials. The stock of buildings with long straw thatch is big enough to be a cluster of regional architectural importance. Although timber framed buildings predominate, some early buildings are constructed of brick and stone. External finishes include many excellent examples of weatherboarding, pargetting and flintwork. Every period from before the Norman Conquest is represented, but over 40% of all Listed Buildings date from the 17th century.
- 5.4. This rich heritage is one of the key elements in the quality of the local environment. It is important that the development pressures on the district are managed in ways that enable the built environment to be protected and enhanced and inappropriate development to be avoided. The Council will prepare Conservation Area Statements and supplementary planning documents on the design of development within conservation areas.

#### **Policy ENV2- Development affecting Listed Buildings**

**Development affecting a listed building should be in keeping with its scale, character and surroundings. Demolition of a listed building, or development proposals that adversely affect the setting, and alterations that impair the special characteristics of a listed building will not be permitted. In cases where planning permission might not normally be granted for the conversion of listed buildings to alternative uses, favourable consideration may be accorded to schemes which incorporate works that represent the most practical way of preserving the building and its architectural and historic characteristics and its setting**

- 5.15. Sites of Special Scientific Interest and National Nature Reserves have the maximum degree of protection from development. Examples of exceptions, though, might be a minor development such as a new access or visitor facilities with limited effects, or a nearby development that might also have limited effects on nature conservation value of the protected site. Other nature conservation sites will still be given a high degree of protection, but a use with limited and temporary effects on biodiversity might be acceptably accommodated if there are landscape considerations that weigh against other technically feasible sites. Also there may be operational reasons why development needs should sometimes override biodiversity objectives. Appropriate mitigation measures will be sought to compensate for biodiversity losses.

**Policy ENV7 - The Protection of the Natural Environment - Designated Sites**

**Development proposals that adversely affect areas of nationally important nature conservation concern, such as Sites of Special Scientific Interest and National Nature Reserves, will not be permitted unless the need for the development outweighs the particular importance of the nature conservation value of site or reserve.**

**Development proposals likely to affect local areas of nature conservation significance, such as County Wildlife sites, ancient woodlands, wildlife habitats, sites of ecological interest and Regionally Important Geological/ Geomorphological Sites, will not be permitted unless the need for the development outweighs the local significance of the site to the biodiversity of the District. Where development is permitted the authority will consider the use of conditions or planning obligations to ensure the protection and enhancement of the site's conservation interest.**

**Protection of Water Resources**

- 5.23. The Environment Agency publishes information on the localities where contamination of ground water is a critical issue because of proximity to abstraction sites where water is drawn off for potable supply. There are four such sites under the upper reaches of the Cam, at Arkesden, Debden Road Saffron Walden, Springwell and Uttlesford Bridge Wendens Ambo; two in the Pant valley, at Hempstead and Gambers Hall Bardfield; and three in the Chelmer Valley, at Armitage Bridge and Bolford Street Thaxted and Great Dunmow. A major aquifer lies under most of the northern half of the district.
- 5.24. Development must minimise its impact on the environment by adopting environmental best practice and necessary pollution measures. Supplementary Planning Documents will be prepared on design issues including measures to protect water resources.

**Policy ENV12 –Protection of Water Resources**

**Development that would be liable to cause contamination of groundwater particularly in the protection zones shown on the proposals map, or contamination of surface water, will not be permitted unless effective safeguards are provided.**

**Air Quality**

- 5.25. The Council's air quality management strategy has identified that, based on traffic forecasts, poor air quality is anticipated alongside the M11 and the new A120. Since both run through the open countryside where there is strict control on new buildings it is unlikely there will be many proposed developments close to either road. The widths of the zones are based on Government standards for the traffic levels predicted. The extent of the zones is based on Local Air Quality Management Technical Guidance Note 3 in respect of Nitrogen Dioxide using the Design Manual for Roads and Bridges Screening Model.

**Policy ENV13 – Exposure to Poor Air Quality**

**Development that would involve users being exposed on an extended long-term basis to poor air quality outdoors near ground level will not be permitted. A zone 100 metres on either side of the central reservation of the M11 and a zone 35 metres either side of the centre of the new A120 have been identified on the proposals map as particular areas to which this policy applies.**

**Contaminated Land**

- 5.26. The principle of sustainable development means that, where practicable, brownfield sites, including those affected by contamination, should be recycled into new uses. Any proposal on contaminated land needs to take proper account of the contamination. Mitigation measures, appropriate to the nature and scale of the proposed development will need to be agreed.

**Policy ENV14 – Contaminated Land**

**Before development, where a site is known or strongly suspected to be contaminated, and this is causing or may cause significant harm, or pollution of controlled waters (including groundwater) a site investigation, risk assessment, proposals and timetable for remediation will be required.**

## **6. Housing**

- 6.1. The policies on housing have the following objectives:
- To meet the Structure Plan housing requirement and provide sufficient housing to meet locally generated requirements;
  - To concentrate housing development in the main urban areas and other locations well related to employment and facilities; and
  - To meet the need for affordable housing and retain mixed and balanced communities.

**Affordable Housing and Mixed and Balanced Communities**

- 6.25. There are, and will continue to be, many households or potential households in Uttlesford lacking their own housing or living in housing that is inadequate or unsuitable, who are unlikely to be able to meet their needs in the housing market without some assistance. This is the Government's definition of housing need. It is estimated that the scale of the requirements for affordable housing is nearly 300 homes a year for the period 2001 to 2006 taking into account the backlog of existing need, reducing to about 230 homes a year for the next five year period to 2011 once the backlog has been addressed. Much of the need is newly arising each year. The ten year requirement is accordingly 2,650. If the newly arising need in 2000-1 (the underlying rate of about 230 homes a year) is added to this, the total of 2,880 represents just under 60% of

the total housing provision in the plan for 2000-11. Future surveys will include a 'Key Worker' housing needs survey to identify who are the key workers in Uttlesford as well as their housing needs.

- 6.26. Over 40% of the homes proposed in total already had planning permission in April 2000. The supply of housing from these sites that would address the situation of those who are unlikely to be able to meet their needs in the housing market without some assistance is already determined. It is about 200 homes (11%). This means that the balance of the total requirement, 2,680, has to be compared with the balance of the housing provision without planning permission of about 3190. In practice the ratio will be even more unfavourable, because of planning permissions granted between 2000 and the date when the policies in this Plan are capable of being accorded sufficient weight to be implemented. The situation justifies affordable housing being sought on as many sites as is practicable, subject to national planning policy.
- 6.27. In Government policy advice, the term affordable housing includes low cost market housing, discounted market housing, as well as housing for social rent or shared ownership from social landlords. However, new build low cost market housing is unlikely to address housing need in Uttlesford. This is because new build housing is significantly more expensive than second hand properties, and those households who are on the margins of being able to meet their needs in the housing market will be purchasing second hand towards the bottom end of the price band.
- 6.28. For affordable housing to be relevant to those in housing need in Uttlesford it must meet the following tests:
- It results in weekly outgoings on housing costs that 20% of Uttlesford households in need can afford, excluding housing benefits.
  - Such housing should be available, both initially and for subsequent occupancy, only to those with a demonstrable housing need.
- 6.29. This Plan sets a target of 40% of dwellings to be affordable housing, meeting the weekly outgoings on housing costs and availability tests above. This represents a compromise between the proportion justified by the scale of need and what the housing industry can reasonably be expected to provide. The percentage and type of affordable housing on any given site will be subject to negotiation at the time of a planning application, to allow issues of site size, sustainability and economics of provision to be considered. Within Great Dunmow, Saffron Walden and Stansted Mountfitchet, on sites of 0.5 hectares or of 15 dwellings or more 40% affordable housing will be negotiated. Where appropriate consideration will also be given to the provision of housing to meet special needs. The level of housing provision sought on a site should have regard to the Council's target for housing provision yet should not make the development unviable. Elsewhere in the District 40% affordable housing will be similarly sought on sites of 0.5 hectares or of 15 dwellings or more. There may however be smaller sites within the rural areas which could provide a useful contribution to the Council's supply of affordable housing. Appropriate sites should still be large enough to ensure a viable scheme and not lead to the

provision of only 1 or 2 affordable units on a site which would lead to a fragmented approach to affordable housing in the rural areas.

Policy H9- Affordable Housing

**The Council will seek to negotiate on a site to site basis an element of affordable housing of 40% of the total provision of housing on appropriate allocated and windfall sites, having regard to the up to date Housing Needs Survey, market and site considerations**

- 6.30. It will be important to achieve mixed and balanced communities in two respects: within a larger site, and the village as a whole in the case of smaller settlements. All developments on a site of 3 or more homes must include an element of small 2 and 3 bed homes, which must represent a significant proportion of the total, for those households who are able to meet their needs in the market and would like to live in a new home.

Policy H10 – Housing Mix

**All developments on sites of 0.1 hectares and above or of 3 or more dwellings will be required to include a significant proportion of market housing comprising small properties.**



# Uttlesford Local Plan 2005 - National Planning Policy Framework Compatibility Assessment

July 2012

Adopted by Cabinet for Development Management Purposes  
September 2012



## Introduction

Uttlesford Local Plan was adopted on 20 January 2005. The National Planning Policy Framework (NPPF) was published by the Government on 27 March 2012 which consolidated and replaced much of the national planning policy guidance. It was published along with Technical Advice on development in areas at risk of flooding and in relation to mineral extraction. The District Council has commissioned Ann Skippers Planning to independently review the saved policies of the Local Plan to determine whether they are consistent with the NPPF.

Planning applications should continue to be determined in accordance with the development plan unless material considerations indicate otherwise (section 38(6) of the Planning and Compulsory Purchase Act 2004). The NPPF is a material consideration. Whilst policies adopted prior to the publication of the NPPF should not be considered to be out of date, paragraph 215 of the NPPF explains that 'due weight should be given to relevant policies in existing plans according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)'. In other words decision makers must assess the degree to which relevant policies are consistent with the NPPF. This document will assist with that judgement, but is not a substitute for decision makers undertaking that exercise themselves.

The NPPF introduces a presumption in favour of sustainable development and sets out twelve core planning principles. The Ministerial foreword states that the presumption in favour of sustainable development is the basis for every plan and every decision. It defines sustainable as 'ensuring better lives for ourselves doesn't mean worse lives for future generations' and development as 'growth'. The foreword also reminds us that planning is not simply about scrutiny, but is a 'creative exercise to find ways to enhance and improve the places in which we live'.

The Local Plan was adopted at a time when, in accordance with previous advice issued by the Government, it was not necessary to reiterate or repeat national guidance which largely took the form of Planning Policy Guidance notes and Planning Policy Statements. For older style plans, like this Local Plan, this is potentially an area of risk as the Local Plan may have relied on national guidance which has now been superseded or cancelled. In addition the Government has indicated its intention to abolish regional planning guidance. Given that Stansted Airport is located within the District, Government advice on airports is also important. In short there have been a number of important reforms to the planning system since the Local Plan was adopted.

In addition the District Council is currently preparing a new Local Plan. The NPPF gives a clear steer on the Government's expectations for plan preparation.

Annex 3 of the NPPF lists the policy documents which are now cancelled. However all current underpinning guidance such as companion guides and also Annex E to the previously revoked PPG7 on permitted development rights for agriculture and forestry remain extant. There is advice on the Planning Advisory Service's (PAS) website on the NPPF and the advice on their website has been used in the preparation of this assessment. The Environment Agency (EA) has also published a series of four 'quick guides' which explain how the NPPF relates to the EA's key work areas. The 'quick guides' are available via a link from the PAS website.



## Approach Taken

The table below lists each individual saved policy in the Local Plan, offers an extract from, or brief summary of the NPPF stance on the policy topic, if any, and then assesses the degree to which the policy is consistent with the NPPF asking the question ‘how consistent is this policy with the NPPF as a whole?’. It then indicates how the policy should be regarded in determining planning applications with a commentary section that highlights risks and opportunities for the District Council. However it is important that this document is not used as a substitute for the NPPF which should be referred to in full for development management purposes.

### Table Key

**No implications** – where the NPPF is silent on the topic or the policy covers a locally determined boundary or other issue.

**Consistent** or **generally consistent** – the policy generally accords with the NPPF.

**Principle consistent** - many site specific allocations are recorded as ‘principle consistent’ indicating that the strategy of allocating such sites would accord with the overall thrust of the NPPF, but some of these may now be constructed or up to date housing or employment strategies may have superseded these allocations.

**Partly consistent** – where the policy is more, or less, restrictive than the NPPF or in part accords with it, but for example sets out different tests. It is important to note that where a policy is considered to be ‘partly consistent’ with the NPPF, this does not necessarily mean that the policy is at risk. Given that paragraph 215 of the NPPF gives due weight to a policy according to its degree of consistency with the NPPF, the closer the policy is to the policies in the Framework, the greater the weight may be given. It will be important that where there is limited compatibility, the Council is able to explain or justify the decision they have reached using up to date information or explaining the rationale behind the decision. This is more likely to result in support at appeal.

**Not consistent** – where the degree to which the policy is consistent with the NPPF is low, the policy is at risk and the NPPF ‘trumps’ the policy. In these cases a further judgement needs to be made as to the likely implications of the policy being ‘not consistent’. For example, do local circumstances justify the policy’s stance, how likely is it that development will come forward, will the presumption in favour of sustainable development be applied and if so what would be the impact of this?

## Key Findings

It is clear that the Plan was produced using a range of survey material and took its lead from national, regional and other local strategies. The main aims and vision accord with the aspirations of the NPPF. However there is no policy which reflects the principles of the presumption in favour of sustainable development although this will not be unusual for a Plan of this date. The Plan does however refer to sustainable development and is based on the principles of the concept as defined at the time of its production. The supporting text, including the spatial strategy, recognition that this primarily rural district has a number of different character areas and the countryside needs to be protected for its own sake but not in a way that prevents evolution of economic activity that is part of life in rural areas, broadly reflects many of the issues addressed by the NPPF. However the essential difference lies with the NPPF's positive and proactive thrust requiring development to be approved without delay if it is sustainable.

By and large most of the policies in the Local Plan are consistent or generally consistent with the NPPF. When the policies are read alongside their supporting text it is clear that many of the aims and objectives of the NPPF are embedded in the Local Plan. Other policies are matters of detail which the NPPF, as a national planning document, would not be expected to cover, but their general direction of travel is generally consistent with the NPPF. Others relate to site specific allocations and the NPPF has no implications for these policies provided that the District Council reviews these allocations against an appropriate evidence base at an appropriate time.

The Local Plan seeks opportunities to meet the development needs of the area. However, the evidence for the housing and employment strategies for this Plan is now outdated and more recent objectively assessed needs should be considered. As a result the Plan might not have sufficient flexibility to adapt to changing circumstances since its adoption given the current economic climate. Plans and decisions need to take local circumstances into account to enable sustainable development to be achieved.

Twelve core planning principles are set out in the NPPF (paragraph 17) which should underpin plan-making and decision-taking. There are three fundamental issues for a Local Plan; it should be up to date, based on joint working and cooperation and should be creative, proactively driving and supporting sustainable economic development. In relation to the other core planning principles, the headlines are that high quality design and a good standard of amenity are sought. The countryside is recognised for its intrinsic character and beauty whilst the Green Belt is protected. The natural environment is conserved and enhanced. The transition to a low carbon future is supported through the re-use of existing resources such as conversion of existing buildings and the use of renewable resources. The effective use of land and mixed use development is promoted. Heritage assets should be conserved in a manner appropriate to their significance. Patterns of growth should be actively managed. Health, social and cultural wellbeing should be improved. Each section of the NPPF is now considered in turn using the PAS checklist (4 May 2012) as a primary source of information.

In building a strong, competitive economy, a clear economic vision is needed. Care should be taken to ensure that the application of policies in the Plan are flexible for both existing and emerging business sectors, and can respond to any requirements which were not anticipated as well as current economic circumstances. Long term protection of sites allocated for employment use should be avoided if there is no reasonable prospect of the site being used for that purpose. The NPPF sets out a number of issues to consider in supporting economic development (paragraph 21).

To ensure the vitality of town centres, policies should be positive, promoting competitive town centre environments and setting out how those centres will be managed and grow. A number of criteria are set out in paragraph 23. A sequential test is advocated for main town centre uses, apart from small scale rural

offices and development as well as an impact assessment for development over a certain size. Of particular note is whether town centres need to expand and the identification of primary and secondary shopping frontages.

A prosperous rural economy is supported and given the nature of the District, this is an important consideration (paragraph 28). A positive approach to sustainable new development should be taken. This includes the sustainable growth and expansion of all types of business and enterprise through the conversion of buildings and well designed new buildings, promoting the development and diversification of agricultural and other land based businesses, supporting tourism and leisure developments which respect the character of the countryside, and retaining and promoting local services and community facilities in villages. It should be borne in mind that the Local Plan's policies on the countryside, re-use of rural buildings and on tourist and visitor accommodation are arguably more restrictive than the NPPF although this might be justified on the basis of local circumstances.

In promoting sustainable transport, the NPPF seeks to balance the transport system in favour of sustainable modes and giving people a choice about how they travel. There is a recognition that this will vary from urban to rural areas. Reductions in greenhouse gas emissions and congestion are supported. In planning for airports that are not subject to a separate national policy statement, their growth and role should be considered (paragraph 33). Developments which generate significant movement should be located where the need to travel is minimised and the use of sustainable modes can be maximised, taking account of other policies in the NPPF particularly in relation to rural areas. Given the District's context and Stansted Airport, the Plan encourages cycle and pedestrian and public transport where it can as well as recognising the needs of people with disabilities, and recognises the need to minimise journeys for employment purposes through its employment strategy. However, the NPPF puts a greater emphasis on sustainable transport and working with adjoining authorities and transport providers on the provision of viable infrastructure. The NPPF also encourages those sites and routes which are critical in developing infrastructure to widen transport choice to be protected.

The Local Plan's telecommunications policy is out of kilter with the NPPF which supports high quality communications infrastructure.

