



Uttlesford District Council Local Plan

Duty to Co-Operate Topic Paper

June 2024

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Takeley	

1.0 Introduction

1.1 This topic paper is prepared to support the ‘Publication’ version (Regulation 19) Local Plan (here after referred to as the Local Plan) to help demonstrate how the Council has met its responsibility in accordance with the Duty-to-Cooperate (DtC) process as set out by the Localism Act 2011 and the National Planning Policy Framework.

1.2 The evidence and processes set out in this paper have helped to inform the preparation of the Local Plan ready for consultation. The Local Plan sets out the spatial strategy for Uttlesford, its key priorities and objectives for how it will deliver sustainable development up until 2041. It identifies the number of homes and jobs the area needs, and the associated infrastructure required to support this growth, including provision for retail, leisure and green and blue infrastructure, through the allocation of sites and development management policies.

1.3 A significant amount of work has taken place since the previous plan was withdrawn in 2020, including the initial issues and options consultation in 2021, the Draft Plan (Regulation 18) consultation in 2023, and an extensive collection and analysis of evidence base to inform the development and refinement of the Local Plan 2021 - 2041. The main steps undertaken include:

- Issues and options – 2021
- Call for sites – Early 2021
- Call for Sites Technical Consultation – December 2021
- Evidence base gathering and review, and plan preparation – 2021 – 2023
- Regulation 18 Draft Plan Consultation - Winter 2023
- Preparation of the ‘Publication’ version (Regulation 19) Local Plan and supporting evidence – First half of 2024

1.4 The next steps will be the publication of the Local Plan for consultation in Summer 2024 followed by submission of the Local Plan to the Secretary of State in December 2024. After submission, the Local Plan will be subject to Examination in Public by an independent Planning Inspector (or Inspectors) appointed by the Planning Inspectorate. This will determine if the Plan can be found sound and if the Council can move on to adopt it as part of the Statutory Development Plan for Uttlesford.

2.0 What is the Duty to Co-operate?

2.1 The Localism Act 2011 sets out the Duty to Co-operate (DtC) which applies to all local planning authorities, National Park authorities and County Councils in England and to a number of other public bodies (Section 110). The duty requires that councils set out planning policies to address strategic issues¹ and that councils and public bodies “engage constructively, actively and on an ongoing basis” to develop strategic policies. This should include considering joint working to determine where additional infrastructure is necessary,

¹ The Localism Act 2011 defines strategic matters as: (a) Sustainable development or use of land that has or would have a significant impact on at least two planning areas, including (in particular) sustainable development or use of land for or in connection with infrastructure that is strategic and has or would have a significant impact on at least two planning areas, and (b) Sustainable development or use of land in a two-tier area if the development or use - (i) is a county matter, or (ii) has or would have a significant impact on a county matter.

and whether development needs that cannot be met wholly within a particular plan area could be met elsewhere. (Para.26, NPPF)

2.2 The Council is required to co-operate with certain organisations and neighbouring authorities on strategic planning matters. Collaboration will provide a strong basis to develop effective working arrangements to help prepare a sound plan and to assist in aspects of its delivery. We are required to demonstrate co-operation to the Local Plan Inspector both on the spatial strategy and plan policies. Early engagement and demonstrating co-operation with neighbours and the prescribed bodies are key to meeting the legal tests of the DtC.

2.3 The DtC does not necessarily require agreement. However, we will endeavour to co-operate on cross-boundary and strategic planning matters and will aim to seek agreement or areas of agreement through Statements of Common Ground (SoCG), as far as this is possible. We aim therefore to ensure we:

- are proactive and constructive in our co-operation on cross-boundary planning matters;
- achieve a legally 'sound' Local Plan in this respect; and
- help to facilitate effective strategic planning in the region¹.

2.4 Strategic planning refers to policies that address issues which cannot be dealt with by one local planning authority working alone but which will need to be addressed and delivered working together with neighbouring authorities and other bodies through other plans and strategies. Strategic issues can include:

- the provision of homes and jobs
- retail, leisure and economic development across a travel to work area
- the provision of infrastructure for transport, waste and minerals, water, energy generation, and telecommunications
- the provision of health, security, and local community infrastructure facilities, and
- climate change mitigation and adaptation, conservation protection and enhancement of the natural and historic environment, including our landscape and townscape.

2.5 While the duty does not apply to residents, developers, parish councils, our engagement with these organisations and others is essential to the development of the Local Plan. Details of this will be set out in the Statement of Community Involvement (SCI), except for developers, as this relates to the delivery of proposed allocated sites. Here it is proposed that Memoranda of Understanding (MoUs) will be used to assist in demonstrating to the Plan's Inspector that proposed sites can deliver the necessary infrastructure requirements, having worked constructively and on an on-going basis with the developer and landowner throughout the process of allocating the site and master-planning the design features of most importance, similarly to the DtC process.

2.6 It is important for the Examination in Public (EiP) stage of the Local Plan that Uttlesford District Council (UDC) can demonstrate the approach and process it followed to working with its prescribed bodies on strategic issues of a cross boundary nature, and that these are identified early in the process. This assists with showing the required co-operation between authorities on an on-going basis and what outcomes and actions have resulted that may have influenced the Plan. This goes towards demonstrating the Plan is sound. That is, positively prepared and effective.

2.7 Positively prepared – as set out in paragraph 35 of the NPPF means:

“...providing a strategy which, as a minimum, seeks to meet the areas objectively assessment needs; 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”.

2.8 Effective – as set out in paragraph 35 of the NPPF means:

“...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”.

3.0 Statements of Common Ground

3.1 To demonstrate effective and on-going joint working, our Local Plan work includes Statements of Common Ground (SoCG) and Memorandums of Understanding (MoUs). These documents address strategic matters or issues of a common nature between UDC and a statutory body or organisation that are being addressed and progressed throughout the plan-making process to provide transparency, and wherever possible, working towards areas of agreement.

3.2 Individual SoCG have been agreed to assist in the collaboration between the Council and the prescribed body to demonstrate that the Duty to Cooperate has taken place and clearly set out where we agree, where this is possible.

3.3 MoUs are being worked up with landowners and developers rather than SoCG, as they are not strictly DtC bodies in the delivery of proposed strategic allocated sites, the Council feel it important to demonstrate that cooperation has been continual throughout the plan making process to show delivery of its proposed allocated sites. This will ensure that the necessary development requirements, time scales and other build factors have been considered up front to assist in demonstrating deliverability of proposed development at the Examination in Public.

3.4 The signed SoCG are set out in Appendix 2, and MoUs are in Appendix 3 to help inform the Reg 19 Submission Plan.

4.0 Duty to Co-Operate Bodies

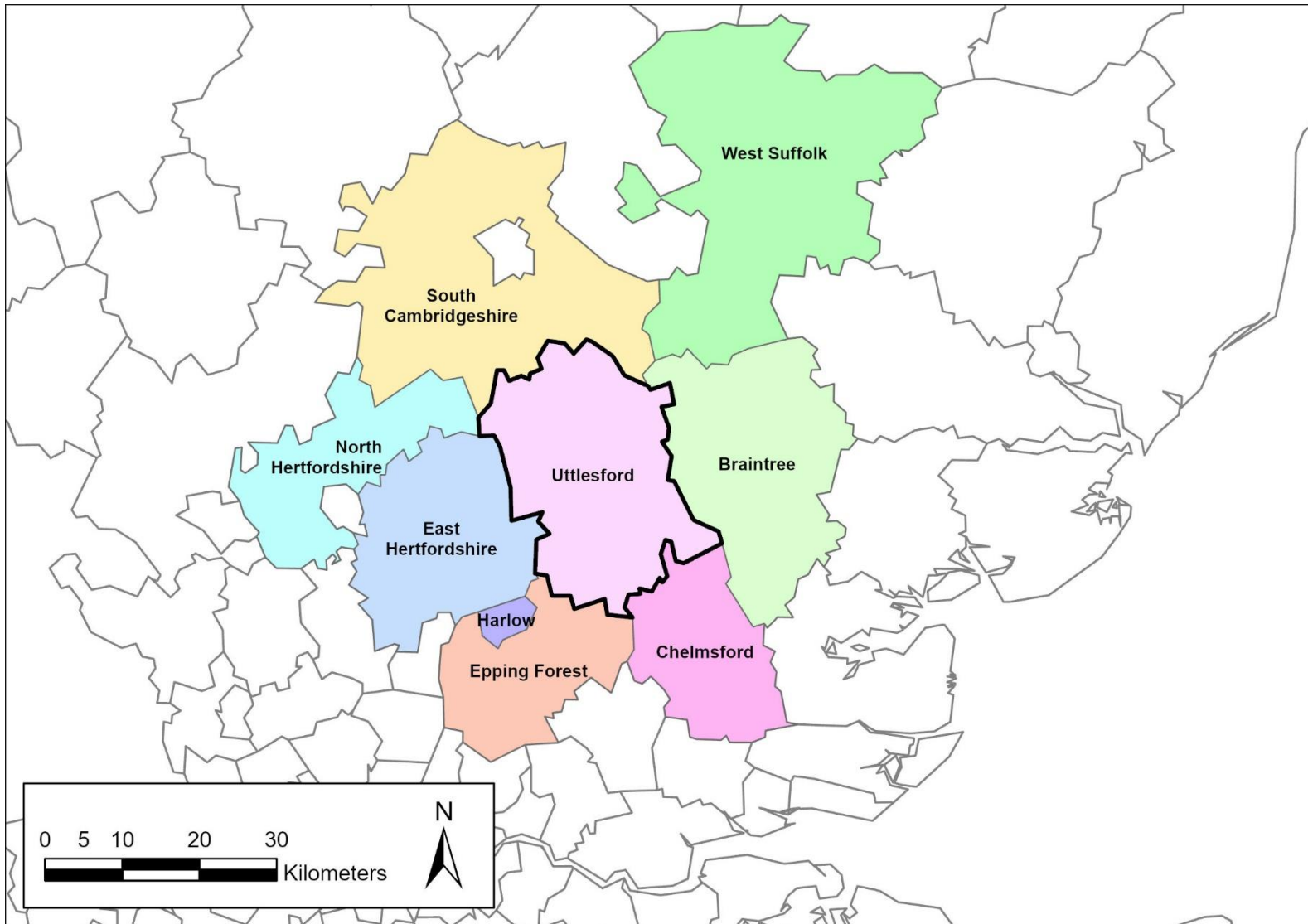
4.1 Uttlesford is adjoined by six local planning authorities. There are seven planning authorities that the duty most directly applies, and these are shown in context in Map 1 below, and are:

- Braintree District Council
- Chelmsford City Council
- East Hertfordshire District Council
- Epping Forest District Council
- Harlow District Council – although does not adjoin the boundary of Uttlesford
- North Hertfordshire District Council
- South Cambridgeshire District Council

