

East Herts Council Non-Key Decision Report

Date: 1 December 2023

Report by: Councillor Vicky Glover-Ward – Executive Member for Planning and Growth

Report title: Uttlesford District Council Draft Local Plan 2021 – 2041 Regulation 18

Ward(s) affected: All

Summary

- This report proposes a response to Uttlesford District Council's consultation on its Regulation 18 Draft Local Plan.

RECOMMENDATIONS FOR DECISION: That Uttlesford District Council be informed that:

(A) East Herts Council submits this report as its response to Uttlesford District Council's Draft Local Plan 2021-2041 Regulation 18 consultation.

1.0 Proposal(s)

1.1 This report provides a response to Uttlesford District Council's consultation on its Regulation 18 Draft Local Plan.

2.0 Background

2.1 The Uttlesford District Council Regulation 18 Draft Local Plan is subject to public consultation between 3 November and 18 December 2023.

- 2.2 The consultation document and supporting background evidence can be viewed on the Uttlesford District Council website (see link under Background Papers).
- 2.3 This report summarises the draft Local Plan, highlights any areas of interest and sets out comments East Herts District Council are seeking to make on the draft plan.

3.0 Reason

- 3.1 The Regulation 18 consultation document sets out Uttlesford's emerging Local Plan and preferred Spatial Strategy. The document can be split into 2 main sections; the Spatial Strategy inclusive of Area Strategies, and District Wide Policies.
- 3.2 The Spatial Strategy informs decision making around the location and nature of future development in Uttlesford and is underpinned by the five core policies below:
- Core Policy 1: Addressing Climate Change
 - Core Policy 2: Meeting our Housing Needs
 - Core Policy 3: Settlement Hierarchy
 - Core Policy 4: Meeting Business and Employment needs
 - Core Policy 5: Providing Supporting Infrastructure and Services
- 3.3 Four separate area strategies have also been developed as part of the spatial strategy, these are divided into the areas of; North Uttlesford, South Uttlesford, Thaxted and The Rural Areas. The final chapter covering District Wide Policies contains both 'core' policies which are considered strategic policies; and 'development' policies which are non-strategic.
- 3.4 Regarding the spatial strategy; the consultation document, in Core Policy 2, proposes to accommodate 14,377 new dwellings to be delivered between 2021 to 2041. This is higher than the

current housing requirement figure of 13,680 in order to provide flexibility, resilience and contingency, and to assist in maintaining a five-year land supply. Around 1,000 dwellings have already been completed with a further 5,700 dwellings already committed. The remainder will be provided through strategic allocations (5,000 dwellings), non-strategic allocations (1,000) and windfall (1,600).

- 3.5 The Local Plan also aims to meet business and employment land needs. There is an identified need for a further 21.7 hectares (ha) of office space and 52.2ha of industrial land between 2021-2041. Completions and commitments will provide approximately 15ha of the combined need with an outstanding combined office and industrial need of 35-40ha. The Local Plan aims to meet this outstanding need through new strategic allocations, with 21.5ha of office and 33ha of industrial land being provided across 5 sites.
- 3.6 The Plan also puts considerable emphasis on addressing climate change led by Core Policy 1: Addressing Climate Change and Chapter 9 Climate Change, Transport and the Environment. The draft Local Plan therefore has a number of policies that cover a broad range of topics. Notably, Core Policy 1 sets out that applicants for development of 1 or more dwellings are required to submit a 'Climate Change & Sustainability Statement' that addresses specific aspects of climate change, these aspects are set out in Table 4.1 on page 35 of the consultation document.

Considerations

- 3.7 East Herts Council welcomes the opportunity to comment on the draft Local Plan and supports the intention of the plan to meet its housing and employment needs, as well as its emphasis on addressing climate change. East Herts Council further supports the recognition of the cross-boundary

relationship East Herts and Uttlesford share and the need for both authorities to constructively coordinate on strategic matters under the duty to co-operate into the future.

- 3.8 East Herts notes that on page 8 of the consultation document, paragraph 1.24 refers to the tests of soundness from the 2012 National Planning Policy Framework (NPPF) rather than the 2023 NPPF. It would be prudent to update this alongside clear reference to the latest version of the NPPF where necessary to ensure there isn't any confusion about which framework the Local Plan will be prepared in accordance with.
- 3.9 The absence of an updated policies map accompanying the consultation material is noted. Whilst it isn't prescribed that a policies map should be published alongside a draft Local Plan under Regulation 18, the Local Plan as drafted is likely to present changes to the adopted policies map and it would be a useful guide to understand the geographical representation of those changes through a draft policies map.
- 3.10 Regarding the overall spatial strategy, East Herts is particularly aware of the impact of growth on the strategic transport network. Specifically essential for East Herts is that any development around the A120 in Uttlesford is able mitigate the impacts of growth on Bishop's Stortford and Junction 8 of the M11. Bishop's Stortford already has a constrained highways network and given the level of development already committed in the town which is currently being built-out it has limited opportunities to address any increases and additional impacts arising from growth in the Uttlesford Local Plan.
- 3.11 East Herts welcomes reference to rapid transit as a transport option but would like to see a specific reference to Hertfordshire and Essex Rapid Transit (HERT). It is noted that Essex is seeking to bring forward their own rapid transit option, but distinguishing between this and the Hertfordshire

and Essex Rapid Transit will ensure that both are recognised and planned for strategically.

3.12 East Herts welcomes recognition of Stansted Airport's role as a multi-modal transportation hub and interchange. East Herts supports the notion that rail interchange facilities at Stansted Airport should be strengthened and would support measures such as a second borehole to sustain the expansion of the network.

3.13 Finally, 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 duty to cooperate.

4.0 Options

4.1 The Council could choose not to submit comments to the Regulation 18 consultation.

5.0 Risks

5.1 Not submitting this report to the consultation wouldn't allow East Herts Council to put forward its views, and consequently the views of East Herts would not be considered by Uttlesford.

6.0 Implications/Consultations

6.1 This report is a response to the Uttlesford Local Plan Regulation 18 consultation.

Community Safety

No

Data Protection

No

Equalities

No

Environmental Sustainability

No

Financial

No

Health and Safety

No

Human Resources

No

Human Rights

No

Legal

No

Specific Wards

All

7.0 Background papers, appendices and other relevant material

The Uttlesford Draft Local Plan 2021-2041 can be found here:
[The Draft Local Plan - Uttlesford District Council](#)

Further evidence and background documents can be found here: [Uttlesford Local Plan Reg 18 Evidence Base \(uttlesfordreg18evidencebase.co.uk\)](http://uttlesfordreg18evidencebase.co.uk)

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