The NPPF seeks to boost housing supply and deliver a wide choice of high quality homes. Plans should identify and maintain a rolling five-year supply of specific deliverable sites with either a 5% or 20% buffer for persistent under delivery. An up to date housing trajectory and implementation strategy is needed to meet the housing target. National and regional brownfield targets are removed. Of concern is that if a five-year supply of land cannot be demonstrated then policies for the supply of housing should not be considered up to date and housing applications should be considered in the context of the presumption in favour of sustainable development. In addition the density of development should now be set locally. It is necessary to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. The size, type, tenure and range of housing required in particular locations, reflecting local demand, should be identified. Affordable housing targets need to be justified. In rural areas some market housing might facilitate the provision of significant affordable housing. In rural areas housing should be located where it will enhance or maintain the vitality of rural communities and isolated new homes should be avoided unless there are special circumstances.

Great importance is attached to high quality and inclusive design for all development. This goes beyond aesthetic considerations and encompasses function, a strong sense of place, adding to overall quality of an area, creating and sustaining a mix of uses, responding to local character and history, and creating safe and accessible environments (paragraph 58). The NPPF could be used in conjunction with the design policy in the Plan to strengthen it and to resist developments of poor design that fail to take the opportunities available for improving the character and quality of an area and the way it functions.

The promotion of healthy communities seeks to shape places which promote community interaction, including through mixed use developments and makes sure places are safe and accessible from crime and disorder and create clear routes and high quality public space. Whilst there are some policies in the Plan which refer to accessibility, address the promotion and retention of community facilities and local services, and address access to open space and leisure opportunities, the NPPF goes beyond those policies. However, this is to be expected given the interval of time since the Plan was adopted. Amongst other things the NPPF offers an opportunity to designate land as Local Green Space (when a Plan is prepared or reviewed) and protect and enhance rights of way and access. It is again important to have an up to date assessment of the needs for open space and sport and recreation facilities.

In relation to Green Belts, their essential characteristics of openness and permanence have been reaffirmed as have their five purposes. The beneficial use of Green Belts is encouraged (paragraph 81). The NPPF allows for the extension or alteration of a building provided it does not result in disproportionate additions over and above the size of the original building in a change from Planning Policy Guidance (PPG) 2 which referred to a dwelling, and the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces, as distinct from PPG2 which referred to dwellings (paragraph 89). The NPPF allows limited infilling in villages and limited affordable housing for local community needs, and limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use, which would not have a materially greater impact on the openness of the Green Belt and the purposes of including land within it than the existing development rather than the major sites that PPG2 referred to. Other changes to Green Belt policy include a change from park and ride in PPG2 to a wider 'local transport infrastructure' and development brought forward under a Community Right to Build Order included as not inappropriate development in the Green Belt. Policies in the Plan should be read alongside the more up to date NPPF.

Proactive strategies to meet the challenge of climate change, flooding and coastal change are required. Policies should plan for new development in locations and ways which reduce greenhouse gas emissions and actively support energy efficiency improvements to existing buildings. Any local requirement for a building's sustainability should be done in a way that is consistent with the Government's zero carbon policy and other national standards. Development should be located away from flood risk areas and its location informed by flood risk assessment and sequential test. Given the passage of time since the Plan was adopted, many of the policies in the NPPF will not appear in the Plan or will have been overtaken by more recent developments and guidance and therefore the policies in the Plan should be read alongside the more up to date NPPF.

Conserving and enhancing the natural environment protects valued landscapes and seeks to conserve and enhance biodiversity. Policies in the Plan which minimise the loss of higher quality agricultural land and protect biodiversity are broadly in line with the NPPF, but the NPPF strengthens the protection and enhancement given and so these policies should be read alongside the more up to date NPPF. There is an opportunity for Nature Improvement Areas to be identified and local ecological networks to be mapped. This also presents an opportunity to work across boundaries. A local target can also be set for the use of brownfield land. In addition unacceptable risks from pollution and land instability are prevented.

Conserving and enhancing the historic environment takes the approach of identifying heritage assets, including those at risk. Heritage assets should be conserved in a manner appropriate to their significance. The NPPF recognises that conservation of the historic environment can bring wider social, cultural, economic and environmental benefits. In determining applications, the significance of the heritage assets and its setting should be described. The NPPF gives advice on the issues to take into account in determining applications and the weight which should be given to the asset's conservation. Again a positive strategy for the conservation and enjoyment of the historic environment is needed, including the desirability of new development making a positive contribution to local character and distinctiveness. The policies in the Plan should be read alongside the more up to date NPPF.

The NPPF also facilitates the sustainable use of minerals. As the Plan does not cover minerals, this section of the NPPF has not been considered for this assessment.

Should it be felt necessary, the Planning Inspectorate has devised a fast track review of specific policies in a Local Plan to help Councils update one or a small number of specific policies in a Local Plan in about six months. The review is suitable for one or a small number of specific policy issues or discrete parts of a plan, but is not suitable for fundamental issues such as housing or employment strategies.

The evidence base for the emerging Local Plan will no doubt provide and inform the evidence base needed for an up to date and robust assessment. This will help with justifying policies on the basis of an up to date assessment and reflect local circumstances.

Status of this version:  
Final draft 230712 for client approval  
UDC revisions 270712  
Final 300712 Signed off Ann Skippers 300712

Policy	Policy Title	NPPF stance	Consistency with NPPF	Commentary
Chapter 2				
S1	Development limits for the Main Urban Areas	NPPF accepts that the supply of new homes and achievement of sustainable development can sometimes be best achieved through planning for larger scale development, such as extensions to existing villages and towns that follow the principles of Garden Cities.	<b>No implications.</b>	This policy defines the development limits of the main urban areas as well as proposed urban extensions to Great Dunmow, Saffron Walden and Stansted Mountfitchet. The Local Plan predates the need to consider the principles of Garden Cities. See site specific policies below.
S2	Development limits/Policy Areas for Oakwood Park, Little Dunmow and Priors Green, Takeley/Little Canfield		<b>No implications.</b>	See site specific policies below.
S3	Other Development limits	The NPPF is silent on any hierarchy of settlements, but the principle of identifying key settlements would accord generally with the aim of achieving sustainable development.	<b>No implications.</b>	This policy defines Elsenham, Great Chesterford, Newport, Takeley and Thaxted as Key Rural Settlements as well as village extensions at Takeley and Thaxted.
S4	Stansted Airport Boundary		<b>No implications.</b>	Defines airport boundary, but also states that industrial and commercial development unrelated to the airport will not be permitted on the site. This should be assessed against airport policy.
S5	Chesterford Park Boundary		<b>No implications.</b>	See Chesterford Park Local Policy I below.
S6	Metropolitan Green Belt	Green Belt boundaries should be established in a Local Plan.	<b>No implications.</b>	The villages and major developed sites identified in the policy should be reviewed at an appropriate opportunity.
S7	The Countryside	Core planning principle recognises the intrinsic character and beauty of the countryside and supporting thriving rural communities within it. Policies should support economic growth in rural areas to create jobs and prosperity so a positive approach to sustainable new development is required.	<b>Partly consistent.</b>	The protection and enhancement of natural environment is an important part of the environmental dimension of sustainable development, but the NPPF takes a positive approach, rather than a protective one, to appropriate development in rural areas. The policy strictly controls new building whereas

Policy	Policy Title	NPPF stance	Consistency with NPPF	Commentary
				the NPPF supports well designed new buildings to support sustainable growth and expansion of all types of business and enterprise in rural areas.
S8	The Countryside Protection Zone	The NPPF is silent.	<b>No implications.</b>	Defines boundary. Note NPPF stance on development in rural areas and any airport policy.
Chapter 3				
GEN1	Access	Transport policies have an important role to play in contributing to health and wider sustainability objectives as well as facilitating sustainable development. The use of sustainable transport modes should be maximised. Safe and suitable access to sites for all people should be achieved.	<b>Generally consistent.</b>	More emphasis in the NPPF to sustainable transport modes although it recognises this will vary from urban to rural areas. In general the policy's five criteria cover the considerations, but the NPPF is more positively worded in seeking to minimise the need to travel and maximise cyclist and pedestrian and public transport opportunities.
GEN2	Design	Core planning principle is always to seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Good design is a key aspect of sustainable development and is indivisible from good planning. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Important to plan positively for high quality and inclusive design for all development. Development should function well and add to overall quality of the area over its lifetime, creating attractive and comfortable places to live, work and visit. It should respect local character and history whilst not discouraging	<b>Generally consistent, although NPPF goes beyond the scope of the policy and should be read in conjunction with this policy as it highlights the importance of good design.</b>	This policy covers many aspects of the NPPF, but does not emphasise sense of place, mix of uses, function and other criteria in paragraph 58 of the NPPF. The NPPF can therefore be used in conjunction with this policy to strengthen it as the NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Note Paragraph 65 of the NPPF states that permission should not be refused for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape if those concerns have been mitigated by good design. The policy refers to SPG and SPD which should be reviewed as

Policy	Policy Title	NPPF stance	Consistency with NPPF	Commentary
		appropriate innovation. It should create safe and accessible environments where crime and disorder, or the fear of crime, do not undermine quality of life or community cohesion.		appropriate.
GEN3	Flood Protection	LPA's should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. A sequential, risk-based approach to the location of new development should be taken.	<b>Partly consistent. For development management purposes the up to date advice in the NPPF and the associated technical guidance should 'trump' this policy.</b>	The NPPF is specific in how planning applications should be determined. For development management purposes the NPPF should 'trump' this policy. Technical guidance on flood risk has been published alongside the NPPF and reference should be made to this. It retains key elements of PPS25 until a review of guidance is undertaken by the Government. Local Plans should be supported by a Strategic Flood Risk Assessment. See also the Environment Agency's (EA) 'quick guide'.
GEN4	Good Neighbourliness	To prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account. Significant impacts on health and quality of life from noise and other adverse impacts should be avoided.	<b>Consistent.</b>	NPPF defines pollution as anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light. LPA's should assume that pollution control regimes will operate effectively and should focus on whether the development itself is an acceptable use of the land and the impact of the use rather than the control of emissions or processes. However, also recognition that development will cause some noise and existing businesses wanting to develop should not have unreasonable restrictions placed upon them because of changes in nearby land uses since they were established. See also Noise Policy Statement (DEFRA) and the EA's 'quick guide'.



Policy	Policy Title	NPPF stance	Consistency with NPPF	Commentary
GEN5	Light Pollution	Through good design the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation can be avoided.	<b>Consistent.</b>	No comment.
GEN6	Infrastructure Provision to Support Development	Recognises the need for infrastructure and its costs, including the cumulative impacts. In general, there is an emphasis of the deliverability of plans. Viability of development should be ensured and any requirements should provide competitive returns to a willing land owner or developer to enable the development to be deliverable.	<b>Generally consistent, but need to recognise the emphasis on viability of development and more recent guidance on legal agreements and CIL.</b>	The supporting text refers to SPDs. A clear and up to date assessment of need should support this policy. Requirements should be reviewed at an appropriate opportunity taking account of Community Infrastructure Levy (CIL). The NPPF urges new style Local Plans to set out strategic priorities for the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat).
GEN7	Nature Conservation	Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, including moving from a net loss of biodiversity to achieving net gains for nature. The NPPF makes reference to the hierarchy of international, national and locally designated sites and protection should be commensurate with their status and appropriate weight given to their importance and the contribution they make.	<b>Partly consistent in that the policy seeks to conserve wildlife and geological features and to enhance biodiversity. However the NPPF is more detailed and outlines in what circumstances the need, and benefits of, development would clearly outweigh the deterioration or loss of an irreplaceable habitat. For</b>	The NPPF offers detailed advice on conserving and enhancing the natural environment and updates, clarifies and strengthens this general policy. Therefore the NPPF should be read in conjunction with this policy and used for development management purposes. Circular 06/2005 gives further guidance on the statutory obligations for biodiversity and geological conservation and the planning system.

Policy	Policy Title	NPPF stance	Consistency with NPPF	Commentary
			development management purposes, the NPPF should 'trump' this policy.	
GEN8	Vehicle Parking Standards	Any locally set parking standards should take into account the development's accessibility, its type, mix and use, the availability of and opportunities for public transport, local car ownership levels and an overall need to reduce the use of high-emission vehicles.	<b>The aim of this policy is consistent, but the standards themselves may be dated and take limited account of accessibility. The standards should be applied with the advice in the NPPF in mind and justified locally.</b>	Standards should be kept up to date with reviews at appropriate intervals. Any local standard must be justified and necessary. There is no longer a requirement to set non-residential parking standards as a maximum, and so if this is what is sought locally it must be justified by local circumstances.
Chapter 4				
E1	Distribution of Employment Land	Core planning principle is to proactively drive and support sustainable economic development to deliver the homes, businesses and industrial units, infrastructure and thriving local places needed. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities. To help	<b>Generally consistent, but be aware of avoiding long term allocations where there is no reasonable prospect of a site being used for that purpose or that is unsupported by up to date information on local economic needs.</b>	The policy plans positively for economic growth and employment opportunities by identifying new sites for employment development and so its overall aim is consistent with the NPPF. However, land allocations should be regularly reviewed and where there is no reasonable prospect of a site being used for the allocated employment use or this is not supported by up to date information on local needs, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities. The Employment Land Review published in 2011 should be referred to. It is

Policy	Policy Title	NPPF stance	Consistency with NPPF	Commentary
		<p>achieve economic growth, LPAs should plan proactively to meet the development needs of business and support an economy fit for the 21st century. Policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities. However, policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose.</p>		<p>available at <a href="http://www.uttlesford.gov.uk/main.cfm?type=PL_CSD#Employment_Land_Study">http://www.uttlesford.gov.uk/main.cfm?type=PL_CSD#Employment_Land_Study</a></p>
E2	Safeguarding Employment Land	<p>Generally seeks to ensure that the existing and future supply of land available for economic development is sufficient and suitable. Supports existing business sectors, taking account of whether they are expanding or contracting. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances. However, policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Policies should support economic growth in rural areas to help create jobs and prosperity.</p>	<b>Consistent.</b>	<p>This policy seeks to safeguard existing employment land to ensure that opportunities are available locally across Uttlesford. This accords generally with the NPPF in that a balance of land uses in an area is promoted so that people minimise journeys for employment purposes. In addition the policy states that other uses will be permitted if the employment use has been abandoned or the present use harms the character or amenities of the surrounding area. The areas should be reviewed at an appropriate time to ensure that the amount of land needed and the areas' suitability for employment purposes is justified. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities. The Employment Land Review published in 2011 should be referred to. It is available at <a href="http://www.uttlesford.gov.uk/main.cfm?type=PL">http://www.uttlesford.gov.uk/main.cfm?type=PL</a></p>

Policy	Policy Title	NPPF stance	Consistency with NPPF	Commentary
				<a href="#">CSD#Employment_Land_Study</a>
E3	Access to workplaces	Plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. High quality and inclusive design goes beyond aesthetic considerations. The connections between people and places and the integration of new development into the natural, built and historic environment. Safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas, should be addressed.	<b>Consistent.</b>	The NPPF usefully defines inclusive design as designing the built environment, including buildings and their surrounding spaces, to ensure that they can be accessed and used by everyone.
E4	Farm Diversification: Alternative use of Farmland	LPAs should take into account the economic and other benefits of the best and most versatile agricultural land. However, economic growth is supported in rural areas to create jobs and prosperity and a positive approach to sustainable new development should be taken. The sustainable growth and expansion of all types of business and enterprise in rural areas both through the conversion of existing buildings and well designed new buildings is supported. The development and diversification of agricultural and other land-based rural businesses is promoted. Sustainable rural tourism and leisure developments which benefit businesses, communities and visitors are supported where they respect the character of the countryside.	<b>Partly consistent. The NPPF takes a generally more positive approach and there is no requirement to consider the continued viability and function of the agricultural holding.</b>	The principle of this policy is consistent, but the criteria include considering the continued viability and function of the agricultural holding and there is no such requirement in the NPPF and therefore this should be justified based on local circumstances. The other requirements for landscape and conservation enhancement, noise levels and other adverse impacts and transport implications can be justified in terms of achieving sustainable development and generally accord with the NPPF as a whole, but the NPPF takes a more positive approach.

Policy	Policy Title	NPPF stance	Consistency with NPPF	Commentary
E5	Re-use of Rural Buildings	Economic growth is supported in rural areas to create jobs and prosperity and a positive approach to sustainable new development should be taken. The sustainable growth and expansion of all types of business and enterprise in rural areas through the conversion of existing buildings is supported. In the Green Belt, the NPPF supports the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building and it specifically refers to the re-use of buildings as being not inappropriate provided they preserve its openness and the purposes of including land within it.	<b>Generally consistent, but policy includes a number of criteria which should be checked to ensure they reflect local circumstances and are necessary.</b>	The NPPF in principle supports the re-use of rural buildings. The criteria in the policy should be checked to ensure they are necessary and reflect local circumstances.
Chapter 5				
ENVI	Design of Development within Conservation Areas	A positive strategy for the conservation and enjoyment of the historic environment should be set out. The NPPF defines designated heritage assets which includes Conservation Areas (CA) and listed buildings (LB). When considering the impact of a proposal on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. As heritage assets are irreplaceable, any loss or harm should require clear and convincing justification. Opportunities for new development in CAs to enhance or better reveal their significance should be sought. Significance derives not only from a heritage asset's physical presence, but also	<b>Consistent.</b>	There is a statutory requirement to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area in accordance with section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990. The policy refers to this although it says character <u>and</u> appearance rather than <u>or</u> . Applicants should describe the significance of the heritage asset including any contribution made by their setting in a way that is proportionate to the asset's importance. LPAs should identify and assess the particular significance of a heritage asset to avoid or minimise conflict between the asset's conservation and any aspect of the proposal.