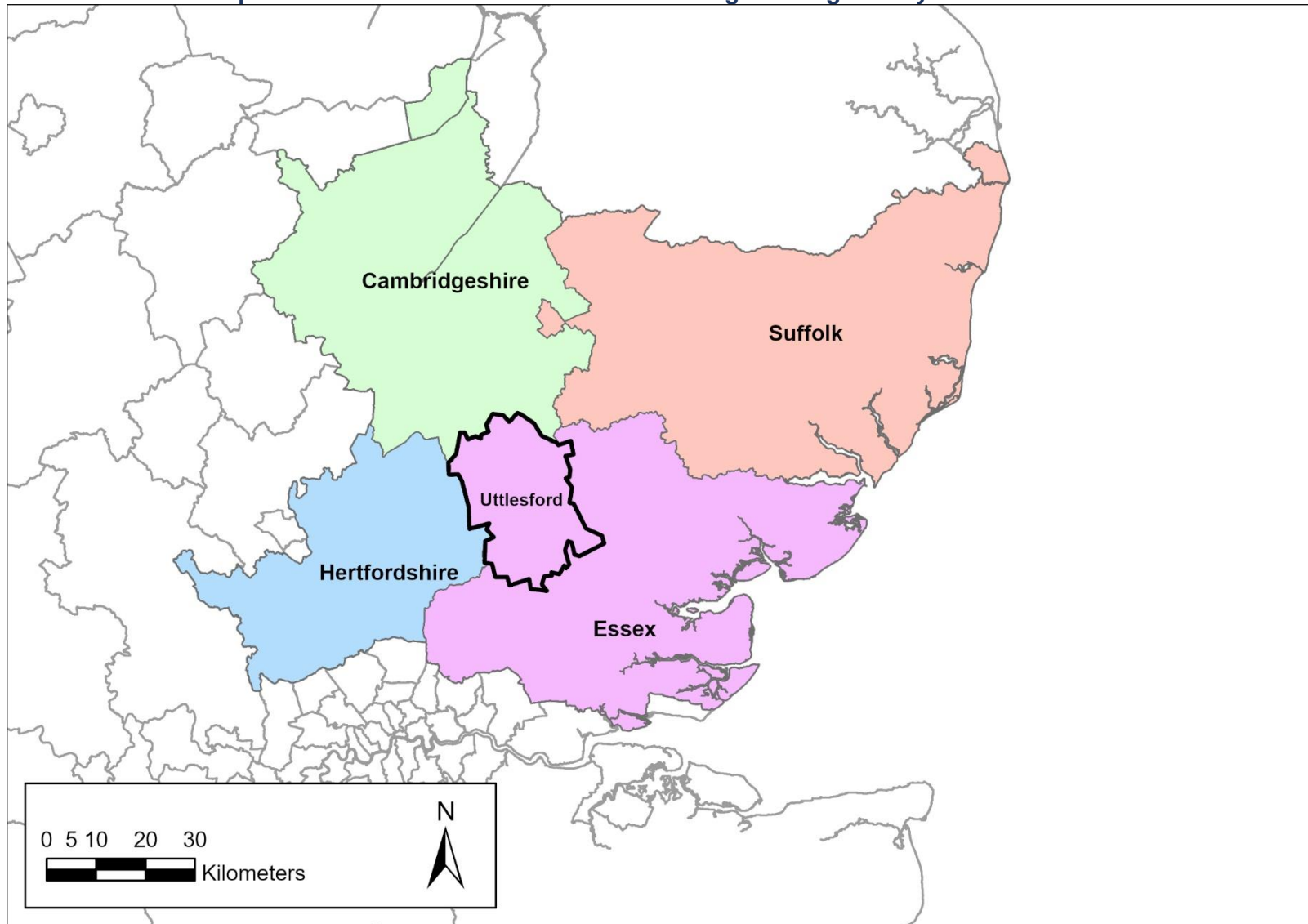
4.2 The County Councils of relevance include the following (and are shown in Map 2):

- Cambridgeshire County Council
- Essex County Council
- Hertfordshire County Council

Map 1: Uttlesford District in context with its neighbouring local authorities



Map 2: Uttlesford District in context with its neighbouring County Councils



4.3 Other prescribed bodies are identified in Part 2 of the Town and Country Planning (Local Planning) (England) Regulations 2012². The list of prescribed bodies has been amended to include the Local Enterprise Partnership and the Local Nature Partnership³. However, the Council works with the North East Economic Board (NEEB) on economic strategies and the Essex Local Nature Partnership (LNP) on nature recovery and therefore these organisations have explained there is no need for a separate agreement with them. The other prescribed bodies of relevance to Uttlesford are:

- Environment Agency
- Historic England - Historic Buildings and Monuments Commission for England
- Natural England
- Civil Aviation Authority
- National Health Service/Integrated Care Board (HWEICB) that covers West Essex and Hertfordshire
- Office of Rail Regulation
- Integrated Transport Authority (Transport East)
- Highway Authority (Essex County Council)
- National Highways

4.4 Although not subject to the requirements of DtC, in addition to the above, we have and will continue to liaise with the following, as necessary:

- Active Travel England
- Essex Climate Action Commission. Advisory group of informed practitioners and decision makers directing on county-wide action to tackle climate change
- Essex Coast Recreation Disturbance Avoidance Mitigation Strategy (RAMS) Steering Group (partnership of Essex local authorities, County, Essex Wildlife Trust, Natural England, and RSPB)
- Essex Planning Officers Association (EPOA)
- Health and Wellbeing Board, Uttlesford Local Strategic Partnership
- National Trust
- North Essex Economic Board, on co-operation on strategic growth issues
- Manchester Airports Group (London Stansted Airport)
- Other North Essex authorities - Colchester, Maldon, Tendring
- Sewage Undertakers and Water supply providers (Affinity, Anglian and Thames Water)
- Sport England

5.0 Sustainability Appraisal

5.1 It is important in plan making that the options developed are tested through a Sustainability Appraisal (SA). This is a legal requirement of the plan process as set out in the Planning and Compulsory Purchase Act 2004 (as amended)³. This has taken place in accordance with planning practice guidance⁴ and alongside the preparation of the Plan. The

² <https://www.legislation.gov.uk/ukxi/2012/767/contents/made>

The Town and Country Planning (Local Planning) (England) (Amendments) Regulations 2012 are available at <http://www.legislation.gov.uk/ukxi/2012/2613/made>

[Planning and Compulsory Purchase Act 2004 \(legislation.gov.uk\)](https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal)
<https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal>

SA has helped to identify reasonable alternatives and refined the preferred options and informed the development of the Plan, as a whole. To ensure credibility and robustness of the process, the SA was carried out by independent consultants.

6.0 Strategic Issues, challenges and opportunities

6.1 We have identified several cross-boundary challenges and opportunities through the review of relevant plans and strategies, previous consultations, and ongoing engagement with our neighbouring authorities and prescribed bodies. These are summarised below:

Climate Change

6.2 The Council seeks to ensure that developments contribute to meeting local and national Climate Change targets including those set in the Council's Climate Crisis Strategy which has been agreed.⁵, recognising the characteristics of the District, with its dispersed settlement patterns, agrarian (cultivated land) uses and rural diversification, ecologically sensitive habitats and wildlife corridors, whose connectivity is important to complete and extend beyond the District's boundary. The Council has allocated £1m to support climate projects over the next 3 years focusing on key themes and priorities including:

- resources
- energy use
- planning and development
- transport
- council assets and operations
- natural environment
- adapting to the climate crisis

6.3 Adaptation and mitigation to Climate Change is essential to ensure we safeguard existing communities and new developments and seek opportunities to create new connections for wildlife and people. This can include, but is not limited to:

- flood risk mitigation measures, including working at the river catchment scale across district boundaries. This should incorporate protection from water pollution measures from all sources, such as the airport and major highways, protected areas and landscapes;
- providing strategic green and blue infrastructure (ecological networks) connecting people and wildlife to place and creating biodiversity net gain and environmental net gains;
- supporting proposals for renewable energy installations, subject to local safety and amenity considerations; and
- responding to the water scarcity issues locally, particularly in the protected Chalk Stream areas.

Housing

6.4 We need to follow a robust approach to meet the local housing needs of Uttlesford now and in the future, including a diverse range of affordable housing needs. The Council has

⁵ <https://www.uttlesford.gov.uk/climate-crisis-strategy>

engaged with its neighbouring authorities and as a result of those discussions, there is currently no requirement to meet any needs arising from neighbouring authorities in this plan period or vice versa. Uttlesford can meet its needs within its own administrative boundary.

6.5 This includes ensuring that the housing and employment development and accompanying infrastructure we plan for recognises the importance of achieving sustainable development, including, for example, ensuring that we maximise opportunities for sustainable travel choices.

6.6 It includes ensuring that the accommodation needs of the gypsy, traveller and travelling show people communities are planned for appropriately across the District, based on local identified need.

Transport

6.7 Uttlesford will require a transport network that addresses not only the needs of the residential and working population but will also need to address the impact that transport has on emissions and climate change. By promoting and facilitating the sustainable movement of people between their home, work, shops and services across Uttlesford, it will help to facilitate economic growth opportunities, inward investment, regeneration and contribute towards the delivery of sustainable development.

6.8 Proposing and supporting development which reduces the need to travel or promote the use of sustainable transport will support the district wide carbon reduction targets. This will be done by ensuring the local transport opportunities in the towns and villages are considered when locating new development to encourage a shift in behaviour to sustainable transport modes, including the prioritisation of sustainable transport choices in the strategic allocations.

6.9 It is important to recognise the strategic role that transport routes and infrastructure play regionally and nationally, including the M11, West Anglia Mainline rail and London Stansted Airport. The Council will ensure that planned growth across Uttlesford assesses the impact on the capacity and the performance of the Strategic Road Network (SRN) and the local road network, e.g., the A120, including an assessment of the impact on journey times and junction delays, and consider mitigation measures. (See Appendix 1 for Uttlesford's Strategic Connections).

6.10 London Stansted Airport is wholly located within Uttlesford and is owned and operated by Manchester Airports Group (MAG), who manage the airport infrastructure and are also the highway authority in relation to the roads within its boundary. Stansted Airport is Uttlesford's largest employer and makes a substantial contribution to the economy of the district and the East of England region.

In summary the strategic matters considered are:

- the continued operations at Stansted Airport as an international transport gateway
- accommodating future growth
- wider road and public transport links
- the proximity of new development to the airport (safeguarding) and the availability of an appropriately skilled workforce.

6.11 Although not directly a transport issue but associated with transport infrastructure, is the condition of Stansted Brook to the North of the Airport, which is reported to be in bad ecological status and is being monitored for pollutants. Other watercourses that transverse the Airport include Pincey Brook and The Bourne to the North of the Airport's boundary, which also need to be considered for water quality issues associated with runoff from hardstanding areas such as the Airport runways. It is therefore recognised that care needs to be taken to ensure that runoff from the runways and the highway network does not adversely affect water and ecological quality of the local environment.

Economy

6.12 The Local Plan will help to deliver the economic objectives of the North Essex Economic Board⁹, which works with authorities and organisations across mid and north Essex to make the area more prosperous for all. The board helps to improve skills; support business and develop economic strategies and increase inward investment.

6.13 We will ensure sufficient employment growth is allocated at strategic growth areas to complement proposed housing allocations in accordance with the identified need.

6.14 The Council will consider the impact of travel to work patterns, given Uttlesford's strategic geographical location in relation to the Cambridge and the London Innovation Corridor. Rail links, the road network to the Midlands and east coast ports, and the expanding and international airport mean that goods, services and people can contribute to the local economy. Working collaboratively with organisations responsible for interconnectivity will be vital to long term prosperity and growth.

