

EAST HERTS COUNCIL

NON-KEY DECISION – 18/18

REPORT BY THE LEADER OF THE COUNCIL

UTTLESFORD DISTRICT COUNCIL'S REGULATION 19 SUBMISSION
VERSION LOCAL PLAN CONSULTATION 2018 (25 JUNE – 13 AUGUST
2018)

WARD(S) AFFECTED: ALL

Purpose/Summary of Report

- The report proposes a response to Uttlesford District Council's consultation on its Regulation 19 Submission Version Local Plan.

RECOMMENDATION FOR DECISION: that

(A)	Uttlesford District Council be informed that in respect of the Uttlesford District Council Regulation 19 Submission Version Local Plan Consultation Document (2018), East Herts Council submits this report as its response to Uttlesford District Council's Regulation 19 Submission Version Local Plan Consultation (2018).
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1.0 Background

1.1 The Uttlesford District Council Regulation 19 Submission Version Local Plan Consultation Document is subject to public consultation between 25 June and 13 August 2018. Previous stages include a Regulation 18 (Preferred Options) Consultation in 2017 and an Issues and Options Consultation in 2015. East Herts Council made representations at both

stages.

1.2 The Consultation Document and supporting background evidence including the Sustainability Appraisal can be viewed on the Uttlesford District Council website (see link under Background Papers).

1.3 This report summarises the consultation documents and highlights areas of interest to East Herts Council. The full response to the consultation is included in **Essential Reference Paper 'B'**.

2.0 Report

2.1 The Regulation 19 Submission Version Local Plan Consultation Document proposes to accommodate 14,000 new homes over the Plan period 2011-2033 against an identified need of 13,880 homes in the most recent SHMA (including 504 homes for communal housing needs). This represents an increase from the 13,152 new homes proposed in the Regulation 18 Local Plan against a need of 12,573. As such the Plan ensures that there some contingency/flexibility within the proposed development strategy.

2.2 Current supply already stands at 8,249 dwellings made up of 3,190 homes already completed, a further 3,939 committed and 1,120 from windfall, leaving only 5,751 new homes to deliver between 2018 and 2033. Three new garden towns are proposed, which will accommodate in the region of 4,820 homes within the Plan period, with the remaining development distributed amongst the largest towns and villages.

2.3 The Plan also proposes considerable new employment land across the district, including at each new settlement and at Stansted Airport to provide for a minimum of 14,000 jobs. It

should be noted that the Plan does not propose to release any land from the Green Belt to facilitate the expansion of the existing employment land to the north of Bishop's Stortford at Stansted Road.

- 2.4 While there are issues with the chapter numbering in the document, the Plan contains 115 sections of which 12 contain the key elements including chapter 3 setting out strategic policies which support the spatial strategy. Strategic Policies cover issues such as the Council's approach to jobs, strategic housing sites, the potential growth of Stansted Airport, Green Belt and the protection of the countryside.
- 2.5 Chapters 4 to 11 contain Development Management policies, covering key policy areas such as housing, employment, infrastructure, design and the environment. Chapters 12 to 34 comprise maps and policies for each proposed residential allocation, arranged by settlement. Chapter 35 does not exist, 36 covers delivery and monitoring, 37 is the glossary and 38 to 115 comprises appendices with the monitoring framework, trajectory, Garden Community Principles, employment information and inset maps.
- 2.6 Apart from the overall housing and employment numbers there are relatively few changes between the Regulation 18 Local Plan and the consultation Plan. There are, however, a few positive additions to the Plan objectives in terms of safeguarding the character and environment of the district. The overall spatial strategy has been amended to provide more context and justification for the proposed approach. The Plan now provides a 'stepped requirement' which ensures that the trajectory for the first five years can be met, but acknowledges that the lead-in time required for the three garden communities means they will not deliver early in the Plan period, but will increase the rate of delivery at the later stages of the Plan.

- 2.7 These garden communities will be guided through the production of Development Plan Documents and the Plan sets clear parameters for what these documents will include, making it clear that Garden Community Principles, which are embedded in the policy, will be required. This is a clear and positive approach and encompasses collaboration with stakeholders and the community.
- 2.8 Overall, East Herts Council supports the Local Plan's intention to meet its objectively assessed housing needs. East Herts Council further supports Uttlesford District Council's commitment to joint working to address the collective needs of the housing market area in terms of key infrastructure, employment and housing needs. However, this Council feels the need to suggest a number of amendments to the Plan, firstly in respect of the employment land at Goodliffe Park and secondly in respect of Stansted Airport.
- 2.9 In terms of Stansted Airport, this Council feels there is a need to respond to the reference to rapid transport, which occurs in a number of locations in the Plan. While the aims of Policy SP11 are to be supported in principle, officers are concerned that elements of the policy will not be effective. Furthermore, this Council feels that the Plan should seek to work with Stansted Airport to address the issue of inappropriate off-site airport-related parking.
- 2.10 A proposed response is therefore included in **Essential Reference Paper 'B'**.
- 2.11 East Herts Council would like to affirm its commitment to working with Uttlesford District Council in its Plan-making process, not least through continued engagement through the Co-operation for Sustainable Development Officers Group and Members Board.

3.0 Implications/Consultations

3.1 Information on any corporate issues and consultation associated with this report can be found within **Essential Reference Paper 'A'**.

Background Papers

Uttlesford District Council's Regulation 19 Local Plan Consultation, 2018:

<https://www.uttlesford.gov.uk/article/4684/The-Regulation-19-Pre-submission-Local-Plan-and-how-to-comment#rep-from>

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