Policy	Policy Title	NPPF stance	Consistency with NPPF	Commentary
		<p>from its setting. Proposals which preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably. Not all elements of a CA will necessarily contribute to its significance. Loss of a building or other element which makes a positive contribution to the CA's significance should be treated either as substantial harm or less than substantial harm taking account of the relative significance and its contribution to the significance of the CA as a whole. In determining planning applications LPAs should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness. LPAs should assess whether the benefits of a proposal for enabling development which would otherwise conflict with policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.</p>		
ENV2	Development affecting Listed Buildings	<p>See Policy ENVI above. As heritage assets are irreplaceable, any loss or harm should require clear and convincing justification. Substantial harm to or loss of a grade II listed building should be exceptional and of a grade I and II* listed buildings should be wholly exceptional.</p>	<b>Consistent.</b>	See Policy ENVI above.

Policy	Policy Title	NPPF stance	Consistency with NPPF	Commentary
ENV3	Open Spaces and Trees	<p>The NPPF recognises open space of public value, including land and water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity. Planning permission should be refused for development which would result in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweighs the loss.</p>	<b>Consistent.</b>	<p>This policy recognises the visual amenity of open space, but not the health and well-being contribution it can also make. The open spaces, visually important spaces and trees referred to in the policy go beyond what the NPPF refers to, but overall the thrust of the policy is consistent and it is important at the local level to protect these spaces and trees. In the ‘promoting healthy communities’ section of the NPPF, there is an opportunity to designate areas as ‘local green space’, a special protection green area in local or neighbourhood plans.</p>
ENV4	Ancient Monuments and Sites of Archaeological Importance	<p>See Policy ENVI above. A scheduled monument is a designated heritage asset. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets. Significance is defined as the value of an asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. As heritage assets are irreplaceable, any loss or harm should require clear and convincing justification. Where a site has, or has the potential to include heritage assets with archaeological interest, LPAs should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.</p>	<b>Consistent.</b>	<p>See Policy ENVI above. The NPPF does not include a specific presumption in favour of keeping nationally important remains in situ as the policy states although the NPPF requires a positive strategy for the conservation and enjoyment of the historic environment to be set out. Given this the policy is consistent because of the great weight given to the conservation of a designated heritage asset when considering its, or its setting’s, significance. Substantial harm to or loss of designated heritage assets of the highest significance (includes scheduled monuments) should be wholly exceptional.</p>

Policy	Policy Title	NPPF stance	Consistency with NPPF	Commentary
ENV5	Protection of Agricultural Land	The economic and other benefits of the best and most versatile agricultural land should be taken into account. Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be used in preference to that of a higher quality.	<b>Consistent.</b>	The effective use of land is encouraged by re-using previously developed land provided it is not of a high quality. Local targets for the use of brownfield land can be set.
ENV6	Change of Use of Agricultural Land to Domestic Garden	The NPPF is silent.	<b>No implications.</b>	No comment.
ENV7	The Protection of the Natural Environment – Designated Sites	The natural and local environment should be conserved and enhanced through the protection and enhancement of valued landscapes, geological conservation interests and soils, recognising the wider benefits of ecosystems, minimising impacts on biodiversity and providing net gains where possible, and halting the overall decline in biodiversity. Distinctions should be made between the hierarchy of international, national and locally designated sites so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution they make to wider ecological networks. Great weight should be given to AONBs. The NPPF promotes the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species. For development management purposes, the aim is to conserve and enhance biodiversity. If significant harm from a development cannot be avoided (by locating it elsewhere), adequately mitigated or as a last resort, compensated for, permission	<b>Partly consistent. In relation to SSSIs, the NPPF differs from the policy in that the benefits (rather than the need) for the development should clearly outweigh the impact on the SSSI and any broader impacts on the national network. With regard to other sites in the policy the test in the NPPF is again to clearly outweigh. The NPPF should be used as the basis for development management purposes.</b>	The NPPF emphasizes the importance of enhancing as well as conserving the natural environment and biodiversity. It encourages LPAs to have criteria based policies against which proposals on or affecting wildlife or geodiversity or landscape areas will be judged and to identify and map local ecological networks including the hierarchy of sites. The policy differentiates between the hierarchy of sites which accords with the approach in the NPPF. However there are some differences between the policy and the NPPF and the NPPF should be used in conjunction with the policy, as a basis for development management purposes. There is an opportunity to establish coherent ecological networks and to identify Nature Improvement Areas in new Local Plans. European sites includes candidate SACs, SCIs, SACs and SPAs and is defined in regulation 8 of the Conservation of Habitats and Species Regulations 2010. Priority habitats and species are those of Principle Importance included in the England Biodiversity List. Circular 06/2005 provides further information on statutory obligations for biodiversity and geological



Policy	Policy Title	NPPF stance	Consistency with NPPF	Commentary
		<p>should be refused. Development which would, or is likely to have, an adverse effect on an SSSI should not normally be permitted. Exceptions should only be made if the benefits of development at that site clearly outweigh the impact on the special interest features of the SSSI and any broader impacts on the national network of SSSIs. Permission should be granted for proposals where the primary objective is to conserve and enhance biodiversity. Permission should be refused for development that results in the loss or deterioration of irreplaceable habitats, including ancient woodland and veteran trees, unless the need for, and benefits of, the development clearly outweigh the loss. Potential Special Protection Areas (SPA) and possible Special Areas of Conservation (SAC), Ramsar sites and sites identified, or required, as compensatory measures for adverse impacts on European sites, SPAs, SACs and Ramsar sites have the same protection as European sites.</p>		conservation.
ENV8	Other Landscape Elements of Importance for Nature Conservation	See Policy ENV7 above.	<p><b>Partly consistent as the NPPF refers to the <i>benefits of the development (rather than the need) clearly outweighing the loss or deterioration. The NPPF should be used as the basis for development management</i></b></p>	See Policy ENV7 above.

Policy	Policy Title	NPPF stance	Consistency with NPPF	Commentary
			<b>purposes.</b>	
ENV9	Historic Landscapes	See Policy ENV I above. As heritage assets are irreplaceable, any loss or harm should require clear and convincing justification. Substantial harm to or loss of a park or garden should be exceptional and to grade I and II* registered parks and gardens should be wholly exceptional.	<b>Consistent. Decision making should assess the significance the asset makes and its contribution.</b>	See Policy ENVI above. Up to date evidence about the historic environment is required to assess the significance of heritage assets and the contribution they make as well as helping to predict those yet undiscovered. Assessment of historic landscapes should be integrated with landscape character assessments.
ENV10	Noise Sensitive Development and Disturbance from Aircraft	Seen as part of contributing to, and enhancing, the natural and local environment. New and existing development should be prevented from contributing to or being put at risk from, or being adversely affected by, unacceptable levels of noise pollution. Policies and decisions should avoid noise giving rise to significant adverse impacts on health and quality of life, and mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions. Recognises that development will often create some noise and existing businesses wanting to develop should not be unreasonably restricted because of changes in nearby land uses since their establishment.	<b>Consistent.</b>	Updating may be required in relation to operation of Stansted Airport. Also see Explanatory Note to the Noise Policy Statement for England (DEFRA).
ENV11	Noise Generators	See Policy ENV10 above.	<b>Consistent, but note the NPPF is more specific than the policy with regard to existing businesses.</b>	The supporting text recognises the balance between businesses and protection of amenities. There is an opportunity to identify and protect Areas of Tranquillity prized for their recreation or amenity value.
ENV12	Protection of Water Resources	Seen as part of contributing to, and enhancing, the natural and local environment. New and existing development should be prevented from contributing to or being put at	<b>Consistent.</b>	Useful to check latest information from EA and relevance of any SPD mentioned in the supporting text.

Policy	Policy Title	NPPF stance	Consistency with NPPF	Commentary
		unacceptable risk from, or being adversely affected by, unacceptable levels of water pollution.		
ENV13	Exposure to Poor Air Quality	Planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should be consistent with the air quality action plan.	<b>Generally consistent.</b>	Useful to check against any up to date air quality management strategy and to check whether zones and their widths are still relevant.
ENV14	Contaminated Land	Seen as part of contributing to, and enhancing, the natural and local environment. The remediation and mitigation of despoiled, derelict, contaminated and unstable land is seen as part of conserving and enhancing the natural environment. Where a site is affected by contamination, responsibility rests with the developer or landowner.	<b>Consistent.</b>	See also the EA's 'quick guide'.
ENV15	Renewable Energy	Core planning principle encourages the use of renewable resources e.g. by the development of renewable energy. Supporting the delivery of renewable and low carbon energy and associated infrastructure is seen as central to the three elements of sustainable development.	<b>Partly consistent. The NPPF requires positive promotion, including the identification of sites and support of community-led objectives, to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed</b>	This policy recognises that small scale schemes make a contribution, but does not go far enough in promotion of other schemes. The NPPF indicates applications should be approved if impacts are, or can be made, acceptable. Note that in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In those cases, very special circumstances will need to be demonstrated and this might include the wider environmental benefits associated with increased production of energy from renewable sources. For wind energy development, see the approach in the National Policy Statements for Energy Infrastructure and for Renewable Energy (including impacts on aviation).

Policy	Policy Title	NPPF stance	Consistency with NPPF	Commentary
			satisfactorily. Applications should be approved if impacts are, or can be made, acceptable.	
Chapter 6				
HI	Housing Development	Core planning principles are to objectively identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth; plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities; encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value; and actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable. LPAs should identify a five year supply of land for housing with an additional 5% buffer. If there is a record of persistent under delivery of housing, this buffer should increase to 20%. Developable sites or broad locations should be identified, a housing trajectory and implementation	<b>Not consistent. The NPPF requires an additional 5% or 20% beyond an identified five-year supply.</b>	The policy seeks the provision of housing supply to meet requirements over a five-year period, but the NPPF now requires an additional 5% or 20%. The policy only relates to the period 2000-2011 and therefore is out of date. Taking account of the emerging Local Plan, it might be useful to consider publishing a position statement or interim policy position or any up to date evidence ensuring an audit trail and any engagement with stakeholders as appropriate. Whilst the policy pre-dates the Garden Cities principles, in other respects follows the basic principles in the NPPF for the delivery of new housing. It is the supply of housing rather than the approach taken which does not accord with the NPPF.

Policy	Policy Title	NPPF stance	Consistency with NPPF	Commentary
		strategy should be set out together with an approach on density. The delivery of a wide choice of high quality homes, widen home ownership opportunities and the creation of sustainable, inclusive and mixed communities is key. Recognition that extensions to existing towns and villages that follow the principles of Garden Cities can sometimes be the best way of achieving new homes.		
H2	Reserve Housing Provision	See Policy H2 above. Policies for the supply of housing should not be considered up to date if the LPA cannot demonstrate a five-year supply of land. LPAs should identify and update annually a supply of specific deliverable sites to meet the five-year supply and buffer. 'Deliverable' means available now.	<b>Not consistent.</b>	See Policy H2 above. Policy is site specific and as such will form part of the Council's monitoring and updates on housing supply. The NPPF requires deliverable sites to be identified for five years and years 6 – 10 and where possible sites for years 11 – 15. The policy also refers to a SPD which should be reviewed.
H3	New Houses within Development Limits	In the Green Belt, limited infilling in villages is an exception to the construction of new buildings which is regarded as inappropriate development. In rural areas, LPAs, in exercising the duty to cooperate, should respond to local circumstances and needs.	<b>Generally consistent.</b>	The policy refers to windfall site and the criteria are generally in accordance with the thrust of the NPPF, although note that the NPPF does not refer to the efficient use of land, it instead refers to the <i>effective</i> use of land in relation to previously developed land (the definition has changed since the policy was written).
H4	Backland Development	The NPPF is silent on this specific issue, but note its stance on the development of residential gardens. Great importance is attached to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it	<b>Generally consistent, but note the NPPF's stance on the development of residential gardens and the need for development to be sustainable.</b>	Backland development often includes development on residential garden land which no longer falls within the definition of previously developed land. Given the importance given to design in the NPPF and the promotion of sustainable development, this policy generally accords with the thrust of the NPPF.

Policy	Policy Title	NPPF stance	Consistency with NPPF	Commentary
		functions.		
H5	Subdivision of Dwellings	The NPPF is silent.	<b>No implications.</b>	The NPPF is generally supportive of conversions, but note any implications for the supply of housing.
H6	Conversion of Rural Buildings to Residential Use	Core planning principle recognises the intrinsic character and beauty of the countryside and supporting thriving rural communities within it. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. New isolated homes should be avoided unless there are special circumstances including where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets or where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting. Empty housing and buildings should be brought back into residential use in line with local housing and empty homes strategies. In the Green Belt, the NPPF specifically refers to the re-use of buildings as being not inappropriate provided they preserve its openness and the purposes of including land within it.	<b>Partly consistent. The NPPF does not take a sequential approach to housing in the rural areas, and is generally more positive about conversions. The policy does not refer to enhancement of the vitality of rural communities. The policy may be justified based on local circumstances.</b>	Although this policy is positively worded, there is no sequential approach in the NPPF and the NPPF generally supports re-use of rural buildings. See Policy E5 above. The more stringent requirements of this policy need to be justified by local circumstances.
H7	Replacement Dwellings	Only reference in the NPPF is to the Green Belt. In the Green Belt, new buildings are inappropriate development, but an exception to this is the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.	<b>Partly consistent. Note in the Green Belt, the NPPF refers to size of the replacement.</b>	Whilst this policy is positively worded, note the NPPF in the Green Belt refers to size. However the general thrust of the policy and its requirements accord with the thrust of the NPPF as a whole.

Policy	Policy Title	NPPF stance	Consistency with NPPF	Commentary
H8	Home Extensions	Core planning principle is to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.	<b>Consistent.</b>	No comment.
H9	Affordable Housing	The NPPF encourages policies to be set for meeting an identified need on site unless off-site provision or a financial contribution can be robustly justified and the agreed approach contributes to the creation of mixed and balanced communities taking account of changing market conditions over time.	<b>Consistent with plan making requirements in the NPPF, but care should be exercised in using this policy and any target should be justified in the light of robust evidence.</b>	The policy seeks to negotiate 40% on allocated sites and windfalls. The supporting text refers to national policy now superseded by the NPPF. Review should be undertaken at an appropriate time given that the national minimum threshold has been removed. Evidence base for housing provision needs to be based on an up to date, objectively assessed needs. If off-site provision or financial contributions sought, consider the extent to which they contribute to the objective of creating mixed and balanced communities. Useful definition of affordable housing in NPPF glossary.
H10	Housing Mix	To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, a mix of housing should be planned for based on current and future demographic trends, market trends and the needs of different groups in the community as well as identifying the size, tenure and range required in particular locations.	<b>Consistent if this mix is still required based on local needs.</b>	Review should be undertaken at an appropriate time to ensure that the mix sought is still required.
H11	Affordable Housing on "Exception Sites"	LPAs, exercising the duty to cooperate with neighbouring authorities, should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. LPAs should consider whether allowing some market housing would facilitate	<b>Principle consistent, but the NPPF is generally more supportive than the policy.</b>	Useful definition of rural exception sites in the NPPF's glossary. The NPPF does not refer to the need to such sites to adjoin the settlement, or the need for a Registered Social Landlord, but these criteria may reflect local circumstances. In addition the NPPF asks whether allowing some market housing would facilitate significant additional affordable housing

Policy	Policy Title	NPPF stance	Consistency with NPPF	Commentary
		the provision of significant additional affordable housing to meet local needs.		to meet local needs whereas the policy requires a 100% affordable housing.
H12	Agricultural Workers' Dwellings	New isolated homes in the countryside should be avoided unless there are special circumstances such as the essential need for a rural worker to live permanently at or near their place of work in the countryside.	<b>Consistent.</b>	No comment.
H13	Removal of Agricultural Occupancy Conditions	The NPPF is silent on specific issue, but planning conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.	<b>No implications.</b>	See Policy H12 above.
Chapter 7				
LCI	Loss of Sports Fields and Recreational Facilities	Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including improving the conditions in which people live, work, travel and take leisure. Promoting healthy communities is a key element of sustainable development. Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services	<b>Consistent.</b>	The Council has commissioned, completed and published a Sport and Recreation Study (2012) which should be referred to. Study is available at <a href="http://www.uttlesford.gov.uk/main.cfm?type=PL_CSD#Open_Space_Sport_Facility_and_Playing_Pitch_Strategy">http://www.uttlesford.gov.uk/main.cfm?type=PL_CSD#Open_Space_Sport_Facility_and_Playing_Pitch_Strategy</a> .



Policy	Policy Title	NPPF stance	Consistency with NPPF	Commentary
		<p>to enhance the sustainability of communities and residential environments and guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Policies should be based on robust and up to date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area to determine what is required. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless an assessment clearly shows the open space, buildings or land to be surplus to requirements or the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location or it is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.</p>		
LC2	Access to Leisure and Cultural Facilities	<p>Plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider development schemes.</p>	<b>Consistent.</b>	Usefully defines inclusive design as designing the built environment, including buildings and their surrounding spaces, to ensure that they can be accessed and used by everyone.
LC3	Community Facilities	<p>In rural areas the retention and development of local services and community facilities, including local shops, meeting places, sports venues, cultural buildings, public houses and places of worship in villages is promoted.</p>	<b>Consistent.</b>	Whilst the policy refers to sites outside settlements, given the NPPF stance is to promote community facilities and this policy reflects local circumstances, it can be considered consistent.

Policy	Policy Title	NPPF stance	Consistency with NPPF	Commentary
LC4	Provision of Outdoor Sport and Recreational Facilities Beyond Development limits	See Policy LCI above.	<b>Consistent.</b>	Whilst the policy refers to sites outside settlements, given the NPPF stance is to promote community facilities and this policy reflects local circumstances, it can be considered consistent. Suitable recreational after use of minerals workings accords with objectives of the NPPF.
LC5	Hotels and Bed and Breakfast Accommodation	In rural areas sustainable rural tourism and leisure developments that benefit businesses, communities and visitors and which respect the character of the countryside should be supported. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres.	<b>Not consistent in that the NPPF supports tourism and leisure related development that benefits the rural areas and respects the character of the countryside.</b>	This policy is more restrictive than the NPPF outside development limits. See also Policy E5 on the re-use of rural buildings.
LC6	Land West of Little Walden Road Saffron Walden		<b>No implications.</b>	This policy is a site specific allocation for a community centre and playing fields. The principle of identifying such sites accords with the general trust of the NPPF.
Chapter 8				
RS1	Access to Retailing and Services	Plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider development schemes.	<b>Consistent.</b>	Usefully defines inclusive design as designing the built environment, including buildings and their surrounding spaces, to ensure that they can be accessed and used by everyone.
RS2	Town and Local Centres	Recognise town centres as the heart of the community and pursues policies to support their viability and vitality.	<b>Consistent with aims of NPPF.</b>	The NPPF seeks a network and hierarchy of centres to be identified in local plans as well as town centres and primary shopping areas and the allocation of suitable sites to meet the scale and type of development needed in town centres. The NPPF recognises the importance of residential development in town centres.