6.15 The Local Plan will seek to expand existing employment areas; create new employment areas and policies supporting rural businesses.

Social Infrastructure

6.16 A central aspect of sustainable development is ensuring that sufficient community infrastructure, including education, health, sports, and cultural infrastructure is in place for the proposed growth across the District for the Plan period. This includes, for example, sports facilities with wider patronage, new primary and secondary schools, sixth form, early years, SEND provision, specialist health, green infrastructure and emergency services provision.

Physical Infrastructure

6.17 Through the Local Plan we will ensure that sufficient essential utilities are in place for the proposed growth across the District for the Plan period. For example, water supply and waste disposal provision, flood management schemes, broadband, telecommunications, and new transport infrastructure.

Hatfield Forest

6.18 A key aim of the Local Plan is to mitigate any potential impacts on Hatfield Forest from the proposed growth in the District. There are currently relatively limited opportunities to access areas of publicly accessible open space elsewhere in the Uttlesford, away from Hatfield Forest.

Essex Coast RAMS

6.19 We will continue to collect development levy fees for the Essex Coast RAMS, which offset impacts from developments in Uttlesford that may increase pressure on the coastline and its habitats on the east coast.

Minerals and waste planning

6.20 Minerals and waste planning is an Essex County Council function; however, Uttlesford District Council needs to ensure that proposed development does not impede the Essex Waste and Minerals Plans⁶ and ensure sufficient supply of natural resources and facilities are available to accommodate the proposed level of growth.

Statement of Compliance

6.21 Any important areas of co-operation and engagement activities during the preparation of this Local Plan 2021 – 2041 e.g., issues arising, decisions undertaken and justification for actions, are shown by Table 1: Significant cross-boundary issues relevant to the 'Publication' version (Regulation 19) Local Plan and how the Duty to Co-operate has been met.

6.22 Table 1 collates the evidence to demonstrate our Statement of Compliance for the Duty to Co-operate. It demonstrates how the issues covered in this report have been addressed, and how preferred strategic approaches and policies have been influenced by effective co-operation and joint working.

6.23 Each SoCG is accompanied by a detailed appendix of issues which sets out the individual comments stakeholders raised at the Regulation 18 Consultation or subsequently and provides a Council response to the issue to resolve the matter, where this has been possible. However, not all matters raised were cross boundary issues and therefore not reflected in this main DtC topic paper. No new strategic cross boundary matters were raised between Regulation 18 and the 'Publication' version (Regulation 19) Local Plan and therefore Table 1 below remains substantively the same as at Regulation 18 but has been updated to reflect the 'Publication' version (Regulation 19) Local Plan given updated evidence base and considering comments received.

⁶ <https://www.essex.gov.uk/planning-land-and-recycling/planning-and-development/minerals-and-waste-planning-policy/waste-local>

Table 1: Significant cross-boundary issues relevant to Reg 19 Publication Version and how the Duty to Co-operate has been met

Key cross-boundary issues	Evidence that has informed these issues	How the DtC has been met and how it has informed the 'Publication' version (Regulation 19) Local Plan 2041
Housing		
<p>We need to follow a robust approach to meet the local housing needs of Uttlesford now and in the future, including a diverse range of affordable housing needs. The Council has engaged with its neighbouring authorities and as a result of those discussions, there is currently no requirement to meet any needs arising from neighbouring authorities in this plan period or vice versa. Uttlesford can meet its needs within its own administrative boundary.</p>	<p>The Plan makes provision for at least 14,741 new homes to be delivered during the Plan period (2021 to 2041). This reflects the Objectively Assessed Need for Housing for Uttlesford District up to 2041 as identified in the updated Local Housing Need Assessment (JG Consulting, May 2024), which is 13,500 new homes. Therefore, we are meeting the requirement in full, with extra headroom (9.2%), to provide greater plan resilience and flexibility, and to help ensure the Plan can achieve and maintain a five-year housing land supply, as required by national policy. Uttlesford has engaged with its neighbouring authorities, however they are at different stages of plan making and do not require the Council to assist them and Uttlesford do not need to ask any of its neighbouring authorities to take any of its housing requirements, as it can meet its own needs.</p>	<p>We have liaised with our neighbouring authorities on the position of their local plans and their own objectively assessed needs.</p> <p>However, given the variety of stages that each local authority is at in bringing forward their Local Plans and the necessity for Uttlesford to have an up-to-date local plan, it is important the Plan is progressed quickly.</p> <p>There is no identified unmet housing need for Uttlesford to consider in this Plan, but this will be reviewed again in the future. It is anticipated that the Plan will be reviewed quickly, within five years from adoption.</p> <p>The quantum of development required in Uttlesford includes a sufficient buffer to ensure the Council can meet its 5-</p>

Key cross-boundary issues	Evidence that has informed these issues	How the DtC has been met and how it has informed the 'Publication' version (Regulation 19) Local Plan 2041
		<p>year housing land supply and meet the necessary affordable housing requirement in the District.</p> <p>The Publication Version of the Plan includes Strategic Policies setting out the quantum and distribution of housing development across the District. Other development management style policies and pick up on affordable housing requirements, including policies for Proposed Strategic Allocations.</p>

<p>This includes ensuring that the housing and employment development and accompanying infrastructure we plan for recognises the importance of achieving sustainable development, including, for example, ensuring that we maximise opportunities for sustainable travel choices.</p>	<p>Over the Plan period, the land requirement for office development is 27.7ha and industrial development, 52.2ha. To meet this requirement a further 10ha is needed for office development and 25-30ha is needed for industrial development beyond known completions and commitments (figures correct as of 29th May 2024, ICENI). 54ha of employment land is identified for future development in the Local Plan on proposed strategic allocations. These may vary slightly as figures are finalised for Consultation.</p> <p>The transport modelling evidence and updated Local Housing Need Assessment (JG Consulting, May 2024) have been factored into ensuring proposed development locations are the most sustainable.</p>	<p>DtC has been undertaken with ECC on employment and transport matters. The districts have adopted the North Essex Economic Board new strategy, 2023.</p> <p>The quantum of employment proposed has been assessed against the housing need. Considering the locational requirements of strategically important locations for new development, new employment sites have been proposed for allocation that seek to meet the local need, although it is recognised that Stansted Airport, has a larger than local role, which is also addressed in the updated evidence.</p> <p>The Local Plan includes Strategic Policies setting out the quantum and distribution development across the District, including employment. Other development management policies and allocation policies include specific site requirements for Proposed Strategic Allocations.</p>
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<p>It includes ensuring that the accommodation needs of the gypsy, traveller and travelling show people communities are planned for appropriately across the District, based on local identified need.</p>	<p>A joint Gypsy, Traveller and Travelling Show People Accommodation Needs Assessment is being prepared with ECC. The Council is committed to working with ECC and its neighbouring authorities to ensure the needs of the Gypsy and Traveller community is met. The Council is currently finalising its evidence in relation to the allocation of sites which will meet these needs whilst ensuring the appropriate mitigation of any planning constraints. These site allocations will be set out in the Reg 19 publication of the Uttlesford Local Plan for consultation. It is noted that Uttlesford will be meeting its local need within the District's boundaries and without reliance on sites within neighbouring authorities.</p>	<p>We will continue to work with ECC and our neighbouring local authorities in the preparation of evidence.</p> <p>The evidence is anticipated to show that Uttlesford's requirements for the community are reasonably low and can be addressed through good community engagement and planning.</p> <p>A policy will be included in the Reg 19 Plan that deals with the needs of the Gypsies, Travellers and Travelling Show People.</p> <p>SOCG have been sought and some signed with our neighbouring local authorities and county councils and ECC to assist in working towards this objective.</p>
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Transport		
<p>Uttlesford will require a transport network that addresses not only the needs of the residential and working population but will also need to address the impact that transport has on emissions and climate change. By promoting and facilitating the sustainable movement of people between their home, work, shops and services across Uttlesford, it will help to facilitate economic growth opportunities, inward investment, regeneration and contribute towards the delivery of sustainable development.</p>	<p>A comprehensive transport evidence base was commissioned by Uttlesford District Council to support and inform the Local Plan policies and proposals contained in the 'Publication' version Regulation 19 Local Plan. The evidence examines how sustainable transport can be delivered to support the growth in Uttlesford together with the technical assessments of impacts of growth proposals on the highway network.</p>	<p>A number of separate DtC meetings have been held with Essex Highways, National Highways, Network Rail and Manchester Airport Group in relation to transport considerations in Uttlesford.</p> <p>These partners have been involved in the production of the evidence base and have seen the merging draft Local Plan and, where possible, given the opportunity to comment on draft policies/proposals.</p> <p>We will continue to work with ECC, our neighbouring local authorities and other transport authorities such as National Highways and Stansted Airport in the preparation of evidence.</p>
<p>Proposing and supporting development which reduces the need to travel or promote the use of sustainable transport will support the district wide carbon reduction targets. This will be done by ensuring the local transport opportunities in the towns and villages are considered when locating new development to</p>	<p>The Local Plan transport evidence considers how best to address the transport challenges in Uttlesford and particularly how policies can reduce the need to travel or promote the use of sustainable transport, which in turn, support the district-wide carbon reduction targets. The evidence led policy approach intends to ensure the sustainable transport opportunities in the towns and villages have been prioritised when locating new development to encourage a shift in behaviour to sustainable transport modes, including the prioritisation of sustainable transport choices in the strategic allocations.</p> <p>This approach is supported by the following evidence documents:</p> <ul style="list-style-type: none"> Local Plan Sustainable Transport. ITP. July 2024 	<p>A number of separate DtC meetings have been held with Essex Highways, National Highways, Network Rail and Manchester Airport Group in relation to transport considerations in Uttlesford.</p> <p>These partners have been involved in the production of the evidence base and have seen the merging draft Local Plan and, where possible, given the</p>

<p>encourage a shift in behaviour to sustainable transport modes, including the prioritisation of sustainable transport choices in the strategic allocations.</p>	<ul style="list-style-type: none"> • Local Cycling and Walking Infrastructure Plan. PJA. July 2024 • A120 Corridor Study. Essex Highways. May 2024 • Shared Transport in New Developments. CoMoUK. April 2024 <p>The LCWIP was produced in collaboration with ECC and ECC will be supporting UDC with future planned consultation.</p> <p>The A120 Corridor Study was jointly commissioned between UDC and ECC with Essex Highways producing the outputs and report.</p> <p>Integrated Transport Planning Ltd (ITP) was appointed by Uttlesford District Council (UDC) in April 2024 to provide support with preparing sustainable transport and accessibility evidence to inform the Local Plan.</p> <p>The ITP report provides a detailed and robust sustainable transport evidence base and strategy which substantially informs policies and approach to transport in the Local Plan. This work also concluded the sustainable transport policies in the Local Plan align with both local and national policy.</p> <p>The current 2011 Essex Local Transport Plan emphasises the prioritisation of sustainable travel options. A new Local Transport Plan is currently being produced and will focus on sustainable transport and the enhancement of Essex's strategic transport connectivity.</p>	<p>opportunity to comment on draft policies/proposals.</p> <p>We will continue to work with ECC, our neighbouring local authorities and other transport authorities such as National Highways and MAG in the preparation of evidence.</p>
<p>It is important to recognise the strategic role that transport routes and infrastructure play regionally and nationally, including the M11, West Anglia Mainline rail and</p>	<p>A comprehensive transport evidence base was commissioned by Uttlesford District Council to support and inform the Local Plan policies and proposals contained in the 'Publication' version Regulation 19 Local Plan. The evidence examines how sustainable transport can be delivered to support the growth in Uttlesford together with the technical assessments of impacts of growth proposals on the highway network.</p>	<p>A number of DtC meetings have been held with National Highways in connection with the Strategic Road Network (SRN) and J8 and J9 of the M11; ECC, as the Highways</p>

<p>London Stansted Airport. The Council will ensure that planned growth across Uttlesford assesses the impact on the capacity and the performance of the Strategic Road Network (SRN) and the local road network, e.g., the A120, including an assessment of the impact on journey times and junction delays, and consider mitigation measures. (See Appendix 1 for Uttlesford's Strategic Connections).</p>	<p>The current 2011 Essex Local Transport of sustainable travel options. A new Local Transport Plan is currently being produced and will focus on sustainable transport and the enhancement of Essex's strategic transport connectivity.</p> <p>Previous consultation responses raised concerns about congestion (i.e., queueing traffic) and issues on the road network, particularly around the junctions of the M11 and the A120.</p> <p>These issues are historical over a 20-year period or more from cumulative growth over that time. Development that has occurred in other areas outside of Uttlesford feeds onto the same Strategic Road Network exasperating the issues. Similar issues affect the rail network. These challenges will not be able to be overcome quickly or through one Local Plan period or indeed at one district council level.</p> <p>The transport modelling that Uttlesford has undertaken as part of its evidence base will consider and assess these cumulative factors.</p> <p>Transport East have developed a Transport Strategy to 2050¹². It seeks to improve connections and new infrastructure and make life better for everyone. They have 4 key priorities: To decarbonise transport; connect growing places; energise coastal and rural communities; and better connect ports and airports to provide a Global Gateway.</p>	<p>Authority in connection with the local road network and Network Rail, since the withdrawal of the last Local Plan in 2020.</p> <p>National Highways have been involved in the production of the evidence base since inception and have seen numerous draft evidence reports and outputs prior to production/publication. The transport evidence provides the proportionate and appropriate technical assessment of impacts of growth proposals on the highway network. Strategic policies and Proposed Strategic Allocations will incorporate mitigation requirements to ensure that as many opportunities are provided for sustainable and active modes of travel for existing and new residents and businesses as possible. This modal shift away from the car to alternative modes of travel will have multiple benefits for people, the environment and the places in which people live and work and is vital to the success of the reduction and easement on the SRN.</p>
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		<p>SOCG are in preparation with National Highways and Network Rail, as the time of writing, to assist in working towards these objectives and MoU with any relevant landowners and developers of Proposed Strategic Allocations will follow in due course.</p>
<p>London Stansted Airport is wholly located within Uttlesford and is owned and operated by Manchester Airports Group (MAG), who manage the airport infrastructure and are also the highway authority in relation to the roads within its boundary.</p> <p>Stansted Airport is Uttlesford's largest employer and makes a substantial contribution to the economy of the district and the East of England region.</p> <p>In summary the strategic matters considered are:</p> <ul style="list-style-type: none"> the continued operations at Stansted Airport as an international 	<p>A comprehensive transport evidence base was commissioned by Uttlesford District Council to support and inform the Local Plan policies and proposals contained in the 'Publication' version Regulation 19 Local Plan. The evidence examines how sustainable transport can be delivered to support the growth in Uttlesford together with the technical assessments of impacts of growth proposals on the highway network.</p> <p>The Local Plan transport evidence includes consideration of how London Stansted Airport can be enhanced to become a multi-modal transport interchange and how active travel links can be improved between communities and the transport infrastructure and employment opportunities at the airport.</p>	<p>A number of separate DtC meetings have been held with Manchester Airport Group in relation to all of the transport considerations at the airport and beyond.</p> <p>MAG have seen draft Local Plan work and, where possible, given the opportunity to comment on draft policies/proposals.</p> <p>We will continue to work with MAG in the preparation of evidence.</p> <p>A SOCG are in preparation with MAG, as the time of writing, to assist in working towards agreement on the strategic matters.</p>

<p>transport gateway</p> <ul style="list-style-type: none"> • accommodating future growth • wider road and public transport links • the proximity of new development to the airport (safeguarding) and <p>the availability of an appropriately skilled workforce.</p>		
<p>Although not directly a transport issue but associated with transport infrastructure, is the condition of Stansted Brook to the North of the Airport, which is reported to be in bad ecological status and is being monitored for pollutants. Other watercourses that transverse the Airport include Pincey Brook and The Bourne to the North of the Airport's boundary, which also need to be considered for water quality issues associated with runoff from hardstanding</p>	<p>Stansted Airport is London's third largest airport and the UK's fourth largest and is in the south of Uttlesford. It is a major employer for the area and generates a lot of economic value locally and to the wider region. There is existing planning consent on site for various planning permissions to be undertaken and the Local Plan needs to enable these to continue whilst ensuring the safety and well-being of residents and the natural environment.</p> <p>The primary strategies of relevance at the airport is the sustainable development plan and surface access strategy¹⁶, which is due to be updated in late 2023. This sets out aspects that planning proposals in the Local Plan will be required to adhere to.</p>	<p>DtC meetings have been held regularly with Manchester Airport Group (MAG) (owners of London Stansted Airport). The policy approach to the airport in the Local Plan reflects comments made by MAG and ECC and aims to address environmental issues at the airport.</p> <p>since the withdrawal of the previous Local Plan in 2020. Engagement with the Environment Agency (EA) on pollution matters is also being enacted.</p> <p>The Regulation 19 Publication Local Plan includes a policy</p>

<p>areas such as the Airport runways. It is therefore recognised that care needs to be taken to ensure that runoff from the runways and the highway network does not adversely affect water and ecological quality of the local environment.</p>		<p>regarding Noise (Core Policy 44) and Stansted Airport Countryside Protection Zone (Core Policy 12). Proposed strategic allocations are not allocated in areas that are sensitive to issues regarding the airport.</p> <p>Where possible, local plan policies and proposed strategic allocations are seeking to include sustainable and active modes of travel linkages to and from the airport to improve routes for those that work at the airport and may travel from there from the local area.</p> <p>Improvements in air and water quality from surface water runoff is hoped to be achieved through joint working to improve the quality of local watercourses and the general local environment. SOCG are in preparation with MAG and the EA, and MoU with landowners and developers of relevant proposed strategic allocations will follow in due course to assist in meeting these objectives.</p>
<p>Economy</p>		
<p>The Local Plan will help to deliver</p>	<p>The employment evidence sets out the demographics for the area and</p>	<p>DtC meetings have been held</p>

<p>the economic objectives of the North Essex Economic Board⁹, which works with authorities and organisations across mid and north Essex to make the area more prosperous for all. The board helps to improve skills; support business and develop economic strategies and increase inward investment.</p>	<p>the various sectors. It identifies Uttlesford's research and development need to be 27.7ha and industrial development need as 52.2ha for the plan period up until 2041.</p> <p>The Local Plan seeks to allocate five Strategic Employment Sites. These are in the most suitable locations in accordance with the updated Economic Needs Assessment for Uttlesford and should contribute to the North Essex Economic Board objective to increase prosperity, skills, support business and increase inward investment.</p>	<p>with ECC, North Essex Economic Board (NEEB) and relevant landowners and developers since the withdrawal of the previous local plan in 2020.</p> <p>The Local Plan includes Strategic Employment Allocations in sustainable locations to meet the needs of the local area whilst also recognising the wider regional connections.</p> <p>A combination of proposed strategic allocations seeks to provide a total of 54.3ha of strategic employment land.</p> <p>Other employment policies that promote development at existing employment sites include:</p> <p>Core Policy 45: Protection of Existing Employment Space</p> <p>Core Policy 46: Development at Allocated Employment Sites</p> <p>Core Policy 47: Ancillary Uses on Existing or Allocated Employment Sites</p> <p>Core Policy 49 Employment</p>
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		<p>and Training</p> <p>SOCG have been sought with ECC and NEEB, and MoU with relevant landowners and developers will follow in due course, to assist in meeting this objective.</p>
<p>We will ensure sufficient employment growth is allocated at strategic growth areas to complement proposed housing allocations in accordance with the identified need.</p>	<p>The employment evidence identifies the quantum of development that is required across the district (52.1ha of employment land) up until 2041 and that has been informed by the Local Housing Needs Assessment for Uttlesford (March 2023). This ensures that the level of strategic employment growth is proportionate to local need. In addition, regard has been given to the regional context given Uttlesford’s context with Cambridge and London, as set out by the North Essex Economic Board and therefore the economic growth potential and housing demand likely to result from it.</p>	<p>DtC meetings have been held with our neighbouring local authorities, county councils, ECC and North Essex Economic Board (NEEB), and relevant landowners and developers since the withdrawal of the previous local plan in 2020.</p> <p>The Local Plan includes Strategic Employment Allocations in suitable locations to meet the needs of the local area. These include:</p> <p>Strategic Employment Allocations at the following locations:</p> <ul style="list-style-type: none"> • Chesterford Research Park • Saffron Walden • Between Takeley and Great Dunmow • West Takeley • Gaunts End <p>These are consistent with the spatial strategy and proposed</p>

		<p>location of Strategic Housing Allocations and other infrastructure requirements to ensure the sustainable location and effective use of land.</p> <p>SOCG have been signed with some of our neighbouring local authorities, others are in preparation, including with ECC and NEEB. MoU with relevant landowners and developers will follow in due course. These will all assist in meeting these objectives.</p>
<p>The Council will consider the impact of travel to work patterns, given Uttlesford's strategic geographical location in relation to the Cambridge and the London Innovation Corridor. Rail links, the road network to the Midlands and east coast ports, and the expanding and international airport mean that goods, services and people can contribute to the local economy. Working collaboratively with organisations responsible for interconnectivity will be vital to long term prosperity and growth.</p>	<p>Travel to work patterns are considered in the employment evidence.</p> <p>The UK Innovation Corridor includes Harlow Town and Essex County. It includes high- tech innovation centres and is a place for health innovation, academics, researchers, consultants and clinicians for prototyping, clinical trials and testing. It includes Stansted Airport and its new terminal and Great Chesterford Research Park which is an integral part of the south Cambridgeshire Biotech Cluster, an investment ready opportunity Research and Development Centre, which hosts Astra Zeneca.</p> <p>200 international destinations are covered from London Stansted and £8 billion of cargo per year. It has planning consent to serve up to 43 million passengers a year and can support new and innovative services.</p> <p>A growing range of transport links and close proximity to the M11 and A120 as well as direct trains to Cambridge and London. (Sources: https://innovationcorridor.uk/about https://innovationcorridor.uk/assets/pdf/Innovation%20Core%20FINAL.pdf)</p>	<p>DtC meetings have been held with MAG as a key landowner at Stansted Airport and as an important transport hub in the south of the district. DtC meetings with National Highways and ECC as the Highways Authority and Network Rail have taken place too.</p> <p>The Local Plan includes Strategic Transport Policies that seek to ensure delivery of the necessary infrastructure to support the proposed development in the Plan. Such as Core Policy 26 Providing for Sustainable Transport and Connectivity</p>