Policy	Policy Title	NPPF stance	Consistency with NPPF	Commentary
				Whilst some of the policy's language is outdated, its aims are consistent with the NPPF. The NPPF glossary defines town centres as also including local centres.
RS3	Retention of Retail and other Services in Rural Areas	In rural areas the retention and development of local services and community facilities, including local shops, meeting places, sports venues, cultural buildings, public houses and places of worship in villages is promoted.	<b>Consistent.</b>	No comment.
<b>Chapter 9</b>				
T1	Transport Improvements	The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel.	<b>No implications.</b>	This policy identifies specific transport schemes.
T2	Roadside Services and the new A120	Promotes sustainable transport. The primary function of roadside facilities for motorists should be to support the safety and welfare of the road user.	<b>Partly consistent.</b>	The policy is negatively worded and puts the onus on proving there is an 'over-riding need'. LPAs should work with neighbouring authorities and transport providers to develop strategies for viable infrastructure necessary to support sustainable development, including roadside facilities necessary to support the growth of airports.
T3	Car Parking Associated with Development at Stansted Airport	When planning for ports, airports and airfields that are not subject to a separate national policy statement, plans should take account of their growth and role in serving business, leisure, training and emergency service needs. Plans should take account of this Framework as well as the principles set out in the relevant national policy statements and the Government Framework for UK Aviation.	<b>No implications.</b>	In general, the NPPF encourages sustainable modes of transport and safe and suitable access to sites for all people. Aviation National Policy Statement not yet published, but Draft Aviation Policy Framework published on 12/07/12 for consultation which ends on 31/10/12.
T4	Telecommunications Equipment	Advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high	<b>Not consistent. Refer to NPPF.</b>	Mast sharing should be explored (criterion a). However, the need for the telecommunications system cannot be questioned and therefore

Policy	Policy Title	NPPF stance	Consistency with NPPF	Commentary
		<p>speed broadband technology and other communications networks plays a vital role in enhancing the provision of local community facilities and services. LPAs must determine applications on planning grounds. They should not seek to prevent competition between different operators, question the need for the telecommunications system, or determine health safeguards if the proposal meets International Commission guidelines for public exposure.</p>		<p>criterion b) is not consistent. The NPPF is silent about impact (criterion c) although it does state that equipment should be sympathetically designed and camouflaged where appropriate. In addition the need for telecommunications infrastructure not to cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest is not identified or to ensure that new buildings or other structures do not interfere with broadcast and telecommunications services.</p>
Selected Areas				
Chesterford Park Local Policy I	(Development Zone identified for research and development purposes)	<p>Core planning principle is to proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities. LPAs should plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries.</p>	<b>Principle consistent.</b>	<p>This policy is a site specific allocation. To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century. This includes identifying strategic sites for local and inward investment to match the District's economic vision and strategy and to meet anticipated needs over the plan period. The identification of such sites accords with the general thrust of the NPPF.</p>

Policy	Policy Title	NPPF stance	Consistency with NPPF	Commentary
Elsenham Local Policy 1	(Gold Enterprise Zone and Old Mead Road identified as key employment areas)	See Policies E1 and E2 above.	<b>Principle consistent.</b>	The policy plans positively for economic growth and employment opportunities by identifying sites for employment and so its overall aim is consistent with the NPPF. See Policies E1 and E2 above. Useful to have up to date review of land allocations.
Great Chesterford Local Policy 1	Safeguarding Of Existing Employment Area	See Policies E1 and E2 above.	<b>Consistent.</b>	The policy plans positively for economic growth and employment opportunities by identifying a site for employment and so its overall aim is consistent with the NPPF. See Policies E1 and E2 above. The Employment Land Review published in 2011 should be referred to. It is available at <a href="http://www.uttlesford.gov.uk/main.cfm?type=PL_CSD#Employment_Land_Study">http://www.uttlesford.gov.uk/main.cfm?type=PL_CSD#Employment_Land_Study</a> .
Great Chesterford Local Policy 2	London Road Employment Site	See Policies E1 and E2 above.	<b>Principle consistent.</b>	The policy plans positively for economic growth and employment opportunities by identifying a site for employment and so its overall aim is consistent with the NPPF. See Policies E1 and E2 above. The Employment Land Review published in 2011 should be referred to. It is available at <a href="http://www.uttlesford.gov.uk/main.cfm?type=PL_CSD#Employment_Land_Study">http://www.uttlesford.gov.uk/main.cfm?type=PL_CSD#Employment_Land_Study</a>
GD1	(Great Dunmow) Town Centre	Policy should be positive, promoting competitive town centre environments. See Policy RS2 above.	<b>Principle consistent, but policy should be based on local circumstances.</b>	The NPPF recognises town centres as the heart of communities and encourages policies which support vitality and viability.
GD2	Land to the Rear of 37 – 75 High Street	Ensures the vitality of town centres by, amongst other things, allocating a range of sites to meet the scale and type of mixed development needed in town centres as well as recognising that residential development has an important role to play.	<b>Principle consistent.</b>	Site specific allocation for mixed use. NPPF encourages an assessment of the need to expand town centres to ensure a sufficient supply of suitable sites for retail, leisure, office and other main town centre uses and is supportive of mixed use.

<b>Policy</b>	<b>Policy Title</b>	<b>NPPF stance</b>	<b>Consistency with NPPF</b>	<b>Commentary</b>
GD3	White Street Car Park Extension	Quality of parking in town centres should be improved so that it is convenient, safe and secure, including appropriate provision for motorcycles.	<b>Principle consistent.</b>	No comment.
GD4	Residential Development within Great Dunmow's Built Up Area	Residential development can play an important role in ensuring the vitality of town centres.	<b>Principle consistent.</b>	Site specific allocations for new housing. Should be reviewed in the light of any up to date housing strategy.
GD5	Woodlands Park		<b>Principle consistent.</b>	Site specific allocation for housing and associated uses. Should be reviewed in the light of any up to date housing strategy.
GD6	Great Dunmow Business Park	Important to have a sufficient supply of sites for town centre associated uses. Edge of centre sites should be allocated if they are well connected to the town centre and where suitable and viable town centre sites are not available.	<b>Principle consistent.</b>	Site specific allocation for business park. The Employment Land Review published in 2011 should be referred to. It is available at <a href="http://www.uttlesford.gov.uk/main.cfm?type=PL_CSD#Employment_Land_Study">http://www.uttlesford.gov.uk/main.cfm?type=PL_CSD#Employment_Land_Study</a>
GD7	Safeguarding of Existing Employment Areas	See Policies E1 and E2 above.	<b>Consistent.</b>	The policy plans positively for economic growth and employment opportunities by identifying sites for employment and so its overall aim is consistent with the NPPF. See Policies E1 and E2 above. The Employment Land Review published in 2011 should be referred to. It is available at <a href="http://www.uttlesford.gov.uk/main.cfm?type=PL_CSD#Employment_Land_Study">http://www.uttlesford.gov.uk/main.cfm?type=PL_CSD#Employment_Land_Study</a>
GD8	Civic Amenity Site and Depot	NPPF is silent.	<b>No implications.</b>	Although NPPF is silent, accords with general aims of sustainable development.
Oakwood Park Local Policy I	(Felsted Sugar Beet Works)		<b>Principle consistent.</b>	Site specific allocation for housing and associated uses. Should be reviewed in the light of any up to date housing strategy.
SW1	(Saffron Walden) Town Centre	See Policy GD1 above.	<b>Principle consistent, but policy should be based on local</b>	See Policy GD1 above.

Policy	Policy Title	NPPF stance	Consistency with NPPF	Commentary
			<b>circumstances.</b>	
SW2	Residential Development within Saffron Walden's Built Up Area	Residential development can play an important role in ensuring the vitality of town centres.	<b>Principle consistent.</b>	Site specific allocation for housing. Should be reviewed in the light of any up to date housing strategy.
SW3	Land South of Ashdon Road		<b>Principle consistent.</b>	Site specific allocation for housing. Should be reviewed in the light of any up to date housing strategy.
SW4	Land adjoining the Saffron Business Centre		<b>Principle consistent.</b>	The policy plans positively for economic growth and employment opportunities by identifying a site for employment and so its overall aim is consistent with the NPPF. See Policies E1 and E2 above. The Employment Land Review published in 2011 should be referred to. It is available at <a href="http://www.uttlesford.gov.uk/main.cfm?type=PL_CSD#Employment_Land_Study">http://www.uttlesford.gov.uk/main.cfm?type=PL_CSD#Employment_Land_Study</a>
SW5	Thaxted Road Employment Site		<b>Principle consistent.</b>	The policy plans positively for economic growth and employment opportunities by identifying a site for employment and so its overall aim is consistent with the NPPF. See Policies E1 and E2 above. The Employment Land Review published in 2011 should be referred to. It is available at <a href="http://www.uttlesford.gov.uk/main.cfm?type=PL_CSD#Employment_Land_Study">http://www.uttlesford.gov.uk/main.cfm?type=PL_CSD#Employment_Land_Study</a>
SW6	Safeguarding of Existing Employment Areas	See Policies E1 and E2 above.	<b>Consistent.</b>	See Policies E1 and E2 above.
SW7	Land West of Little Walden Road	In general health, social and cultural wellbeing for all should be improved and sufficient community and cultural facilities and services to meet local needs should be delivered. Plan positively for the provision and use of shared space and community facilities, including	<b>Principle consistent.</b>	Site specific allocation for community centre, playing fields and affordable housing. Supporting text refers to PPG25 now superseded by the NPPF.

Policy	Policy Title	NPPF stance	Consistency with NPPF	Commentary
		allocation of sites in town centres.		
AIR1	Development in the Terminal Support Area	Silent on detailed masterplanning issues.	<b>No implications.</b>	See relevant national policy statements and the Government Framework for UK Aviation (Draft published 12/07/12 for consultation which ends on 31/10/12).
AIR2	Cargo Handling/Aircraft Maintenance Area		<b>No implications.</b>	See Policy AIR1 above.
AIR3	Development in the Southern Ancillary Area		<b>No implications.</b>	See Policy AIR1 above.
AIR4	Development in the Northern Ancillary Area		<b>No implications.</b>	See Policy AIR1 above.
AIR5	The Long Term Car Park		<b>No implications.</b>	See Policy AIR1 above.
AIR6	Strategic Landscape Areas		<b>No implications.</b>	See Policy AIR1 above.
AIR7	Public Safety Zones		<b>No implications.</b>	See Policy AIR1 above.
SM1	(Stansted Mountfitchet) Local Centres	NPPF supports definition of a network and hierarchy of centres that is resilient to anticipated future economic changes.	<b>Principle consistent, but policy should be based on local circumstances.</b>	See Policy GDI above.
SM2	Residential Development within Stansted's Mountfitchet's Built Up Area	Residential development can play an important role in ensuring the vitality of town centres.	<b>Principle consistent.</b>	Site specific allocation for housing. Should be reviewed in the light of any up to date housing strategy.
SM3	Site on corner of Lower Street and Church Road	Mixed use is generally supported.	<b>Principle consistent.</b>	Site specific allocation for mixed use. Should be reviewed in the light of any up to date strategies.
SM4/BIR1	Rochford Nurseries		<b>Principle consistent.</b>	Site specific allocation for housing and associated uses. Should be reviewed in the light of any up to date housing strategy.



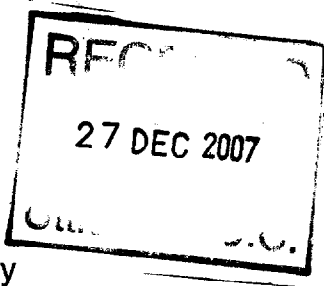
Policy	Policy Title	NPPF stance	Consistency with NPPF	Commentary
SM5	Parsonage Farm	Supports the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings. Development must preserve the openness of the Green Belt and not conflict with the purposes of including land within it. The re-use of buildings is not inappropriate provided the buildings are of permanent and substantial construction.	<b>No implications provided consistent with Green Belt policy.</b>	Site specific allocation. Check for consistency with Green Belt policy.
Start Hill Local Policy 1		See Policies E1 and E2 above.	<b>Principle consistent.</b>	The policy plans positively for economic growth and employment opportunities by identifying a site for employment and so its overall aim is consistent with the NPPF. See Policies E1 and E2 above. The Employment Land Review published in 2011 should be referred to. It is available at <a href="http://www.uttlesford.gov.uk/main.cfm?type=PL_CSD#Employment_Land_Study">http://www.uttlesford.gov.uk/main.cfm?type=PL_CSD#Employment_Land_Study</a>
Takeley Local Policy 1	Land West of Hawthorn Close			Not saved.
Takeley Local Policy 2	Land Off St Valery			Not saved.
Takeley/ Little Canfield Local Policy 3	Priors Green		<b>Principle consistent.</b>	Site specific allocation for housing and associated uses. Should be reviewed in the light of any up to date housing strategy.
Takeley Local Policy 4	The Mobile Home Park	Mix of housing based on the needs of different groups in the community. Size, type, tenure and range of housing required in particular locations should be identified. In addition the intrinsic character and beauty of the	<b>Principle consistent.</b>	No comment.

Policy	Policy Title	NPPF stance	Consistency with NPPF	Commentary
		countryside should be recognised.		
Takeley Local Policy 5	Safeguarding of Existing Employment Area in Parsonage Road	See Policies E1 and E2 above.	<b>Consistent.</b>	Identifies site specific key employment area. See Policies E1 and E2 above.
Thaxted Local Policy 1	Local Centre	NPPF supports definition of a network and hierarchy of centres that is resilient to anticipated future economic changes.	<b>Principle consistent, but policy should be based on local circumstances.</b>	See Policy GD1 above.
Thaxted Local Policy 2	Land Adjacent to Sampford Road	Silent about homeworking units, but seeks to proactively drive and support sustainable economic development to deliver homes, business and industrial units and supports the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings.	<b>Principle consistent.</b>	Site specific allocation. Should be reviewed in the light of any up to date strategies.
Thaxted Local Policy 3	Safeguarding of Employment Areas	See Policies E1 and E2 above.	<b>Consistent.</b>	Identifies two key employment areas. See Policies E1 and E2 above. The Employment Land Review published in 2011 should be referred to. It is available at <a href="http://www.uttlesford.gov.uk/main.cfm?type=PL_CSD#Employment_Land_Study">http://www.uttlesford.gov.uk/main.cfm?type=PL_CSD#Employment_Land_Study</a>

# GO-East

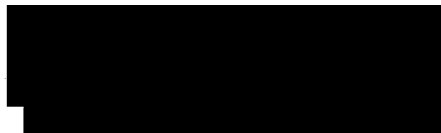


GOVERNMENT OFFICE  
FOR THE EAST OF ENGLAND



Melanie Jones  
Principal Planning Officer  
Planning and Housing Strategy  
Uttlesford District Council  
Council Offices  
London Road  
Saffron Walden  
Essex  
CB11 4ER

**Alex Plant**  
**Development & Infrastructure**  
Eastbrook  
Shaftesbury Road  
Cambridge  
CB2 8DF



Website: <http://www.goeast.gov.uk>

21 December 2007

Dear Melanie

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE PLANNING AND COMPULSORY PURCHASE ACT 2004 POLICIES CONTAINED IN THE UTTLESFORD DISTRICT COUNCIL LOCAL PLAN 2005**

I am writing with reference to your application of July 2007 applying for a direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in the Uttlesford District Local Plan.

The Secretary of State's Direction (Schedule 1) is attached. Those policies not listed in the Direction will expire on 18 January 2008.

The Secretary of State's assessment of whether saved policies should be extended is based upon the criteria set out in Planning Policy Statement 12 and the Department for Communities and Local Government Protocol on saving policies. The Secretary of State's decisions have the effect of saving three policies that your authority requested should not be extended. For clarity, where this circumstance applies the Secretary of State's reasons are set out in the table at the end of this letter.

The extension of saved policies listed in this Direction does not indicate that the Secretary of State would endorse these policies if presented to her as new policy. It is intended to ensure continuity in the plan-led system and a stable planning framework locally, and in particular, a continual supply of land for development.

Local planning authorities should not suppose that a regulatory local plan style approach will be supported in forthcoming Development Plan Documents.

Authorities should adopt a positive spatial strategy-led approach to DPD preparation and not seek to reintroduce the numerous policies of many local plans.

The exercise of extending saved policies is not an opportunity to delay DPD preparation. Local planning authorities should make good progress with local development frameworks according to the timetables in their local development schemes. Policies have been extended in the expectation that they will be replaced promptly and by fewer policies in DPDs. Maximum use should be made of national and regional policy.

Following 18 January 2008 the extended policies should be read in context. Where policies were adopted some time ago, it is likely that material considerations, in particular the emergence of new national and regional policy and also new evidence, will be afforded considerable weight in decisions. In particular, we would draw your attention to the importance of reflecting policy in Planning Policy Statement 3: *Housing* and the results of Strategic Housing Land Availability Assessments in relevant decisions.

Policy Ref	Extended	Reason
T1 – Transport Improvements	√	Elements of this transport policy have not been implemented
SM2 – Residential Development with Stansted Mountfichet Built Up Area	√	Elements of this site allocation policy are not implemented.
SM3 – Site on the corner of Lower Street and Church Rd, Stansted Mountfichet	√	This site allocation is not implemented. It is more appropriate to test re-allocation of this site as part of the Local Development Framework process.