		<p>and Core Policy 27 Assessing the Impact of Development on Transport Infrastructure.</p> <p>SOCG are in preparation with MAG, National Highways, ECC, and Network Rail to assist in meeting these objectives.</p>
<p>The Local Plan will seek to expand existing employment areas; create new employment areas and policies supporting rural businesses.</p>	<p>The employment evidence sets out the demographics for the area and the various sectors. The Local Plan seeks to allocate five Strategic Employment Sites. These are in the most appropriate locations in accordance with updated evidence and should contribute to the North Essex Economic Board objective to increase prosperity, skills, support business and increase inward investment, including the objectives of the Sustainable Development Plan and Surface Access Strategy¹⁸, for Stansted Airport, which is being updated in late 2023. This sets out aspects that planning proposals in the Local Plan will be required to adhere to.</p> <p>The needs of the rural economy are also made clear in the employment evidence and criteria-based policy is proposed to support proposals in the plan period. The Proposed Employment and Housing Strategic Allocations are located such to support their rural hinterlands.</p>	<p>DtC meetings have been held with MAG in connection with employment opportunities at Stansted Airport. Discussions with relevant landowners and developers have taken place for rural development opportunities.</p> <p>Strategic Employment Sites have been allocated at:</p> <ul style="list-style-type: none"> • Chesterford Research Park • Gaunts End • Between Takeley and Great Dunmow • Saffron Walden • Takeley <p>SOCG are in preparation with MAG and MoU with landowners and developers with follow in due course, to assist in meeting these objectives.</p>

Climate Change		
<p>The Council seeks to ensure that developments contribute to meeting local and national Climate Change targets including those set in the Council’s Climate Crisis Strategy which has been agreed.⁷, recognising the characteristics of the District, with its dispersed settlement patterns, agrarian (cultivated land) uses and rural diversification, ecologically sensitive habitats and wildlife corridors, whose connectivity is important to complete and extend beyond the District’s boundary. The Council has allocated £1m to support climate projects over the next 3 years focusing on key themes and priorities including:</p> <ul style="list-style-type: none"> • resources • energy use • planning and development • transport • council assets and 	<p>The Climate Crisis Strategy 2021 – 2030⁸ lays out the key themes and priorities. Those relevant to the Local Plan include, energy use, planning and development, transport, natural environment and adapting to the climate crisis. Our priorities are to reduce energy use and limit carbon emissions; make new and existing homes and buildings energy efficient; work with others to organise transport solutions; protect the natural environment; and adapt to the climate crisis.</p> <p>The Strategic Flood Risk Assessment (November 2021) highlights the issues around the District from all sources of flooding. Pollution records from the Environment Agency show where there are issues on some of the District rivers. The sources of contamination may derive in part from the runways of Stansted Airport and the main transport routes such as the M11 and A120. Other land uses such as agricultural land practices are also likely.</p> <p>The Uttlesford Green Infrastructure Strategy provides a framework for the Local Plan and its spatial strategy and proposed strategic allocations for site requirement specifications. It is in line with the Essex GI Strategy and both meet the requirements of Natural England guidance and national policy, including on requirements around Biodiversity Net Gain. The Council is seeking to achieve a higher 20% target than the statutory 10% minimum and the evidence for this is provided by Bio-regional.</p> <p>Renewable energy when appropriately located and installed will contribute to a sustainable supply of electricity to aid the reduction in carbon emissions and provide greater energy security. This will be set out in the proposed Uttlesford Renewable Energy Strategy.</p> <p>The Uttlesford Chalk Stream evidence 2024 states that the north-eastern part of the District is drained by two chalk streams, the River Stort and River Cam, and their tributaries. Broadly defined as a river that derives most of its flow from chalk-fed groundwater, chalk streams flow from</p>	<p>DtC meetings have been held with ECC Environment and Drainage Teams, Natural England, the Environment Agency and Essex LNP. Discussions with landowners and developers have been held to incorporate these in Proposed Strategic Allocations.</p> <p>The Local Plan includes ambitious, but achievable policies to ensure new development meets very high standards of carbon reduction and sustainable energy use, in accordance with emerging ECC policies and guidance and the Council’s own evidence.</p> <p>The Local Plan contains policies on flood mitigation and adaptation such as incorporating SuDS into developments.</p> <p>A Strategic GI Policy will ensure that developments consider strategic infrastructure upfront in all development. The proposed</p>

⁷ <https://www.uttlesford.gov.uk/climate-crisis-strategy>

⁸ <https://www.uttlesford.gov.uk/climate-crisis-strategy>

<ul style="list-style-type: none"> • operations • natural environment • adapting to the climate crisis <p>Adaptation and mitigation to Climate Change is essential to ensure we safeguard existing communities and new developments and seek opportunities to create new connections for wildlife and people. This can include, but is not limited to:</p> <ul style="list-style-type: none"> ▪ flood risk mitigation measures, including working at the river catchment scale across district boundaries. This should incorporate protection from water pollution measures from all sources, such as the airport and major highways, protected areas and landscapes ▪ providing strategic green and blue infrastructure ▪ (ecological networks) connecting people and wildlife to place and creating biodiversity net gain and environmental net gains ▪ supporting proposals for renewable energy 	<p>chalk aquifers, stores of underground water that are replenished when it rains.</p> <p>Balancing the needs of people and the environment is a challenge and it is getting harder due to climate change. Population growth, particularly in the south and east of England, means that more water is required at a time when climate change is reducing the amount of water that is available.</p> <p>One of the evidence base 9 recommendations was to – Continue to and strengthen existing partnerships with our neighbouring authorities and other stakeholders to define coordinated policies for chalk stream protection.</p>	<p>strategic allocations are required to utilise the GI Strategy to incorporate its principles into their masterplans. Strategic allocation policies also reflect these in site requirements.</p> <p>The Local Plan includes a policy on:</p> <ul style="list-style-type: none"> Net Zero Operational Carbon Development (Core Policy 22) Renewable Energy Infrastructure (Core Policy 25) Water Supply and Protection of Water Resources (Core policy 34) Watercourses Protection and Enhancement (Core Policy 35) Flood Risk (Policy 36) Sustainable Drainage Systems (Core Policy 37) Green and Blue Infrastructure (Core Policy 39) Biodiversity and Nature Recovery (Core Policy 40) <p>SOCG are in preparation with ECC, the EA and Essex LNP, and MoU with landowners and developers will follow in due course. These will assist in meeting these objectives.</p>
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<p>installations subject to local safety and amenity considerations, and</p> <ul style="list-style-type: none">▪ responding to the water scarcity issues locally, particularly in the protected Chalk Stream areas.		
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<p>Ensure that developments contribute to meeting local and national Climate Change targets including those set in the Council's Climate Crisis Strategy which has been agreed¹⁰, recognising the characteristics of the District, with its dispersed settlement patterns, agrarian (cultivated land) uses and rural diversification, ecologically sensitive habitats and wildlife corridors, whose connectivity is important to complete and extend beyond the District's boundary. It allocated £1m to support climate projects over the next years focusing on key themes and priorities including:</p> <ul style="list-style-type: none"> • resources • energy use • planning and development • transport • council assets and operations • natural environment • adapting to the climate crisis 	<p>The Council has commissioned consultancy advice on the ability for local authorities to exceed Building Regulations and the Government's Future Homes Standards in relation to minimising energy required in new homes. There is growing evidence that significant reduction in the use of energy and space heating has minimal impact on the cost and viability of new building but has a significant impact on the operational use of energy. Furthermore, forward thinking councils committed to directly addressing climate change, have begun to address the issue of carbon emissions through policy to reduce the impact of embodied carbon, the material and processes used in construction. Several councils across the country and in Essex are beginning to adopt challenging energy and climate change policies. This is reliably backed by strong evidence by reputable companies to determine the specific standards that can be achieved for different building types. Essex County Council is one such commissioning authority which has links on this topic with other councils in the region such as Suffolk and Cambridgeshire.</p>	<p>Uttlesford District Council has regular exchange on climate change, water and energy usage through the Essex Planning Officer Association and the district council climate change planning policy group as well as regular County-led meetings on water and biodiversity, all useful places for exchange. Regular contact with Essex County Council's Climate and Planning Unit has ensured close alignment between the county's policy stance on climate change and energy matters and their formal DtC support for the relevant policies at Regulation 18. The Regulation 19 Submission Version of the Plan has been influenced by their input and research by the Essex County Council and benefits from commissioned specialist consultants.</p>
<p>Hatfield Forest</p>		

<p>A key aim of the Local Plan is to mitigate any potential impacts on Hatfield Forest from the proposed growth in the District. There are currently relatively limited opportunities to access areas of publicly accessible open space elsewhere in the Uttlesford, away from Hatfield Forest.</p>	<p>Communications from Natural England represent evidence regarding Hatfield Forest. The letter dated 5 April 2019 (in connection with the now withdrawn plan) sets out the aspects local plans should consider regarding recreational pressure on Hatfield Forest.</p> <p>Hatfield Forest is both a SSSI and NNR, supporting an ancient forest mosaic of wood pasture, coppice, old grassland plains and wetlands, that collectively support grassland, woodland, wetland habitat features and notable assemblages of veteran trees, invertebrates, fungi, lichen and breeding birds. (https://www.placeservices.co.uk/projects/hatfield-forestconservation-management-plan/). The site is owned and managed by the National Trust.</p> <p>Footprint Ecology carried out a visitor survey to understand the recreational pressures on Hatfield Forest, to better understand their activities within the Forest, and importantly where visitors originate.</p> <p>A Zone of Influence from the boundary of the SSSI/NNR has been determined at 11.1km within which future developments will be expected to financially contribute towards recreational pressure at the Forest, to ensure that a package of mitigation measures is able to be brought forward.</p>	<p>DtC meetings have been held with NE, National Trust (as landowner) and the neighbouring authorities within the Hatfield Forest Zone of Influence.</p> <p>The Local Plan has a policy ensuring that developments contribute a levy, should they fall within the Zone of Influence.</p> <p>UDC are also ensuring that alternative green space in accordance with NE ANGST guidance are available, including via the proposed allocation of a new Country Park(s) and enhancement of existing ones, such as the Flitch Way. All developments will have to include GI principles in line with the Uttlesford GI Strategy. SoCG are in preparation with NE, the National Trust, and our neighbouring local planning authorities and MoU with developers too. These will assist in meeting these objectives.</p>
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Essex Coast RAMS		
<p>We will continue to collect development levy fees for the Essex Coast RAMS, which offset impacts from developments in Uttlesford that may increase pressure on the coastline and its habitats on the east coast.</p>	<p>UDC adopted the Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) Supplementary Planning Document (SPD), May 2020 on 9 September 2020.</p> <p>The RAMS SPD focuses on the mitigation that is necessary to protect the wildlife of the Essex Coast from the increased visitor pressure associated with new residential development in-combination with other plans and projects, and how this mitigation will be funded. The RAMS SPD sets out the guidance to be followed in the determination of planning applications and formalises the arrangements for securing the developer contributions for new qualifying residential development.</p> <p>The Local Plan will have an HRA to support its preparation. The existing arrangements in place for the Essex Coast RAMS will remain, and a policy included in the Local Plan continues to ensure future developments meet with the requirements.</p>	<p>DtC meetings have been held with the Essex Coast RAMS Group, which include NE.</p> <p>Core Policy 38 (Sites Designated for Biodiversity or Geology) in the Local Plan ensures that developer contributions are secured for those schemes that may impact on the Essex Coast RAMS.</p> <p>SoCG are being prepared with each of our neighbouring local authorities and county councils, and Natural England that are in partnership with the Essex Coast RAMS Group, to assist in meeting these objectives.</p>