Signed by the authority of the  
Secretary of State



**Alex Plant**  
Deputy Regional Director of Development & Infrastructure  
Government Office for the East of England  
21 December 2007



INVESTOR IN PEOPLE

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE  
PLANNING AND COMPULSORY PURCHASE ACT 2004  
POLICIES CONTAINED IN UTTLESFORD DISTRICT COUNCIL LOCAL  
PLAN 2005**

The Secretary of State for Communities and Local Government in the exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Act 2004 directs that for the purposes of the policies specified in Schedule 1 to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Signed by the authority of the  
Secretary of State



Alex Plant  
Deputy Regional Director Development & Infrastructure  
Government Office for the East of England  
21 December 2007

## SCHEDULE 1

### POLICIES CONTAINED IN UTTLESFORD DISTRICT COUNCIL LOCAL

#### PLAN 2005

Policy Ref.	Policy Subject
<b>S1</b>	<b>Settlement Boundaries for the Main Urban Areas</b>
<b>S2</b>	<b>Settlement boundaries for Oakwood Park, Little Dunmow and Priors Green, Takeley</b>
<b>S3</b>	<b>Other Settlement Boundaries</b>
<b>S4</b>	<b>Stansted Airport Boundary</b>
<b>S5</b>	<b>Chesterford Park Boundary</b>
<b>S6</b>	<b>Metropolitan Green Belt</b>
<b>S7</b>	<b>The Countryside</b>
<b>S8</b>	<b>The Countryside Protection Zone</b>
<b>GEN1</b>	<b>Access</b>
<b>GEN2</b>	<b>Design</b>
<b>GEN 3</b>	<b>Flood Protection</b>
<b>GEN4</b>	<b>Good Neighbourliness</b>
<b>GEN5</b>	<b>Light Pollution</b>
<b>GEN6</b>	<b>Infrastructure Provision to Support Development</b>
<b>GEN7</b>	<b>Nature Conservation</b>
<b>GEN8</b>	<b>Vehicle Parking Standards</b>
<b>E1</b>	<b>Distribution of Employment Land</b>
<b>E2</b>	<b>Safeguarding Employment Land</b>
<b>E3</b>	<b>Access to Workplaces</b>
<b>E4</b>	<b>Farm diversification: alternative use of Farmland</b>
<b>E5</b>	<b>Re-use of Rural Buildings</b>
<b>ENV1</b>	<b>Design of development within Conservation Areas</b>
<b>ENV2</b>	<b>Development affecting Listed Buildings</b>
<b>ENV3</b>	<b>Open spaces and trees</b>
<b>ENV4</b>	<b>Ancient Monuments and Sites of Archaeological Importance</b>
<b>ENV5</b>	<b>Protection of Agricultural Land</b>
<b>ENV6</b>	<b>Change of use of agricultural land to domestic garden</b>
<b>ENV7</b>	<b>The protection of the natural environment designated sites</b>
<b>ENV8</b>	<b>Other landscape elements of importance for nature conservation</b>
<b>ENV9</b>	<b>Historic Landscape</b>
<b>ENV10</b>	<b>Noise sensitive development and disturbance from aircraft</b>
<b>ENV11</b>	<b>Noise generators</b>
<b>ENV12</b>	<b>Groundwater Protection</b>
<b>ENV13</b>	<b>Exposure to poor air quality</b>
<b>ENV14</b>	<b>Contaminated Land</b>
<b>ENV15</b>	<b>Renewable Energy</b>
<b>H1</b>	<b>Housing</b>

<b>H2</b>	<b>Reserve Housing Provision</b>
<b>H3</b>	<b>Infilling with new houses</b>
<b>H4</b>	<b>Backland Development</b>
<b>H5</b>	<b>Subdivision of Dwellings</b>
<b>H6</b>	<b>Conversion of rural buildings to residential use</b>
<b>H7</b>	<b>Replacement Dwellings</b>
<b>H8</b>	<b>Home Extensions</b>
<b>H9</b>	<b>Affordable Housing</b>
<b>H10</b>	<b>Housing Mix</b>
<b>H11</b>	<b>Affordable Housing on Exception Sites</b>
<b>H12</b>	<b>Agricultural workers' dwellings</b>
<b>H13</b>	<b>Removal of agricultural occupancy conditions</b>
<b>LC1</b>	<b>Loss of sports fields and recreational facilities</b>
<b>LC2</b>	<b>Access to Leisure and Cultural Facilities</b>
<b>LC3</b>	<b>Community facilities</b>
<b>LC4</b>	<b>Provision of outdoor sport and recreational facilities beyond settlement boundaries</b>
<b>LC5</b>	<b>Hotels and Bed and Breakfast accommodation</b>
<b>LC6</b>	<b>Land west of Little Walden Road, Saffron Walden</b>
<b>RS1</b>	<b>Access to Retailing and Services</b>
<b>RS2</b>	<b>Town and local centres</b>
<b>RS3</b>	<b>Retention of retail and other services in rural areas</b>
<b>T1</b>	<b>Transport Improvements</b>
<b>T2</b>	<b>Roadside Services and the new A120</b>
<b>T3</b>	<b>Car parking associated with development at Stansted Airport</b>
<b>T4</b>	<b>Telecommunications Equipment</b>
<b>Chesterford Park Local Policy 1</b>	<b>Identifies land for R&amp;D employment development at Chesterford Park</b>
<b>Elsenham Local Policy 1</b>	<b>Identifies Key Employment Areas in Elsenham</b>
<b>Great Chesterford Local Policy 1</b>	<b>Identifies key employment area at Great Chesterford</b>
<b>Great Chesterford Local Policy 2</b>	<b>Identifies an employment site at London Road, Great Chesterford</b>
<b>GD1</b>	<b>Development within Great Dunmow town centre</b>
<b>GD2</b>	<b>Land to the rear of 37-75 High Street, Great Dunmow – Site identified for a mixed use development including 50 new homes</b>
<b>GD3</b>	<b>Car park extension White Street, Great Dunmow</b>
<b>GD4</b>	<b>Residential development within Great Dunmow's Built Up Area</b>
<b>GD5</b>	<b>Woodlands Park – Identifies a site for 1253 new homes</b>
<b>GD6</b>	<b>Great Dunmow Business Park</b>
<b>GD7</b>	<b>Safeguarding of Existing Employment Areas</b>

<b>GD8</b>	<b>Civic Amenity Site and Depot</b>
<b>Oakwood Park Local Policy 1</b>	<b>Identifies a site for 810 new homes</b>
<b>SW1</b>	<b>Saffron Walden Town Centre</b>
<b>SW2</b>	<b>Residential Development within Saffron Walden's Built up Area</b>
<b>SW3</b>	<b>Land south of Ashdon Road, Saffron Walden – identifies a site for up to 150 new homes including a reserve element</b>
<b>SW4</b>	<b>Land adjoining the Saffron Business Centre, Saffron Walden</b>
<b>SW5</b>	<b>Thaxted Road Employment Site, Saffron Walden</b>
<b>SW6</b>	<b>Safeguarding of existing employment areas, Saffron Walden</b>
<b>SW7</b>	<b>Land west of Little Walden Road, Saffron Walden – identifies site for playing fields, community centre and affordable homes</b>
<b>AIR1</b>	<b>Development in the terminal support area</b>
<b>AIR2</b>	<b>Cargo handling/aircraft maintenance area</b>
<b>AIR3</b>	<b>Development in the Southern Ancillary Area</b>
<b>AIR4</b>	<b>Development in the northern ancillary area</b>
<b>AIR5</b>	<b>The long term car park</b>
<b>AIR6</b>	<b>Strategic Landscape Areas</b>
<b>AIR7</b>	<b>Public Safety Zones</b>
<b>SM1</b>	<b>Local Centres, Stansted Mountfitchet</b>
<b>SM2</b>	<b>Residential Development within Stansted Mountfitchet's Built Up Area</b>
<b>SM3</b>	<b>Site on the corner of Lower Street and Church Road, Stansted Mountfitchet</b>
<b>SM4/BIR1</b>	<b>Rochford Nurseries – identifies land for 720 new homes</b>
<b>SM5</b>	<b>Parsonage Farm – Redevelopment of Existing Buildings for Class B1 Purposes</b>
<b>Start Hill Local Policy 1</b>	<b>Identifies Land for Employment Site at Start Hill</b>
<b>Takeley/Little Canfield Local Policy 3</b>	<b>Priors Green identifies a site for 815 new homes</b>
<b>Takeley Local Policy 4</b>	<b>The Mobile Home Park</b>
<b>Takeley Local Policy 5</b>	<b>Safeguarding of Existing Employment Area in Parsonage Road</b>
<b>Thaxted Local Policy 1</b>	<b>Local Centre – Thaxted</b>
<b>Thaxted Local Policy 2</b>	<b>Land Adjacent to Sampford Road, Thaxted – Proposed for Home Working Units</b>
<b>Thaxted Local Policy 3</b>	<b>Safeguarding of Employment Areas</b>





Ministry of Housing,  
Communities &  
Local Government

# National Planning Policy Framework



© Crown copyright 2021

This publication is licensed under the terms of the Open Government Licence v3.0 except where otherwise stated. To view this licence, visit [nationalarchives.gov.uk/doc/open-government-licence/version/3](http://nationalarchives.gov.uk/doc/open-government-licence/version/3)

Where we have identified any third party copyright information you will need to obtain permission from the copyright holders concerned.

This publication is available at [www.gov.uk/government/publications](http://www.gov.uk/government/publications)

Any enquiries regarding this publication should be sent to us at

Ministry of Housing, Communities and Local Government,  
Fry Building, 2 Marsham Street, London, SW1P 4DF

or complete the form at <http://forms.communities.gov.uk/>

# Contents

<b>1. Introduction</b>	<b>4</b>
<b>2. Achieving sustainable development</b>	<b>5</b>
<b>3. Plan-making</b>	<b>8</b>
<b>4. Decision-making</b>	<b>13</b>
<b>5. Delivering a sufficient supply of homes</b>	<b>17</b>
<b>6. Building a strong, competitive economy</b>	<b>23</b>
<b>7. Ensuring the vitality of town centres</b>	<b>25</b>
<b>8. Promoting healthy and safe communities</b>	<b>27</b>
<b>9. Promoting sustainable transport</b>	<b>30</b>
<b>10. Supporting high quality communications</b>	<b>33</b>
<b>11. Making effective use of land</b>	<b>35</b>
<b>12. Achieving well-designed places</b>	<b>38</b>
<b>13. Protecting Green Belt land</b>	<b>41</b>
<b>14. Meeting the challenge of climate change, flooding and coastal change</b>	<b>45</b>
<b>15. Conserving and enhancing the natural environment</b>	<b>50</b>
<b>16. Conserving and enhancing the historic environment</b>	<b>55</b>
<b>17. Facilitating the sustainable use of minerals</b>	<b>59</b>
<b>Annex 1: Implementation</b>	<b>63</b>
<b>Annex 2: Glossary</b>	<b>65</b>
<b>Annex 3: Flood risk vulnerability classification</b>	<b>75</b>

# 1. Introduction

1. The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied<sup>1</sup>. It provides a framework within which locally-prepared plans for housing and other development can be produced.
2. Planning law requires that applications for planning permission be determined in accordance with the development plan<sup>2</sup>, unless material considerations indicate otherwise<sup>3</sup>. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.
3. The Framework should be read as a whole (including its footnotes and annexes). General references to planning policies in the Framework should be applied in a way that is appropriate to the type of plan being produced, taking into account policy on plan-making in chapter 3.
4. The Framework should be read in conjunction with the Government's planning policy for traveller sites, and its planning policy for waste. When preparing plans or making decisions on applications for these types of development, regard should also be had to the policies in this Framework, where relevant.
5. The Framework does not contain specific policies for nationally significant infrastructure projects. These are determined in accordance with the decision-making framework in the Planning Act 2008 (as amended) and relevant national policy statements for major infrastructure, as well as any other matters that are relevant (which may include the National Planning Policy Framework). National policy statements form part of the overall framework of national planning policy, and may be a material consideration in preparing plans and making decisions on planning applications.
6. Other statements of government policy may be material when preparing plans or deciding applications, such as relevant Written Ministerial Statements and endorsed recommendations of the National Infrastructure Commission.

---

<sup>1</sup> This document replaces the previous version of the National Planning Policy Framework published in February 2019.

<sup>2</sup> This includes local and neighbourhood plans that have been brought into force and any spatial development strategies produced by combined authorities or elected Mayors (see Glossary).

<sup>3</sup> Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990.

## 2. Achieving sustainable development

7. The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs<sup>4</sup>. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection<sup>5</sup>.
8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
  - a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
  - b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
  - c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
9. These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.
10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development** (paragraph 11).

---

<sup>4</sup> Resolution 42/187 of the United Nations General Assembly.

<sup>5</sup> Transforming our World: the 2030 Agenda for Sustainable Development.

# The presumption in favour of sustainable development

11. Plans and decisions should apply a presumption in favour of sustainable development.

For **plan-making** this means that:

- a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas<sup>6</sup>, unless:
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area<sup>7</sup>; or
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For **decision-taking** this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date<sup>8</sup>, granting permission unless:
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed<sup>7</sup>; or
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

---

<sup>6</sup> As established through statements of common ground (see paragraph 27).

<sup>7</sup> The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 180) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 67); and areas at risk of flooding or coastal change.

<sup>8</sup> This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.

12. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.
13. The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.
14. In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply<sup>9</sup>:
  - a) the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;
  - b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement;
  - c) the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 74); and
  - d) the local planning authority's housing delivery was at least 45% of that required<sup>10</sup> over the previous three years.

---

<sup>9</sup> Transitional arrangements are set out in Annex 1.

<sup>10</sup> Assessed against the Housing Delivery Test, from November 2018 onwards.

### 3. Plan-making

15. The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.
16. Plans should:
  - a) be prepared with the objective of contributing to the achievement of sustainable development<sup>11</sup>;
  - b) be prepared positively, in a way that is aspirational but deliverable;
  - c) be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;
  - d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;
  - e) be accessible through the use of digital tools to assist public involvement and policy presentation; and
  - f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).

#### The plan-making framework

17. The development plan must include strategic policies to address each local planning authority's priorities for the development and use of land in its area<sup>12</sup>. These strategic policies can be produced in different ways, depending on the issues and opportunities facing each area. They can be contained in:
  - a) joint or individual local plans, produced by authorities working together or independently (and which may also contain non-strategic policies); and/or
  - b) a spatial development strategy produced by an elected Mayor or combined authority, where plan-making powers have been conferred.
18. Policies to address non-strategic matters should be included in local plans that contain both strategic and non-strategic policies, and/or in local or neighbourhood plans that contain just non-strategic policies.
19. The development plan for an area comprises the combination of strategic and non-strategic policies which are in force at a particular time.

---

<sup>11</sup> This is a legal requirement of local planning authorities exercising their plan-making functions (section 39(2) of the Planning and Compulsory Purchase Act 2004).

<sup>12</sup> Section 19(1B-1E) of the Planning and Compulsory Purchase Act 2004.



## Strategic policies

20. Strategic policies should set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision<sup>13</sup> for:
  - a) housing (including affordable housing), employment, retail, leisure and other commercial development;
  - b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
  - c) community facilities (such as health, education and cultural infrastructure); and
  - d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.
21. Plans should make explicit which policies are strategic policies<sup>14</sup>. These should be limited to those necessary to address the strategic priorities of the area (and any relevant cross-boundary issues), to provide a clear starting point for any non-strategic policies that are needed. Strategic policies should not extend to detailed matters that are more appropriately dealt with through neighbourhood plans or other non-strategic policies.
22. Strategic policies should look ahead over a minimum 15 year period from adoption<sup>15</sup>, to anticipate and respond to long-term requirements and opportunities, such as those arising from major improvements in infrastructure. Where larger scale developments such as new settlements or significant extensions to existing villages and towns form part of the strategy for the area, policies should be set within a vision that looks further ahead (at least 30 years), to take into account the likely timescale for delivery.<sup>16</sup>
23. Broad locations for development should be indicated on a key diagram, and land-use designations and allocations identified on a policies map. Strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period, in line with the presumption in favour of sustainable development. This should include planning for and allocating sufficient sites to deliver the strategic priorities of the area (except insofar as these needs can be demonstrated to be met more appropriately through other mechanisms, such as brownfield registers or non-strategic policies)<sup>17</sup>.

---

<sup>13</sup> In line with the presumption in favour of sustainable development.

<sup>14</sup> Where a single local plan is prepared the non-strategic policies should be clearly distinguished from the strategic policies.

<sup>15</sup> Except in relation to town centre development, as set out in chapter 7.

<sup>16</sup> Transitional arrangements are set out in Annex 1.

<sup>17</sup> For spatial development strategies, allocations, land use designations and a policies map are needed only where the power to make allocations has been conferred.

## Maintaining effective cooperation

24. Local planning authorities and county councils (in two-tier areas) are under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries.
25. Strategic policy-making authorities should collaborate to identify the relevant strategic matters which they need to address in their plans. They should also engage with their local communities and relevant bodies including Local Enterprise Partnerships, Local Nature Partnerships, the Marine Management Organisation, county councils, infrastructure providers, elected Mayors and combined authorities (in cases where Mayors or combined authorities do not have plan-making powers).
26. Effective and on-going joint working between strategic policy-making authorities and relevant bodies is integral to the production of a positively prepared and justified strategy. In particular, joint working should help to determine where additional infrastructure is necessary, and whether development needs that cannot be met wholly within a particular plan area could be met elsewhere.
27. In order to demonstrate effective and on-going joint working, strategic policy-making authorities should prepare and maintain one or more statements of common ground, documenting the cross-boundary matters being addressed and progress in cooperating to address these. These should be produced using the approach set out in national planning guidance, and be made publicly available throughout the plan-making process to provide transparency.

## Non-strategic policies

28. Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.
29. Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies<sup>18</sup>.
30. Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.

---

<sup>18</sup> Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.