Social Infrastructure		
<p>A central aspect of sustainable development is ensuring that sufficient community infrastructure, including education, health, sports, and cultural infrastructure is in place for the proposed growth across the District for the Plan period. This includes, for example, sports facilities with wider patronage, new primary and secondary schools, sixth form, early years, SEND provision, specialist health, green infrastructure and emergency services provision.</p>	<p>Through continual engagement with ECC the main infrastructure requirements of the Plan have been considered as it has developed over time, particularly for education and health needs in conjunction with the quantum of housing need. Individual Strategic Proposed Allocations have been discussed, as and where necessary with key stakeholders where significant infrastructure requirements such as a new school might be required to deliver the level of growth proposed. This has helped to determine the best position of the facility and who it would serve in the community or wider area, as may be relevant. This is also the case for health provision ensuring the necessary infrastructure is provided in the right place and at the right time to meet the requirements of existing and new residents and communities.</p> <p>In addition, the Council has evidence to support the requirements for open space, indoor and built sports facilities and playing pitches which has informed the requirements for the proposed strategic allocations and potential contributions and inputted into the IDP and viability of the Plan.</p>	<p>DtC meetings have been held with ECC, the health board and Sport England. Discussions with landowners and developers have also taken place and Masterplans drawn up for proposed strategic allocations and site requirement policies developed for each.</p> <p>The Local Plan has a Core Policy 5 Providing Supporting Infrastructure and Services, but also includes specific policies on:</p> <p>Planning for Health – Core Policy 66, and Open Space, Sport and Recreation - Core Policy 67.</p> <p>SOCG are in preparation with each of the key stakeholders including MoU with relevant landowners and developers to demonstrate engagement. These will assist in meeting these objectives.</p>

Physical Infrastructure		
<p>Through the Local Plan we will ensure that sufficient essential utilities are in place for the proposed growth across the District for the Plan period. For example, water supply and waste disposal provision, flood management schemes, broadband, telecommunications, and new transport infrastructure.</p>	<p>Through continual engagement with the EA, utility companies and ECC on transport matters, the main infrastructure requirements of the Plan have been considered as it has developed over time, particularly for water issues, including flooding matters, and transport improvement schemes and have been considered in conjunction with the quantum of housing need.</p> <p>Individual Strategic Proposed Allocations have been discussed, as and where necessary with key stakeholders where significant infrastructure requirements may be needed such as in flood mitigation measures or transport improvement schemes and therefore to deliver the level of growth proposed. This has helped to ensure the physical infrastructure needs of developments are provided in the right place at the right time to meet the requirements of existing and new residents and communities.</p>	<p>DtC meetings have been held with ECC, the EA, and utility companies, including Affinity Water, Thames Water and Anglian Water. Discussions with landowners and developers have also taken place and Masterplans drawn up for proposed strategic allocations and site requirement policies developed for each.</p> <p>The Local Plan has a Core Policy 5 Providing Supporting Infrastructure and Services, but specific policies on:</p> <p>Planning for Health – Core Policy 66, and Open space, Sport and Recreation - Core Policy 67.</p> <p>SoCG are in preparation with each of the key stakeholders including MoU with relevant landowners and developers to demonstrate engagement. These will assist in meeting these objectives.</p>

Minerals and waste planning		
<p>Minerals and waste planning is an Essex County Council function; however, Uttlesford District Council needs to ensure that proposed development does not impede the Essex Waste and Minerals Plans⁹ and ensure sufficient supply of natural resources and facilities are available to accommodate the proposed level of growth.</p>	<p>The Essex Minerals and Waste Plans provide details of where mineral safeguarding sites and recycling facilities etc., are. The spatial strategy and Proposed Strategic Allocations have taken these into consideration.</p> <p>Policies in the Local Plan will address the requirement for construction materials to be recycled and sourced from a local supplier and meet with the necessary environmental standards, as set out in the Essex Minerals and Waste Plans.</p>	<p>DtC meetings have been held with ECC Waste and Minerals Team and Hertfordshire County Council (HCC).</p> <p>Discussions have included sharing the quantum of growth proposed to ensure ECC and HCC where comfortable with the supply and demand of natural resources.</p> <p>SoCG are in preparation with ECC and Herts County Council and will assist in meeting these objectives.</p>

⁹ <https://www.essex.gov.uk/planning-land-and-recycling/planning-and-development/minerals-and-waste-planning-policy/waste-local>

7.0 Conclusion

7.1 This topic paper summarises the steps that UDC have taken in preparing the 'Publication' version (Regulation 19) Local Plan to meet the requirements of the Duty to Co-Operate. The content of the Local Plan has been informed by the plans of neighbouring authorities and other key stakeholders, where relevant, responses to previous consultations, and on-going engagement since the withdrawal of the previous local plan in 2020.

7.2 The topic paper has identified a few areas where the Local Plan content up until 2041 seeks to address cross-boundary issues. It also highlights the challenges and opportunities which the Council will seek to address through joint working with our neighbours and other prescribed bodies.

7.3 Any options we have considered for individual policies discussed in this paper have been covered in more detail in other specific topic papers in greater detail, which also support the Local Plan.

7.4 The key additions or changes to the Local Plan 2021 – 2041 that address the identified cross-boundary matters are set out in Section 6. However, the highlights are listed below:

7.5 A commitment to continue to work cooperatively with:

- ECC and National Highways on important infrastructure needs to meet the development needs of the District.
- ECC on education provision across the District
- ECC and Essex LNP on the Uttlesford Green Infrastructure Strategy
- NE and all relevant neighbouring authorities on Hatfield Forest Site of Special Scientific Interest / National Nature Reserve
- NE and all relevant neighbouring authorities on the Essex Coast RAMS
- The Environment Agency on Flood Risk and other pollution and environmental issues
- MAG regarding Stansted Airport

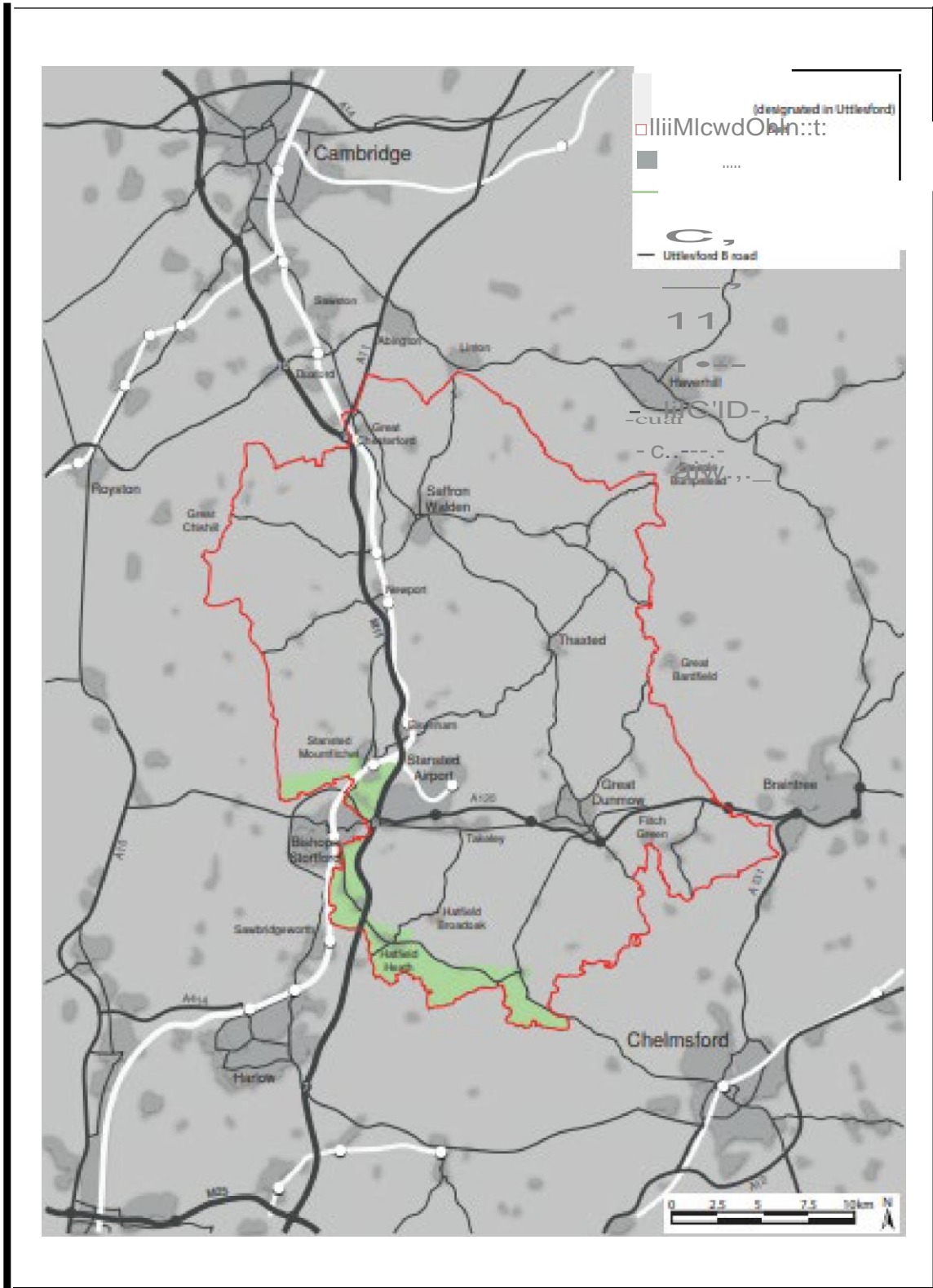
7.6 The Local Plan itself will be an important element of the Council's duty to co-operate and may lead to further cross-boundary issues over the Plan period.

7.7 UDC will continue to engage with its neighbouring authorities and other prescribed bodies, in a constructive and on on-going basis to identify and address cross-boundary issues. This will assist in ensuring that liaison with these bodies will remain fully embedded within the plan-making process.

7.8 The Council will continue to work with its developers and landowners on MOU to help demonstrate proposed strategic allocations are deliverable.

Appendices

Appendix 1: Uttlesford's Strategic Connections



Appendix 2: Statement of Common Ground

The following SoCG have been signed:

Active Travel England SoCG with UDC, June 2024 – Letter to reflect engagement

Braintree District Council SoCG with UDC, June 2024 - Signed

Cambirdgeshire County Council SoCG with UDC, June 2024 - Signed

Chelmsford City Council SoCG with UDC, June 2024 - Signed

Civil Aviation Authority SoCG with UDC, June 2024 – Email to reflect their position

East Hertfordshire District Council SoCG with UDC, June 2024 - Signed

Epping Forest District Council SoCG with UDC, June 2024 - Signed

Historic England SoCG with UDC, June 2024 – Signed

NHS SoCG with UDC, June 2024 - Signed

North Hertfordshire District Council SoCG with UDC, June 2024 - Signed

Office of Rail and Road SoCG with UDC, June 2024 – Email to reflect their position

Sport England SoCG with UDC, June 2024 - Signed

Thames Water SoCG with UDC, June 2024 - Signed

Transport East SoCG with UDC, June 2024 – Email stating their position

The following SoCG will following:

Affinity Water SoCG with UDC, June 2024

Anglian Water SoCG with UDC, June 2024

Cambridge City Council and South Cambridgeshire District Council SoCG with UDC, June 2024 – to follow

Essex County Council SoCG with UDC, June 2024

Environment Agency SoCG with UDC, June 2024
Harlow District Council SoCG with UDC, June 2024

Hertfordshire County Council SoCG with UDC, June 2024

MAG SoCG with UDC, June 2024

National Highways SoCG with UDC, June 2024

National Trust SoCG with UDC, June 2024

Natural England SoCG with UDC, June 2024

Network Rail SoCG with UDC, June 2024



21 June 2024

West Offices (City of York Council) Station
Rise,
York YO1 6GA

To whom it may concern,

This letter sets out how Active Travel England (ATE) has worked with Uttlesford District Council on the development of the Uttlesford local plan.

As context, ATE is a statutory consultee for planning applications above certain thresholds. It is not a prescribed body for local plan making. To inform any future approach, ATE undertook a local plan pilot project running from December 2023 to April 2024. The pilot sought views on how we could assist local planning authorities in the preparation of local plans, to secure the best possible outcomes for active travel and associated planning objectives (e.g. health, wellbeing and the environment). In some cases, ATE provided suggestions on how draft local plans could be improved in terms of active travel considerations, while explaining to local planning authorities that this was to draw matters and other information to their attention, but did not represent ATE's formal position on the local plan.

I can confirm that the planning policy team in ATE has worked with officers from Uttlesford District Council and Essex County Council as part of the pilot project, and I am grateful for their assistance to us in this project.

As part of the project, ATE provided feedback on the Regulation 18 Uttlesford Local Plan policies. Officers from Uttlesford and Essex provided information to ATE through the course of the project and worked with us on completing a survey, discussing their requirements in a meeting with us and attending a workshop with other pilot authorities.

ATE provided suggestions on where policies could be strengthened, and where the links between active travel and other planning objectives could be improved on 20 March 2024. Uttlesford District Council then provided ATE with the draft regulation 19 plan on 11 June 2024.

As the pilot project has now completed, ATE is unable to undertake a detailed review of the draft regulation 19 plan. Given the nature of the pilot project, we are not in a position to sign a Statement of Common Ground. However, I did want to place on record that much of the feedback provided by ATE on the Regulation 18 Local Plan policies have resulted in changes to the policies in Regulation 19 which place a stronger emphasis upon active travel and securing the best outcomes for active travel and associated planning objectives.

To illustrate this, the draft regulation 19 plan:

- Ensures walking and cycling movements are prioritised in the sustainable transport policy

- and makes reference to guidance set out in LTN 1/20;
- Includes stronger wording around walking and cycling being the natural first choice for journeys in the active travel policy;
 - References improved active travel routes to key services, towns and village centres and railway stations in site allocation policies; and
 - Has enhanced wording around the delivery of specific cycling and walking infrastructure secured through the Local Cycling and Walking Infrastructure Plan.

I have therefore provided this letter to demonstrate that Uttlesford District Council has worked closely with ATE on making amendments to the regulation 18 policies, which strengthens the consideration of active travel and its associated benefits.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Graham Grant', written in a cursive style.

Graham Grant
Director of Planning, Development and Strategy



**Uttlesford District
Council**

Statement of Common Ground

With

Braintree District Council

June 2024

Statement of Common Ground

- 1. List of Parties involved**
- 2. Signatories**
- 3. Introduction**
- 4. Strategic matters**
- 5. Governance arrangements**
- 6. Timetable for review and ongoing cooperation**

1. List of Parties involved:

Braintree District Council
Uttlesford District Council

2. Signatories:

Braintree District Council
Julie O'Hara
Senior Planning Policy Officer

Signature:



Date: 19/06/2024

Uttlesford District Council
Andrew Maxted
Planning Policy Manager

Signature:



Date: 19 June 2024

3. Introduction:

Uttlesford District Council is currently developing a new Local Plan for the district, which will replace the existing Adopted Local Plan 2005. We are at the Regulation 19 Submission stage, which sets out the Council's Spatial Strategy and planning framework for Uttlesford District between 2021-2041. Consultation on the Regulation 18 Draft Local Plan was undertaken between October and December 2023. The outcomes of that consultation have fed into the preparation of the Regulation 19 Submission Local Plan, in addition to the updated **evidence base**.

The Plan makes provision for at least 14,819 new homes to be delivered during the Plan period (2021 to 2041). This reflects the Objectively Assessed Need for Housing for Uttlesford District up to 2041 as identified in the updated Local Housing Need Assessment (JG Consulting, May 2024), which is 13,500 new homes. Therefore, we are meeting the requirement in full, with extra headroom (9.8%), to provide greater plan resilience and flexibility, and to help ensure the Plan can achieve and maintain a five-year housing land supply, as required by national policy. Uttlesford has engaged with its neighbouring authorities, however they are at different stages of plan making and do not require the Council to assist them and Uttlesford do not need to ask any of its neighbouring authorities to take any of its housing requirements, as it can meet its own needs.

Over the Plan period, the land requirement for office development is 27.7ha and industrial development, 52.2ha. To meet this requirement a further 10ha is needed for office development and 25-30ha is needed for industrial development beyond known completions and commitments (figures correct as of 30th May 2024). 54ha of employment land is identified for future development in the Local Plan on proposed strategic allocations. These may vary slightly as figures are finalised for Consultation.

Statements of Common Ground (SoCG) set out how strategic matters or issues of a common nature between a local authority and a statutory body or organisation are being addressed and progressed throughout the plan-making process to provide transparency, and wherever possible, show where parties are working towards areas of agreement.

See Appendix A for maps of the district and it in context with its neighbouring districts and county councils.

4. Strategic Matters

The strategic matters of interest to Braintree District Council are housing; employment; transport and education; Gypsy, Traveller's and Travelling Showpeople; and Essex Coast RAMS.

Working collaboratively over the development of the plan making process these issues are not considered to cause any cross-boundary concerns at this stage. These are discussed further below.

Housing

Housing is covered in the introduction above. The strategic requirements are set out in Core Policy 2: Meeting Our Housing Needs. Braintree District Council have begun reviewing their Local Plan, which will extend its timeframe to 2041. The Council are running a Call for Sites which will run till May 2024. We will continue to engage on housing numbers throughout the preparation of this Local Plan and as their Local Plan Review develops. However, the timing of their Plan's adoption is unlikely to affect Uttlesford's proposed plan preparation.

Employment

The scale of development proposed in the Uttlesford Local Plan is set to meet local employment needs and identified to be provided in the most accessible locations by air, road, rail and by sustainable and active modes of travel, in accordance with the updated evidence, including supporting the planned expansion of Chesterford Research Park, which is covered under Core Policy 4: Meeting Business and Employment Needs.

Transport and education

Transport and education are largely being addressed by working with National Highways and Essex County Council (ECC) as the Highways and Education Authority, but also Hertfordshire and Cambridgeshire County Council. Where necessary we will engage with Braintree DC. The Uttlesford Local Plan aims to ensure that appropriate measures are put in place to manage and mitigate any impact from new development on the strategic and local highway network and ensuring adequate education provision in the district. Core Policy 26: Providing for Sustainable Transport and Connectivity and Core Policy 68: Community Uses, seek to achieve this. In addition, Core Policy 7: Delivery of Transport Schemes within the North Uttlesford Area, Core Policy 13: Delivery of Transport Schemes within the South Uttlesford Area and Core Policy X: Delivery of Transport Infrastructure within the Stansted and Elsenham Area will support the delivery of transport schemes.

Junction improvements, sustainable transport, promoting active modes of travel and providing proposed schooling in the Local Plan will help to meet the needs of proposed growth in the appropriate local authority area. However, it is noted that existing shortfalls may exist from previous developments over the years. Wherever possible and where meeting prescribed tests, new infrastructure provision will attempt to close this gap as part of delivery. Core Policy 5: Providing Support for Infrastructure and Services, seek to achieve this.

Gypsy, Traveller's and Travelling Showpeople

The Council is committed to working with ECC and its neighbouring authorities, including Braintree District Council to ensure the needs of the Gypsy and Traveller community is met. The Council is currently finalising its evidence in relation to the allocation of sites which will meet these needs whilst ensuring the appropriate mitigation of any planning constraints. These site allocations will be set out in the Reg 19 publication of the Uttlesford Local Plan for consultation. It is noted that Uttlesford will be meeting its local need within the District's boundaries and without reliance on sites within neighbouring authorities.

Essex Coast RAMS

The Council will continue to work with Natural England and others on the Essex Coast RAMS. Core Policy 38: Sites Designated for Biodiversity or Geology require developments affected by the designation to make a contribution towards mitigation in accordance with the Essex Coast RAMs Habitats Regulations Assessment Strategy Document 2018-2038 and Essex Coast RAMs Supplementary Planning Document 2020. See Appendix B for the Zone of Influence where the levy applies.

No other strategic issues have been identified between Braintree District Council and UDC at this stage. Braintree District Council were given the opportunity to comment on the Regulation 18 Draft Local Plan, and this Regulation 19 Submission Plan Consultation document and at subsequent stages, where their comments will be reconsidered on any future strategic cross boundary matters, as might be necessary.

5. Governance Arrangements

Braintree District Council have been engaged throughout the preparation of this SoCG and the Local Plan up until Regulation 19 Submission Plan at an Officer and Policy Manager level. Decisions on this SoCG have been managed by email and no strategic matters at this stage that require further Duty to Cooperate meetings have been identified. But on-going co-operation would be required.