## Preparing and reviewing plans

31. The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals.
32. Local plans and spatial development strategies should be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements<sup>19</sup>. This should demonstrate how the plan has addressed relevant economic, social and environmental objectives (including opportunities for net gains). Significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where significant adverse impacts are unavoidable, suitable mitigation measures should be proposed (or, where this is not possible, compensatory measures should be considered).
33. Policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary<sup>20</sup>. Reviews should be completed no later than five years from the adoption date of a plan, and should take into account changing circumstances affecting the area, or any relevant changes in national policy. Relevant strategic policies will need updating at least once every five years if their applicable local housing need figure has changed significantly; and they are likely to require earlier review if local housing need is expected to change significantly in the near future.

## Development contributions

34. Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan.

## Examining plans

35. Local plans and spatial development strategies are examined to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are sound. Plans are 'sound' if they are:

---

<sup>19</sup> The reference to relevant legal requirements refers to Strategic Environmental Assessment. Neighbourhood plans may require Strategic Environmental Assessment, but only where there are potentially significant environmental effects.

<sup>20</sup> Reviews at least every five years are a legal requirement for all local plans (Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012).

- a) **Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs<sup>21</sup>; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
  - b) **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
  - c) **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
  - d) **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.
36. These tests of soundness will be applied to non-strategic policies<sup>22</sup> in a proportionate way, taking into account the extent to which they are consistent with relevant strategic policies for the area.
37. Neighbourhood plans must meet certain ‘basic conditions’ and other legal requirements<sup>23</sup> before they can come into force. These are tested through an independent examination before the neighbourhood plan may proceed to referendum.

---

<sup>21</sup> Where this relates to housing, such needs should be assessed using a clear and justified method, as set out in paragraph 60 of this Framework.

<sup>22</sup> Where these are contained in a local plan.

<sup>23</sup> As set out in paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended).

## 4. Decision-making

38. Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

### Pre-application engagement and front-loading

39. Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.
40. Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.
41. The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.
42. The participation of other consenting bodies in pre-application discussions should enable early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle, even where other consents relating to how a development is built or operated are needed at a later stage. Wherever possible, parallel processing of other consents should be encouraged to help speed up the process and resolve any issues as early as possible.
43. The right information is crucial to good decision-making, particularly where formal assessments are required (such as Environmental Impact Assessment, Habitats Regulations assessment and flood risk assessment). To avoid delay, applicants should discuss what information is needed with the local planning authority and expert bodies as early as possible.
44. Local planning authorities should publish a list of their information requirements for applications for planning permission. These requirements should be kept to the minimum needed to make decisions, and should be reviewed at least every two

years. Local planning authorities should only request supporting information that is relevant, necessary and material to the application in question.

45. Local planning authorities should consult the appropriate bodies when considering applications for the siting of, or changes to, major hazard sites, installations or pipelines, or for development around them.
46. Applicants and local planning authorities should consider the potential for voluntary planning performance agreements, where this might achieve a faster and more effective application process. Planning performance agreements are likely to be needed for applications that are particularly large or complex to determine.

## Determining applications

47. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.
48. Local planning authorities may give weight to relevant policies in emerging plans according to:
  - a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
  - b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
  - c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)<sup>24</sup>.
49. However, in the context of the Framework – and in particular the presumption in favour of sustainable development – arguments that an application is premature are unlikely to justify a refusal of planning permission other than in the limited circumstances where both:
  - a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging plan; and
  - b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.

---

<sup>24</sup> During the transitional period for emerging plans submitted for examination (set out in paragraph 220), consistency should be tested against the original Framework published in March 2012.

50. Refusal of planning permission on grounds of prematurity will seldom be justified where a draft plan has yet to be submitted for examination; or – in the case of a neighbourhood plan – before the end of the local planning authority publicity period on the draft plan. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how granting permission for the development concerned would prejudice the outcome of the plan-making process.

## Tailoring planning controls to local circumstances

51. Local planning authorities are encouraged to use Local Development Orders to set the planning framework for particular areas or categories of development where the impacts would be acceptable, and in particular where this would promote economic, social or environmental gains for the area.
52. Communities can use Neighbourhood Development Orders and Community Right to Build Orders to grant planning permission. These require the support of the local community through a referendum. Local planning authorities should take a proactive and positive approach to such proposals, working collaboratively with community organisations to resolve any issues before draft orders are submitted for examination.
53. The use of Article 4 directions to remove national permitted development rights should:
- where they relate to change from non-residential use to residential use, be limited to situations where an Article 4 direction is necessary to avoid wholly unacceptable adverse impacts (this could include the loss of the essential core of a primary shopping area which would seriously undermine its vitality and viability, but would be very unlikely to extend to the whole of a town centre)
  - in other cases, be limited to situations where an Article 4 direction is necessary to protect local amenity or the well-being of the area (this could include the use of Article 4 directions to require planning permission for the demolition of local facilities)
  - in all cases, be based on robust evidence, and apply to the smallest geographical area possible.
54. Similarly, planning conditions should not be used to restrict national permitted development rights unless there is clear justification to do so.

## Planning conditions and obligations

55. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

56. Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision-making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification<sup>25</sup>.
57. Planning obligations must only be sought where they meet all of the following tests<sup>26</sup>:
- a) necessary to make the development acceptable in planning terms;
  - b) directly related to the development; and
  - c) fairly and reasonably related in scale and kind to the development.
58. Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.

## Enforcement

59. Effective enforcement is important to maintain public confidence in the planning system. Enforcement action is discretionary, and local planning authorities should act proportionately in responding to suspected breaches of planning control. They should consider publishing a local enforcement plan to manage enforcement proactively, in a way that is appropriate to their area. This should set out how they will monitor the implementation of planning permissions, investigate alleged cases of unauthorised development and take action where appropriate.

---

<sup>25</sup> Sections 100ZA(4-6) of the Town and Country Planning Act 1990 will require the applicant's written agreement to the terms of a pre-commencement condition, unless prescribed circumstances apply.

<sup>26</sup> Set out in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010.



## 5. Delivering a sufficient supply of homes

60. To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
61. To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.
62. Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers<sup>27</sup>, people who rent their homes and people wishing to commission or build their own homes<sup>28</sup>).
63. Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required<sup>29</sup>, and expect it to be met on-site unless:
  - a) off-site provision or an appropriate financial contribution in lieu can be robustly justified; and
  - b) the agreed approach contributes to the objective of creating mixed and balanced communities.
64. Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount<sup>30</sup>.
65. Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the total number of homes to

---

<sup>27</sup> Planning Policy for Traveller Sites sets out how travellers' housing needs should be assessed for those covered by the definition in Annex 1 of that document.

<sup>28</sup> Under section 1 of the Self Build and Custom Housebuilding Act 2015, local authorities are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom house building. They are also subject to duties under sections 2 and 2A of the Act to have regard to this and to give enough suitable development permissions to meet the identified demand. Self and custom-built properties could provide market or affordable housing.

<sup>29</sup> Applying the definition in Annex 2 to this Framework.

<sup>30</sup> Equivalent to the existing gross floorspace of the existing buildings. This does not apply to vacant buildings which have been abandoned.

be available for affordable home ownership<sup>31</sup>, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. Exemptions to this 10% requirement should also be made where the site or proposed development:

- a) provides solely for Build to Rent homes;
- b) provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students);
- c) is proposed to be developed by people who wish to build or commission their own homes; or
- d) is exclusively for affordable housing, an entry-level exception site or a rural exception site.

66. Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations<sup>32</sup>. Once the strategic policies have been adopted, these figures should not need re-testing at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement.
67. Where it is not possible to provide a requirement figure for a neighbourhood area<sup>33</sup>, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority.

## Identifying land for homes

68. Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:
- a) specific, deliverable sites for years one to five of the plan period<sup>34</sup>; and

---

<sup>31</sup> As part of the overall affordable housing contribution from the site.

<sup>32</sup> Except where a Mayoral, combined authority or high-level joint plan is being prepared as a framework for strategic policies at the individual local authority level; in which case it may be most appropriate for the local authority plans to provide the requirement figure.

<sup>33</sup> Because a neighbourhood area is designated at a late stage in the strategic policy-making process, or after strategic policies have been adopted; or in instances where strategic policies for housing are out of date.

<sup>34</sup> With an appropriate buffer, as set out in paragraph 73. See Glossary for definitions of deliverable and developable.

- b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.
69. Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:
- a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;
  - b) use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward;
  - c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and
  - d) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.
70. Neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 69a) suitable for housing in their area.
71. Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.
72. Local planning authorities should support the development of entry-level exception sites, suitable for first time buyers (or those looking to rent their first home), unless the need for such homes is already being met within the authority's area. These sites should be on land which is not already allocated for housing and should:
- a) comprise of entry-level homes that offer one or more types of affordable housing as defined in Annex 2 of this Framework; and
  - b) be adjacent to existing settlements, proportionate in size to them<sup>35</sup>, not compromise the protection given to areas or assets of particular importance in this Framework<sup>36</sup>, and comply with any local design policies and standards.

---

<sup>35</sup> Entry-level exception sites should not be larger than one hectare in size or exceed 5% of the size of the existing settlement.

<sup>36</sup> i.e. the areas referred to in footnote 7. Entry-level exception sites should not be permitted in National Parks (or within the Broads Authority), Areas of Outstanding Natural Beauty or land designated as Green Belt.

73. The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities (including a genuine choice of transport modes). Working with the support of their communities, and with other authorities if appropriate, strategic policy-making authorities should identify suitable locations for such development where this can help to meet identified needs in a sustainable way. In doing so, they should:
- a) consider the opportunities presented by existing or planned investment in infrastructure, the area's economic potential and the scope for net environmental gains;
  - b) ensure that their size and location will support a sustainable community, with sufficient access to services and employment opportunities within the development itself (without expecting an unrealistic level of self-containment), or in larger towns to which there is good access;
  - c) set clear expectations for the quality of the places to be created and how this can be maintained (such as by following Garden City principles); and ensure that appropriate tools such as masterplans and design guides or codes are used to secure a variety of well-designed and beautiful homes to meet the needs of different groups in the community;
  - d) make a realistic assessment of likely rates of delivery, given the lead-in times for large scale sites, and identify opportunities for supporting rapid implementation (such as through joint ventures or locally-led development corporations)<sup>37</sup>; and
  - e) consider whether it is appropriate to establish Green Belt around or adjoining new developments of significant size.

## Maintaining supply and delivery

74. Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies<sup>38</sup>, or against their local housing need where the strategic policies are more than five years old<sup>39</sup>.

---

<sup>37</sup> The delivery of large scale developments may need to extend beyond an individual plan period, and the associated infrastructure requirements may not be capable of being identified fully at the outset. Anticipated rates of delivery and infrastructure requirements should, therefore, be kept under review and reflected as policies are updated.

<sup>38</sup> For the avoidance of doubt, a five year supply of deliverable sites for travellers – as defined in Annex 1 to Planning Policy for Traveller Sites – should be assessed separately, in line with the policy in that document.

<sup>39</sup> Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning guidance.

The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or
  - b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan<sup>40</sup>, to account for any fluctuations in the market during that year; or
  - c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply<sup>41</sup>.
75. A five year supply of deliverable housing sites, with the appropriate buffer, can be demonstrated where it has been established in a recently adopted plan, or in a subsequent annual position statement which:
- a) has been produced through engagement with developers and others who have an impact on delivery, and been considered by the Secretary of State; and
  - b) incorporates the recommendation of the Secretary of State, where the position on specific sites could not be agreed during the engagement process.
76. To maintain the supply of housing, local planning authorities should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below 95% of the local planning authority's housing requirement over the previous three years, the authority should prepare an action plan in line with national planning guidance, to assess the causes of under-delivery and identify actions to increase delivery in future years.
77. To help ensure that proposals for housing development are implemented in a timely manner, local planning authorities should consider imposing a planning condition providing that development must begin within a timescale shorter than the relevant default period, where this would expedite the development without threatening its deliverability or viability. For major development involving the provision of housing, local planning authorities should also assess why any earlier grant of planning permission for a similar development on the same site did not start.

## Rural housing

78. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.

---

<sup>40</sup> For the purposes of paragraphs 73b and 74 a plan adopted between 1 May and 31 October will be considered 'recently adopted' until 31 October of the following year; and a plan adopted between 1 November and 30 April will be considered recently adopted until 31 October in the same year.

<sup>41</sup>This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.

79. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.
80. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
  - b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
  - c) the development would re-use redundant or disused buildings and enhance its immediate setting;
  - d) the development would involve the subdivision of an existing residential building; or
  - e) the design is of exceptional quality, in that it:
    - is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
    - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

## 6. Building a strong, competitive economy

81. Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation<sup>42</sup>, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.
82. Planning policies should:
- a) set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration;
  - b) set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;
  - c) seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment; and
  - d) be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.
83. Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations.

### Supporting a prosperous rural economy

84. Planning policies and decisions should enable:
- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
  - b) the development and diversification of agricultural and other land-based rural businesses;

---

<sup>42</sup> The Government's Industrial Strategy sets out a vision to drive productivity improvements across the UK, identifies a number of Grand Challenges facing all nations, and sets out a delivery programme to make the UK a leader in four of these: artificial intelligence and big data; clean growth; future mobility; and catering for an ageing society. HM Government (2017) *Industrial Strategy: Building a Britain fit for the future*.

- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

85. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.



## 7. Ensuring the vitality of town centres

86. Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should:
- a) define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters;
  - b) define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre;
  - c) retain and enhance existing markets and, where appropriate, re-introduce or create new ones;
  - d) allocate a range of suitable sites in town centres to meet the scale and type of development likely to be needed, looking at least ten years ahead. Meeting anticipated needs for retail, leisure, office and other main town centre uses over this period should not be compromised by limited site availability, so town centre boundaries should be kept under review where necessary;
  - e) where suitable and viable town centre sites are not available for main town centre uses, allocate appropriate edge of centre sites that are well connected to the town centre. If sufficient edge of centre sites cannot be identified, policies should explain how identified needs can be met in other accessible locations that are well connected to the town centre; and
  - f) recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.
87. Local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.
88. When considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale, so that opportunities to utilise suitable town centre or edge of centre sites are fully explored.
89. This sequential approach should not be applied to applications for small scale rural offices or other small scale rural development.

90. When assessing applications for retail and leisure development outside town centres, which are not in accordance with an up-to-date plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500m<sup>2</sup> of gross floorspace). This should include assessment of:
- a) the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and
  - b) the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and the wider retail catchment (as applicable to the scale and nature of the scheme).
91. Where an application fails to satisfy the sequential test or is likely to have significant adverse impact on one or more of the considerations in paragraph 90, it should be refused.

## 8. Promoting healthy and safe communities

92. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:
- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
  - b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and
  - c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.
93. To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:
- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
  - b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;
  - c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
  - d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and
  - e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.
94. Planning policies and decisions should consider the social, economic and environmental benefits of estate regeneration. Local planning authorities should use their planning powers to help deliver estate regeneration to a high standard.
95. It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and
  - b) work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.
96. To ensure faster delivery of other public service infrastructure such as further education colleges, hospitals and criminal justice accommodation, local planning authorities should also work proactively and positively with promoters, delivery partners and statutory bodies to plan for required facilities and resolve key planning issues before applications are submitted.
97. Planning policies and decisions should promote public safety and take into account wider security and defence requirements by:
- a) anticipating and addressing possible malicious threats and natural hazards, especially in locations where large numbers of people are expected to congregate<sup>43</sup>. Policies for relevant areas (such as town centre and regeneration frameworks), and the layout and design of developments, should be informed by the most up-to-date information available from the police and other agencies about the nature of potential threats and their implications. This includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security; and
  - b) recognising and supporting development required for operational defence and security purposes, and ensuring that operational sites are not affected adversely by the impact of other development proposed in the area.

## Open space and recreation

98. Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.
99. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or

---

<sup>43</sup> This includes transport hubs, night-time economy venues, cinemas and theatres, sports stadia and arenas, shopping centres, health and education establishments, places of worship, hotels and restaurants, visitor attractions and commercial centres.

- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
  - c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
100. Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.
101. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.
102. The Local Green Space designation should only be used where the green space is:
- a) in reasonably close proximity to the community it serves;
  - b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
  - c) local in character and is not an extensive tract of land.
103. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.

## 9. Promoting sustainable transport

104. Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:
- a) the potential impacts of development on transport networks can be addressed;
  - b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;
  - c) opportunities to promote walking, cycling and public transport use are identified and pursued;
  - d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and
  - e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.
105. The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.
106. Planning policies should:
- a) support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities;
  - b) be prepared with the active involvement of local highways authorities, other transport infrastructure providers and operators and neighbouring councils, so that strategies and investments for supporting sustainable transport and development patterns are aligned;
  - c) identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice and realise opportunities for large scale development;
  - d) provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking (drawing on Local Cycling and Walking Infrastructure Plans);

- e) provide for any large scale transport facilities that need to be located in the area<sup>44</sup>, and the infrastructure and wider development required to support their operation, expansion and contribution to the wider economy. In doing so they should take into account whether such development is likely to be a nationally significant infrastructure project and any relevant national policy statements; and
  - f) recognise the importance of maintaining a national network of general aviation airfields, and their need to adapt and change over time – taking into account their economic value in serving business, leisure, training and emergency service needs, and the Government’s General Aviation Strategy<sup>45</sup>.
107. If setting local parking standards for residential and non-residential development, policies should take into account:
- a) the accessibility of the development;
  - b) the type, mix and use of development;
  - c) the availability of and opportunities for public transport;
  - d) local car ownership levels; and
  - e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.
108. Maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well served by public transport (in accordance with chapter 11 of this Framework). In town centres, local authorities should seek to improve the quality of parking so that it is convenient, safe and secure, alongside measures to promote accessibility for pedestrians and cyclists.
109. Planning policies and decisions should recognise the importance of providing adequate overnight lorry parking facilities, taking into account any local shortages, to reduce the risk of parking in locations that lack proper facilities or could cause a nuisance. Proposals for new or expanded distribution centres should make provision for sufficient lorry parking to cater for their anticipated use.

## Considering development proposals

110. In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:

---

<sup>44</sup> Policies for large scale facilities should, where necessary, be developed through collaboration between strategic policy-making authorities and other relevant bodies. Examples of such facilities include ports, airports, interchanges for rail freight, public transport projects and roadside services. The primary function of roadside services should be to support the safety and welfare of the road user (and most such proposals are unlikely to be nationally significant infrastructure projects).

<sup>45</sup> Department for Transport (2015) *General Aviation Strategy*.

- a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
  - b) safe and suitable access to the site can be achieved for all users;
  - c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code <sup>46</sup>; and
  - d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.
111. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
112. Within this context, applications for development should:
- a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;
  - b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
  - c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;
  - d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and
  - e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.
113. All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.

---

<sup>46</sup> Policies and decisions should not make use of or reflect the former Design Bulletin 32, which was withdrawn in 2007.



# 10. Supporting high quality communications

114. Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution).
115. The number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion. Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged. Where new sites are required (such as for new 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate.
116. Local planning authorities should not impose a ban on new electronic communications development in certain areas, impose blanket Article 4 directions over a wide area or a wide range of electronic communications development, or insist on minimum distances between new electronic communications development and existing development. They should ensure that:
  - a) they have evidence to demonstrate that electronic communications infrastructure is not expected to cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest; and
  - b) they have considered the possibility of the construction of new buildings or other structures interfering with broadcast and electronic communications services.
117. Applications for electronic communications development (including applications for prior approval under the General Permitted Development Order) should be supported by the necessary evidence to justify the proposed development. This should include:
  - a) the outcome of consultations with organisations with an interest in the proposed development, in particular with the relevant body where a mast is to be installed near a school or college, or within a statutory safeguarding zone surrounding an aerodrome, technical site or military explosives storage area; and
  - b) for an addition to an existing mast or base station, a statement that self-certifies that the cumulative exposure, when operational, will not exceed International Commission guidelines on non-ionising radiation protection; or
  - c) for a new mast or base station, evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure

and a statement that self-certifies that, when operational, International Commission guidelines will be met.

118. Local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure.

# 11. Making effective use of land

119. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land<sup>47</sup>.
120. Planning policies and decisions should:
- a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;
  - b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;
  - c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;
  - d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)<sup>48</sup>; and
  - e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.
121. Local planning authorities, and other plan-making bodies, should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs, including suitable sites on brownfield registers or held in public ownership, using the full range of powers available to them. This should include identifying opportunities to facilitate land assembly, supported where necessary by compulsory purchase powers, where this can help to bring more land forward for meeting development needs and/or secure better development outcomes.

---

<sup>47</sup> Except where this would conflict with other policies in this Framework, including causing harm to designated sites of importance for biodiversity.

<sup>48</sup> As part of this approach, plans and decisions should support efforts to identify and bring back into residential use empty homes and other buildings, supported by the use of compulsory purchase powers where appropriate.

122. Planning policies and decisions need to reflect changes in the demand for land. They should be informed by regular reviews of both the land allocated for development in plans, and of land availability. Where the local planning authority considers there to be no reasonable prospect of an application coming forward for the use allocated in a plan:
- a) it should, as part of plan updates, reallocate the land for a more deliverable use that can help to address identified needs (or, if appropriate, deallocate a site which is undeveloped); and
  - b) in the interim, prior to updating the plan, applications for alternative uses on the land should be supported, where the proposed use would contribute to meeting an unmet need for development in the area.
123. Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to:
- a) use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework; and
  - b) make more effective use of sites that provide community services such as schools and hospitals, provided this maintains or improves the quality of service provision and access to open space.

## Achieving appropriate densities

124. Planning policies and decisions should support development that makes efficient use of land, taking into account:
- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
  - b) local market conditions and viability;
  - c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
  - d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
  - e) the importance of securing well-designed, attractive and healthy places.
125. Area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places. Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies

and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances:

- a) plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible. This will be tested robustly at examination, and should include the use of minimum density standards for city and town centres and other locations that are well served by public transport. These standards should seek a significant uplift in the average density of residential development within these areas, unless it can be shown that there are strong reasons why this would be inappropriate;
- b) the use of minimum density standards should also be considered for other parts of the plan area. It may be appropriate to set out a range of densities that reflect the accessibility and potential of different areas, rather than one broad density range; and
- c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).

## 12. Achieving well-designed places

126. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.
127. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.
128. To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety.
129. Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.
130. Planning policies and decisions should ensure that developments:
  - a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
  - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
  - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
  - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
  - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users<sup>49</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
131. Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined<sup>50</sup>, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.
132. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.
133. Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for a Healthy Life<sup>51</sup>. These are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large scale housing and mixed use developments. In assessing applications, local

---

<sup>49</sup> Planning policies for housing should make use of the Government's optional technical standards for accessible and adaptable housing, where this would address an identified need for such properties. Policies may also make use of the nationally described space standard, where the need for an internal space standard can be justified.

<sup>50</sup> Unless, in specific cases, there are clear, justifiable and compelling reasons why this would be inappropriate.

<sup>51</sup> Birkbeck D and Kruczkowski S et al (2020) *Building for a Healthy Life*

planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.

134. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design<sup>52</sup>, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:
  - a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
  - b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.
135. Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).
136. The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

---

<sup>52</sup> Contained in the National Design Guide and National Model Design Code.



# 13. Protecting Green Belt land

137. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
138. Green Belt serves five purposes:
- a) to check the unrestricted sprawl of large built-up areas;
  - b) to prevent neighbouring towns merging into one another;
  - c) to assist in safeguarding the countryside from encroachment;
  - d) to preserve the setting and special character of historic towns; and
  - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
139. The general extent of Green Belts across the country is already established. New Green Belts should only be established in exceptional circumstances, for example when planning for larger scale development such as new settlements or major urban extensions. Any proposals for new Green Belts should be set out in strategic policies, which should:
- a) demonstrate why normal planning and development management policies would not be adequate;
  - b) set out whether any major changes in circumstances have made the adoption of this exceptional measure necessary;
  - c) show what the consequences of the proposal would be for sustainable development;
  - d) demonstrate the necessity for the Green Belt and its consistency with strategic policies for adjoining areas; and
  - e) show how the Green Belt would meet the other objectives of the Framework.
140. Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans.

141. Before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development. This will be assessed through the examination of its strategic policies, which will take into account the preceding paragraph, and whether the strategy:
- a) makes as much use as possible of suitable brownfield sites and underutilised land;
  - b) optimises the density of development in line with the policies in chapter 11 of this Framework, including whether policies promote a significant uplift in minimum density standards in town and city centres and other locations well served by public transport; and
  - c) has been informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for development, as demonstrated through the statement of common ground.
142. When drawing up or reviewing Green Belt boundaries, the need to promote sustainable patterns of development should be taken into account. Strategic policy-making authorities should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary. Where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport. They should also set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land.
143. When defining Green Belt boundaries, plans should:
- a) ensure consistency with the development plan's strategy for meeting identified requirements for sustainable development;
  - b) not include land which it is unnecessary to keep permanently open;
  - c) where necessary, identify areas of safeguarded land between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
  - d) make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following an update to a plan which proposes the development;
  - e) be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period; and
  - f) define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

144. If it is necessary to restrict development in a village primarily because of the important contribution which the open character of the village makes to the openness of the Green Belt, the village should be included in the Green Belt. If, however, the character of the village needs to be protected for other reasons, other means should be used, such as conservation area or normal development management policies, and the village should be excluded from the Green Belt.
145. Once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.
146. The National Forest and Community Forests offer valuable opportunities for improving the environment around towns and cities, by upgrading the landscape and providing for recreation and wildlife. The National Forest Strategy and an approved Community Forest Plan may be a material consideration in preparing development plans and in deciding planning applications. Any development proposals within the National Forest and Community Forests in the Green Belt should be subject to the normal policies for controlling development in Green Belts.

## Proposals affecting the Green Belt

147. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
148. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
149. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:
  - a) buildings for agriculture and forestry;
  - b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
  - c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
  - d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
  - e) limited infilling in villages;
  - f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
    - not have a greater impact on the openness of the Green Belt than the existing development; or
    - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.
150. Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:
- a) mineral extraction;
  - b) engineering operations;
  - c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;
  - d) the re-use of buildings provided that the buildings are of permanent and substantial construction;
  - e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
  - f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.
151. When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.

# 14. Meeting the challenge of climate change, flooding and coastal change

152. The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

## Planning for climate change

153. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures<sup>53</sup>. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.
154. New development should be planned for in ways that:
- a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and
  - b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.
155. To help increase the use and supply of renewable and low carbon energy and heat, plans should:
- a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts);
  - b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and

---

<sup>53</sup> In line with the objectives and provisions of the Climate Change Act 2008.

- c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
156. Local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.
157. In determining planning applications, local planning authorities should expect new development to:
- a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and
  - b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.
158. When determining planning applications for renewable and low carbon development, local planning authorities should:
- a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and
  - b) approve the application if its impacts are (or can be made) acceptable<sup>54</sup>. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas.

## Planning and flood risk

159. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.
160. Strategic policies should be informed by a strategic flood risk assessment, and should manage flood risk from all sources. They should consider cumulative impacts in, or affecting, local areas susceptible to flooding, and take account of advice from the Environment Agency and other relevant flood risk management authorities, such as lead local flood authorities and internal drainage boards.

---

<sup>54</sup> Except for applications for the repowering of existing wind turbines, a proposed wind energy development involving one or more turbines should not be considered acceptable unless it is in an area identified as suitable for wind energy development in the development plan; and, following consultation, it can be demonstrated that the planning impacts identified by the affected local community have been fully addressed and the proposal has their backing.

161. All plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:
- a) applying the sequential test and then, if necessary, the exception test as set out below;
  - b) safeguarding land from development that is required, or likely to be required, for current or future flood management;
  - c) using opportunities provided by new development and improvements in green and other infrastructure to reduce the causes and impacts of flooding, ( making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management); and
  - d) where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations.
162. The aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding.
163. If it is not possible for development to be located in areas with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied. The need for the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in Annex 3.
164. The application of the exception test should be informed by a strategic or site-specific flood risk assessment, depending on whether it is being applied during plan production or at the application stage. To pass the exception test it should be demonstrated that:
- a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
  - b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.
165. Both elements of the exception test should be satisfied for development to be allocated or permitted.
166. Where planning applications come forward on sites allocated in the development plan through the sequential test, applicants need not apply the sequential test again. However, the exception test may need to be reapplied if relevant aspects of the proposal had not been considered when the test was applied at the plan-

making stage, or if more recent information about existing or potential flood risk should be taken into account.

167. When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment<sup>55</sup>. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:
- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
  - b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;
  - c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
  - d) any residual risk can be safely managed; and
  - e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.
168. Applications for some minor development and changes of use<sup>56</sup> should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments set out in footnote 54.
169. Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:
- a) take account of advice from the lead local flood authority;
  - b) have appropriate proposed minimum operational standards;
  - c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and
  - d) where possible, provide multifunctional benefits.

## Coastal change

---

<sup>55</sup> A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.

<sup>56</sup> This includes householder development, small non-residential extensions (with a footprint of less than 250m<sup>2</sup>) and changes of use; except for changes of use to a caravan, camping or chalet site, or to a mobile home or park home site, where the sequential and exception tests should be applied as appropriate.



170. In coastal areas, planning policies and decisions should take account of the UK Marine Policy Statement and marine plans. Integrated Coastal Zone Management should be pursued across local authority and land/sea boundaries, to ensure effective alignment of the terrestrial and marine planning regimes.
171. Plans should reduce risk from coastal change by avoiding inappropriate development in vulnerable areas and not exacerbating the impacts of physical changes to the coast. They should identify as a Coastal Change Management Area any area likely to be affected by physical changes to the coast, and:
- a) be clear as to what development will be appropriate in such areas and in what circumstances; and
  - b) make provision for development and infrastructure that needs to be relocated away from Coastal Change Management Areas.
172. Development in a Coastal Change Management Area will be appropriate only where it is demonstrated that:
- a) it will be safe over its planned lifetime and not have an unacceptable impact on coastal change;
  - b) the character of the coast including designations is not compromised;
  - c) the development provides wider sustainability benefits; and
  - d) the development does not hinder the creation and maintenance of a continuous signed and managed route around the coast<sup>57</sup>.
173. Local planning authorities should limit the planned lifetime of development in a Coastal Change Management Area through temporary permission and restoration conditions, where this is necessary to reduce a potentially unacceptable level of future risk to people and the development.

---

<sup>57</sup> As required by the Marine and Coastal Access Act 2009.

# 15. Conserving and enhancing the natural environment

174. Planning policies and decisions should contribute to and enhance the natural and local environment by:
- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
  - b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
  - c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
  - d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
  - e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
  - f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
175. Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework<sup>58</sup>; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.
176. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks

---

<sup>58</sup> Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality.

and the Broads<sup>59</sup>. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

177. When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development<sup>60</sup> other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:
- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
  - b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
  - c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.
178. Within areas defined as Heritage Coast (and that do not already fall within one of the designated areas mentioned in paragraph 175), planning policies and decisions should be consistent with the special character of the area and the importance of its conservation. Major development within a Heritage Coast is unlikely to be appropriate, unless it is compatible with its special character.

## Habitats and biodiversity

179. To protect and enhance biodiversity and geodiversity, plans should:
- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity<sup>61</sup>; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation<sup>62</sup>; and
  - b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

---

<sup>59</sup> *English National Parks and the Broads: UK Government Vision and Circular 2010* provides further guidance and information about their statutory purposes, management and other matters.

<sup>60</sup> For the purposes of paragraphs 176 and 177, whether a proposal is 'major development' is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.

<sup>61</sup> Circular 06/2005 provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.

<sup>62</sup> Where areas that are part of the Nature Recovery Network are identified in plans, it may be appropriate to specify the types of development that may be suitable within them.

180. When determining planning applications, local planning authorities should apply the following principles:
- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
  - b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
  - c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons<sup>63</sup> and a suitable compensation strategy exists; and
  - d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.
181. The following should be given the same protection as habitats sites:
- a) potential Special Protection Areas and possible Special Areas of Conservation;
  - b) listed or proposed Ramsar sites<sup>64</sup>; and
  - c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.
182. The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

---

<sup>63</sup> For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat.

<sup>64</sup> Potential Special Protection Areas, possible Special Areas of Conservation and proposed Ramsar sites are sites on which Government has initiated public consultation on the scientific case for designation as a Special Protection Area, candidate Special Area of Conservation or Ramsar site.

## Ground conditions and pollution

183. Planning policies and decisions should ensure that:
- a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);
  - b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
  - c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.
184. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.
185. Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:
- a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life<sup>65</sup>;
  - b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and
  - c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.
186. Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement. So far as possible these opportunities should be considered at the plan-making stage, to ensure a strategic approach and limit the need for issues to be reconsidered when

---

<sup>65</sup> See Explanatory Note to the *Noise Policy Statement for England* (Department for Environment, Food & Rural Affairs, 2010).

determining individual applications. Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan.

187. Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.
  
188. The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities.

# 16. Conserving and enhancing the historic environment

189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value<sup>66</sup>. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations<sup>67</sup>.
190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:
- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
  - b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
  - c) the desirability of new development making a positive contribution to local character and distinctiveness; and
  - d) opportunities to draw on the contribution made by the historic environment to the character of a place.
191. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.
192. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:
- a) assess the significance of heritage assets and the contribution they make to their environment; and
  - b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

---

<sup>66</sup> Some World Heritage Sites are inscribed by UNESCO to be of natural significance rather than cultural significance; and in some cases they are inscribed for both their natural and cultural significance.

<sup>67</sup> The policies set out in this chapter relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-making.

193. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

## Proposals affecting heritage assets

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
196. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.
197. In determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
  - c) the desirability of new development making a positive contribution to local character and distinctiveness.
198. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.



## Considering potential impacts

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
  - b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional<sup>68</sup>.
201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- a) the nature of the heritage asset prevents all reasonable uses of the site; and
  - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
  - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
  - d) the harm or loss is outweighed by the benefit of bringing the site back into use.
202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing

---

<sup>68</sup> Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

204. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible<sup>69</sup>. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.
206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
207. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
208. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

---

<sup>69</sup> Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.

# 17. Facilitating the sustainable use of minerals

209. It is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs. Since minerals are a finite natural resource, and can only be worked where they are found, best use needs to be made of them to secure their long-term conservation.
210. Planning policies should:
- a) provide for the extraction of mineral resources of local and national importance, but not identify new sites or extensions to existing sites for peat extraction;
  - b) so far as practicable, take account of the contribution that substitute or secondary and recycled materials and minerals waste would make to the supply of materials, before considering extraction of primary materials, whilst aiming to source minerals supplies indigenously;
  - c) safeguard mineral resources by defining Mineral Safeguarding Areas and Mineral Consultation Areas<sup>70</sup>; and adopt appropriate policies so that known locations of specific minerals resources of local and national importance are not sterilised by non-mineral development where this should be avoided (whilst not creating a presumption that the resources defined will be worked);
  - d) set out policies to encourage the prior extraction of minerals, where practical and environmentally feasible, if it is necessary for non-mineral development to take place;
  - e) safeguard existing, planned and potential sites for: the bulk transport, handling and processing of minerals; the manufacture of concrete and concrete products; and the handling, processing and distribution of substitute, recycled and secondary aggregate material;
  - f) set out criteria or requirements to ensure that permitted and proposed operations do not have unacceptable adverse impacts on the natural and historic environment or human health, taking into account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality;
  - g) when developing noise limits, recognise that some noisy short-term activities, which may otherwise be regarded as unacceptable, are unavoidable to facilitate minerals extraction; and
  - h) ensure that worked land is reclaimed at the earliest opportunity, taking account of aviation safety, and that high quality restoration and aftercare of mineral sites takes place.

---

<sup>70</sup> Primarily in two tier areas as stated in Annex 2: Glossary

211. When determining planning applications, great weight should be given to the benefits of mineral extraction, including to the economy<sup>71</sup>. In considering proposals for mineral extraction, minerals planning authorities should:
- a) as far as is practical, provide for the maintenance of landbanks of non-energy minerals from outside National Parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage Sites, scheduled monuments and conservation areas;
  - b) ensure that there are no unacceptable adverse impacts on the natural and historic environment, human health or aviation safety, and take into account the cumulative effect of multiple impacts from individual sites and/or from a number of sites in a locality;
  - c) ensure that any unavoidable noise, dust and particle emissions and any blasting vibrations are controlled, mitigated or removed at source<sup>72</sup>, and establish appropriate noise limits for extraction in proximity to noise sensitive properties;
  - d) not grant planning permission for peat extraction from new or extended sites;
  - e) provide for restoration and aftercare at the earliest opportunity, to be carried out to high environmental standards, through the application of appropriate conditions. Bonds or other financial guarantees to underpin planning conditions should only be sought in exceptional circumstances;
  - f) consider how to meet any demand for the extraction of building stone needed for the repair of heritage assets, taking account of the need to protect designated sites; and
  - g) recognise the small-scale nature and impact of building and roofing stone quarries, and the need for a flexible approach to the duration of planning permissions reflecting the intermittent or low rate of working at many sites.
212. Local planning authorities should not normally permit other development proposals in Mineral Safeguarding Areas if it might constrain potential future use for mineral working.

## Maintaining supply

213. Minerals planning authorities should plan for a steady and adequate supply of aggregates by:
- a) preparing an annual Local Aggregate Assessment, either individually or jointly, to forecast future demand, based on a rolling average of 10 years' sales data and other relevant local information, and an assessment of all supply options (including marine dredged, secondary and recycled sources);

---

<sup>71</sup> Except in relation to the extraction of coal, where the policy at paragraph 217 of this Framework applies.

<sup>72</sup> National planning guidance on minerals sets out how these policies should be implemented.

- b) participating in the operation of an Aggregate Working Party and taking the advice of that party into account when preparing their Local Aggregate Assessment;
- c) making provision for the land-won and other elements of their Local Aggregate Assessment in their mineral plans, taking account of the advice of the Aggregate Working Parties and the National Aggregate Co-ordinating Group as appropriate. Such provision should take the form of specific sites, preferred areas and/or areas of search and locational criteria as appropriate;
- d) taking account of any published National and Sub National Guidelines on future provision which should be used as a guideline when planning for the future demand for and supply of aggregates;
- e) using landbanks of aggregate minerals reserves principally as an indicator of the security of aggregate minerals supply, and to indicate the additional provision that needs to be made for new aggregate extraction and alternative supplies in mineral plans;
- f) maintaining landbanks of at least 7 years for sand and gravel and at least 10 years for crushed rock, whilst ensuring that the capacity of operations to supply a wide range of materials is not compromised<sup>73</sup>;
- g) ensuring that large landbanks bound up in very few sites do not stifle competition; and
- h) calculating and maintaining separate landbanks for any aggregate materials of a specific type or quality which have a distinct and separate market.

214. Minerals planning authorities should plan for a steady and adequate supply of industrial minerals by:

- a) co-operating with neighbouring and more distant authorities to ensure an adequate provision of industrial minerals to support their likely use in industrial and manufacturing processes;
- b) encouraging safeguarding or stockpiling so that important minerals remain available for use;
- c) maintaining a stock of permitted reserves to support the level of actual and proposed investment required for new or existing plant, and the maintenance and improvement of existing plant and equipment<sup>74</sup>; and
- d) taking account of the need for provision of brick clay from a number of different sources to enable appropriate blends to be made.

---

<sup>73</sup> Longer periods may be appropriate to take account of the need to supply a range of types of aggregates, locations of permitted reserves relative to markets, and productive capacity of permitted sites.

<sup>74</sup> These reserves should be at least 10 years for individual silica sand sites; at least 15 years for cement primary (chalk and limestone) and secondary (clay and shale) materials to maintain an existing plant, and for silica sand sites where significant new capital is required; and at least 25 years for brick clay, and for cement primary and secondary materials to support a new kiln.

## Oil, gas and coal exploration and extraction

215. Minerals planning authorities should:
- a) when planning for on-shore oil and gas development, clearly distinguish between, and plan positively for, the three phases of development (exploration, appraisal and production), whilst ensuring appropriate monitoring and site restoration is provided for;
  - b) encourage underground gas and carbon storage and associated infrastructure if local geological circumstances indicate its feasibility;
  - c) indicate any areas where coal extraction and the disposal of colliery spoil may be acceptable;
  - d) encourage the capture and use of methane from coal mines in active and abandoned coalfield areas; and
  - e) provide for coal producers to extract separately, and if necessary stockpile, fireclay so that it remains available for use.
216. When determining planning applications, minerals planning authorities should ensure that the integrity and safety of underground storage facilities are appropriate, taking into account the maintenance of gas pressure, prevention of leakage of gas and the avoidance of pollution.
217. Planning permission should not be granted for the extraction of coal unless:
- a) the proposal is environmentally acceptable, or can be made so by planning conditions or obligations; or
  - b) if it is not environmentally acceptable, then it provides national, local or community benefits which clearly outweigh its likely impacts (taking all relevant matters into account, including any residual environmental impacts).

# Annex 1: Implementation

218. The policies in this Framework are material considerations which should be taken into account in dealing with applications from the day of its publication. Plans may also need to be revised to reflect policy changes which this Framework has made.
219. However, existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).
220. The policies in the original National Planning Policy Framework published in March 2012 will apply for the purpose of examining plans, where those plans were submitted on or before 24 January 2019. Where such plans are withdrawn or otherwise do not proceed to become part of the development plan, the policies contained in this Framework will apply to any subsequent plan produced for the area concerned.
221. For the purposes of the policy on larger-scale development in paragraph 22, this applies only to plans that have not reached Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (pre-submission) stage at the point this version is published (for Spatial Development Strategies this would refer to consultation under section 335(2) of the Greater London Authority Act 1999).
222. The Housing Delivery Test will apply the day following publication of the results, at which point they supersede previously published results. Until new Housing Delivery Test results are published, the previously published result should be used. For the purpose of footnote 8 in this Framework, delivery of housing which was substantially below the housing requirement means where the Housing Delivery Test results:
- a) for years 2016/17 to 2018/19 (Housing Delivery Test: 2019 Measurement, published 13 February 2020), indicated that delivery was below 45% of housing required over the previous three years;
  - b) for years 2017/18 to 2019/20 (Housing Delivery Test: 2020 Measurement, published 19 January 2021), and in subsequent years indicate that delivery was below 75% of housing required over the previous three years.
223. The Government will continue to explore with individual areas the potential for planning freedoms and flexibilities, for example where this would facilitate an increase in the amount of housing that can be delivered.

## Annex 2: Glossary

**Affordable housing:** housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- a) **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- b) **Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
- c) **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

**Air quality management areas:** Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.

**Ancient or veteran tree:** A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.

**Ancient woodland:** An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).



**Annual position statement:** A document setting out the 5 year housing land supply position on 1st April each year, prepared by the local planning authority in consultation with developers and others who have an impact on delivery.

**Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

**Article 4 direction:** A direction made under [Article 4 of the Town and Country Planning \(General Permitted Development\) \(England\) Order 2015](#) which withdraws permitted development rights granted by that Order.

**Best and most versatile agricultural land:** Land in grades 1, 2 and 3a of the Agricultural Land Classification.

**Brownfield land:** See Previously developed land.

**Brownfield land registers:** Registers of previously developed land that local planning authorities consider to be appropriate for residential development, having regard to criteria in the Town and Country Planning (Brownfield Land Registers) Regulations 2017. Local planning authorities will be able to trigger a grant of permission in principle for residential development on suitable sites in their registers where they follow the required procedures.

**Build to Rent:** Purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses, but should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more, and will typically be professionally managed stock in single ownership and management control.

**Climate change adaptation:** Adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change, to mitigate harm or exploit beneficial opportunities.

**Climate change mitigation:** Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

**Coastal change management area:** An area identified in plans as likely to be affected by physical change to the shoreline through erosion, coastal landslip, permanent inundation or coastal accretion.

**Community forest:** An area identified through the England Community Forest Programme to revitalise countryside and green space in and around major conurbations.

**Community Right to Build Order:** An Order made by the local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a site-specific development proposal or classes of development.

**Competent person (to prepare site investigation information):** A person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation.

**Conservation (for heritage policy):** The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

**Decentralised energy:** Local renewable and local low carbon energy sources.

**Deliverable:** To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

**Design code:** A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.

**Design guide:** A document providing guidance on how development can be carried out in accordance with good design practice, often produced by a local authority.

**Designated heritage asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

**Designated rural areas:** National Parks, Areas of Outstanding Natural Beauty and areas designated as 'rural' under Section 157 of the Housing Act 1985.

**Developable:** To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

**Development plan:** Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.

**Edge of centre:** For retail purposes, a location that is well connected to, and up to 300 metres from, the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

**Entry-level exception site:** A site that provides entry-level homes suitable for first time buyers (or equivalent, for those looking to rent), in line with paragraph 72 of this Framework.

**Environmental impact assessment:** A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

**Essential local workers:** Public sector employees who provide frontline services in areas including health, education and community safety – such as NHS staff, teachers, police, firefighters and military personnel, social care and childcare workers.

**General aviation airfields:** Licenced or unlicenced aerodromes with hard or grass runways, often with extensive areas of open land related to aviation activity.

**Geodiversity:** The range of rocks, minerals, fossils, soils and landforms.

**Green infrastructure:** A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.

**Habitats site:** Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.

**Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

**Heritage coast:** Areas of undeveloped coastline which are managed to conserve their natural beauty and, where appropriate, to improve accessibility for visitors.

**Historic environment:** All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

**Historic environment record:** Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

**Housing Delivery Test:** Measures net homes delivered in a local authority area against the homes required, using national statistics and local authority data. The Secretary of State will publish the Housing Delivery Test results for each local authority in England every November.

**International, national and locally designated sites of importance for biodiversity:**

All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

**Irreplaceable habitat:** Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.

**Local Development Order:** An Order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.

**Local Enterprise Partnership:** A body, designated by the Secretary of State for Housing, Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

**Local housing need:** The number of homes identified as being needed through the application of the standard method set out in national planning guidance (or, in the context of preparing strategic policies only, this may be calculated using a justified alternative approach as provided for in paragraph 61 of this Framework).

**Local Nature Partnership:** A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it.

**Local planning authority:** The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority include the district council, London borough council, county council, Broads Authority, National Park Authority, the Mayor of London and a development corporation, to the extent appropriate to their responsibilities.

**Local plan:** A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

**Main town centre uses:** Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

**Major development**<sup>75</sup>: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development

---

<sup>75</sup> Other than for the specific purposes of paragraphs 176 and 177 in this Framework.

it means additional floorspace of 1,000m<sup>2</sup> or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

**Major hazard sites, installations and pipelines:** Sites and infrastructure, including licensed explosive sites and nuclear installations, around which Health and Safety Executive (and Office for Nuclear Regulation) consultation distances to mitigate the consequences to public safety of major accidents may apply.

**Minerals resources of local and national importance:** Minerals which are necessary to meet society's needs, including aggregates, brickclay (especially Etruria Marl and fireclay), silica sand (including high grade silica sands), coal derived fly ash in single use deposits, cement raw materials, gypsum, salt, fluorspar, shallow and deep-mined coal, oil and gas (including conventional and unconventional hydrocarbons), tungsten, kaolin, ball clay, potash, polyhalite and local minerals of importance to heritage assets and local distinctiveness.

**Mineral Consultation Area:** a geographical area based on a Mineral Safeguarding Area, where the district or borough council should consult the Mineral Planning Authority for any proposals for non-minerals development.

**Mineral Safeguarding Area:** An area designated by minerals planning authorities which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.

**National trails:** Long distance routes for walking, cycling and horse riding.

**Natural Flood Management:** managing flood and coastal erosion risk by protecting, restoring and emulating the natural 'regulating' function of catchments, rivers, floodplains and coasts.

**Nature Recovery Network:** An expanding, increasingly connected, network of wildlife-rich habitats supporting species recovery, alongside wider benefits such as carbon capture, water quality improvements, natural flood risk management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as and landscape or catchment scale recovery areas where there is coordinated action for species and habitats.

**Neighbourhood Development Order:** An Order made by a local planning authority (under the Town and Country Planning Act 1990) through which parish councils and neighbourhood forums can grant planning permission for a specific development proposal or classes of development.

**Neighbourhood plan:** A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.

**Non-strategic policies:** Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.

**Older people:** People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.

**Open space:** All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

**Original building:** A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

**Out of centre:** A location which is not in or on the edge of a centre but not necessarily outside the urban area.

**Out of town:** A location out of centre that is outside the existing urban area.

**Outstanding universal value:** Cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations. An individual Statement of Outstanding Universal Value is agreed and adopted by the UNESCO World Heritage Committee for each World Heritage Site.

**People with disabilities:** People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.

**Permission in principle:** A form of planning consent which establishes that a site is suitable for a specified amount of housing-led development in principle. Following a grant of permission in principle, the site must receive a grant of technical details consent before development can proceed.

**Planning condition:** A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

**Planning obligation:** A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

**Playing field:** The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

**Previously developed land:** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds

and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

**Primary shopping area:** Defined area where retail development is concentrated.

**Priority habitats and species:** Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

**Ramsar sites:** Wetlands of international importance, designated under the 1971 Ramsar Convention.

**Renewable and low carbon energy:** Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

**Rural exception sites:** Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

**Recycled aggregates:** aggregates resulting from the processing of inorganic materials previously used in construction, e.g. construction and demolition waste.

**Safeguarding zone:** An area defined in Circular 01/03: *Safeguarding aerodromes, technical sites and military explosives storage areas*, to which specific safeguarding provisions apply.

**Secondary aggregates:** aggregates from industrial wastes such as glass (cullet), incinerator bottom ash, coal derived fly ash, railway ballast, fine ceramic waste (pitcher), and scrap tyres; and industrial and minerals by-products, notably waste from china clay, coal and slate extraction and spent foundry sand. These can also include hydraulically bound materials.

**Self-build and custom-build housing:** Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.

**Setting of a heritage asset:** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

**Significance (for heritage policy):** The value of a heritage asset to this and future

generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

**Special Areas of Conservation:** Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.

**Special Protection Areas:** Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.

**Site investigation information:** Includes a risk assessment of land potentially affected by contamination, or ground stability and slope stability reports, as appropriate. All investigations of land potentially affected by contamination should be carried out in accordance with established procedures (such as BS10175 Investigation of Potentially Contaminated Sites – Code of Practice).

**Site of Special Scientific Interest:** Sites designated by Natural England under the Wildlife and Countryside Act 1981.

**Spatial development strategy:** A plan containing strategic policies prepared by a Mayor or a combined authority. It includes the London Plan (prepared under provisions in the Greater London Authority Act 1999) and plans prepared by combined authorities that have been given equivalent plan-making functions by an order made under the Local Democracy, Economic Development and Construction Act 2009 (as amended).

**Stepping stones:** Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.

**Strategic environmental assessment:** A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

**Strategic policies:** Policies and site allocations which address strategic priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004.

**Strategic policy-making authorities:** Those authorities responsible for producing strategic policies (local planning authorities, and elected Mayors or combined authorities, where this power has been conferred). This definition applies whether the authority is in the process of producing strategic policies or not.

**Supplementary planning documents:** Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not



part of the development plan.

**Sustainable transport modes:** Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, ultra low and zero emission vehicles, car sharing and public transport.

**Town centre:** Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

**Transport assessment:** A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies measures required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport, and measures that will be needed deal with the anticipated transport impacts of the development.

**Transport statement:** A simplified version of a transport assessment where it is agreed the transport issues arising from development proposals are limited and a full transport assessment is not required.

**Travel plan:** A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives and is regularly reviewed.

**Wildlife corridor:** Areas of habitat connecting wildlife populations.

**Windfall sites:** Sites not specifically identified in the development plan.

# Annex 3: Flood risk vulnerability classification

## ESSENTIAL INFRASTRUCTURE

- Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk.
- Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including infrastructure for electricity supply including generation, storage and distribution systems; and water treatment works that need to remain operational in times of flood.
- Wind turbines.
- Solar farms

## HIGHLY VULNERABLE

- Police and ambulance stations; fire stations and command centres; telecommunications installations required to be operational during flooding.
- Emergency dispersal points.
- Basement dwellings.
- Caravans, mobile homes and park homes intended for permanent residential use.
- Installations requiring hazardous substances consent. (Where there is a demonstrable need to locate such installations for bulk storage of materials with port or other similar facilities, or such installations with energy infrastructure or carbon capture and storage installations, that require coastal or water-side locations, or need to be located in other high flood risk areas, in these instances the facilities should be classified as 'Essential Infrastructure'.)

## MORE VULNERABLE

- Hospitals
- Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels.
- Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels.
- Non-residential uses for health services, nurseries and educational establishments.
- Landfill\* and sites used for waste management facilities for hazardous waste.
- Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.

## LESS VULNERABLE

- Police, ambulance and fire stations which are not required to be operational during flooding.

- Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'more vulnerable' class; and assembly and leisure.
- Land and buildings used for agriculture and forestry.
- Waste treatment (except landfill\* and hazardous waste facilities).
- Minerals working and processing (except for sand and gravel working).
- Water treatment works which do not need to remain operational during times of flood.
- Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place.
- Car parks.

## **WATER-COMPATIBLE DEVELOPMENT**

- Flood control infrastructure.
- Water transmission infrastructure and pumping stations.
- Sewage transmission infrastructure and pumping stations.
- Sand and gravel working.
- Docks, marinas and wharves.
- Navigation facilities.
- Ministry of Defence installations.
- Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location.
- Water-based recreation (excluding sleeping accommodation).
- Lifeguard and coastguard stations.
- Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms.
- Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.

\* Landfill is as defined in Schedule 10 of the Environmental Permitting (England and Wales) Regulations 2010.