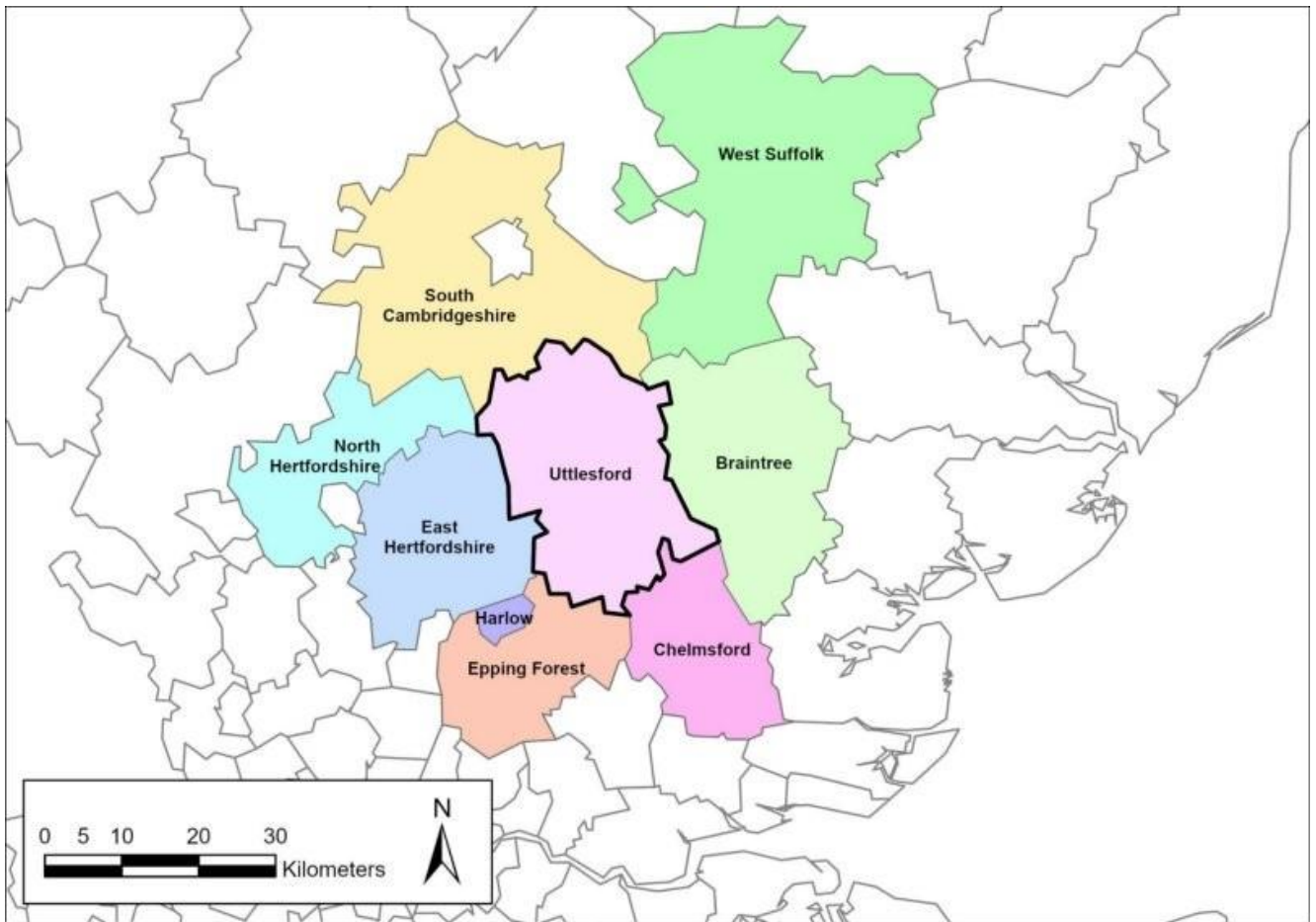
6. Timetable for review and ongoing cooperation

The SoCG will be reviewed prior to submission of the Draft Local Plan to the Secretary of State, where appropriate. The Council will also keep Braintree District Council up to date throughout the Examination in Public process, as may be necessary, and inform them of the outcome of the Inspectors decision and the Council's decision on the Adoption of the Plan.

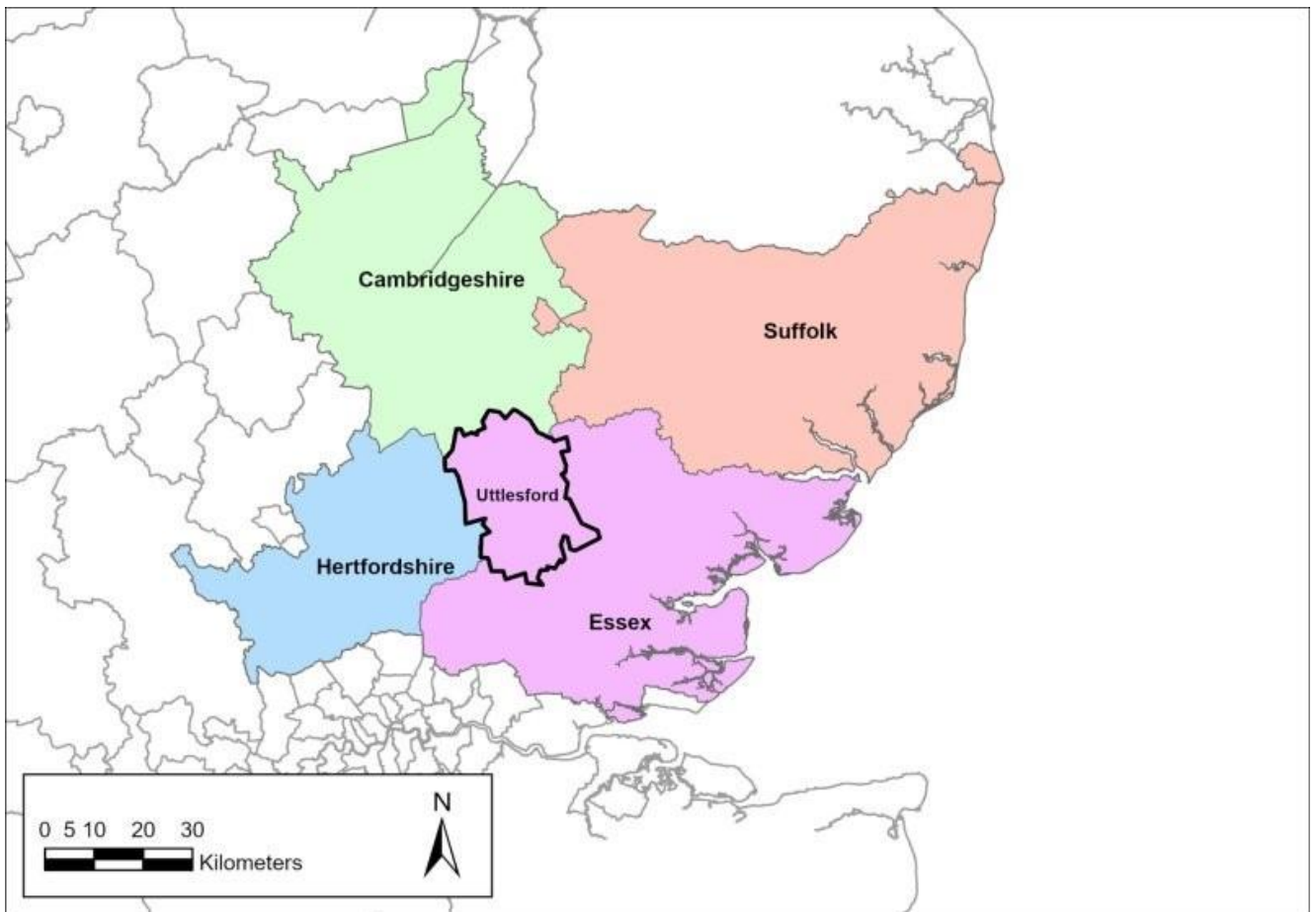
Once the Plan is adopted, we will continue regular on-going engagement with Braintree District Council (at least annually) in connection with the Plan's 5-year review. That process will however commence swiftly upon the Plan's adoption and not wait until 5 years have passed.

Appendix A

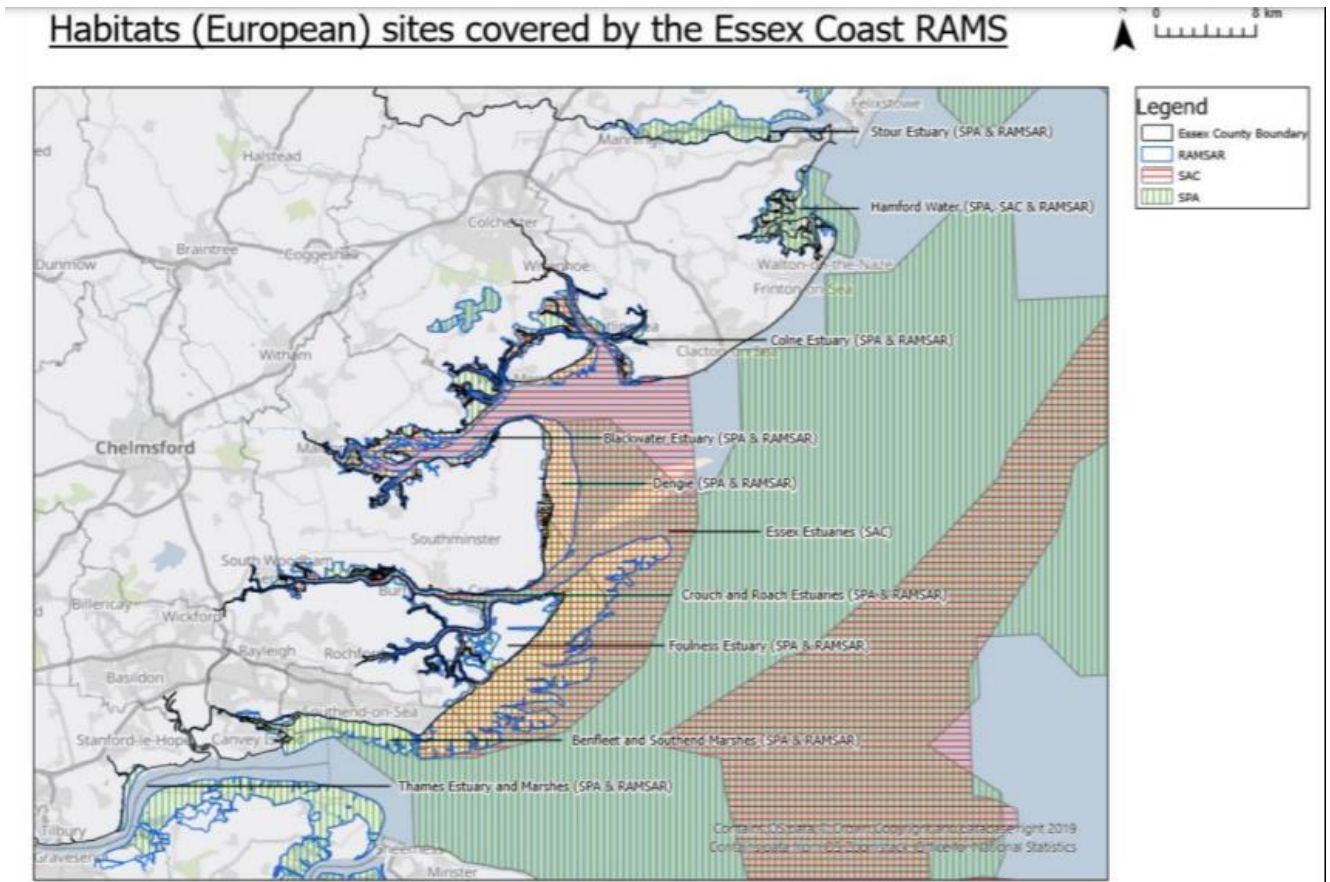
Map 1: Uttlesford and its neighbouring local authorities



Map 2: Uttlesford District in context with its neighbouring County Councils



Appendix B: Map 3: Habitats sites covered by the Essex Coast RAMS





**Uttlesford District
Council**

Statement of Common Ground

With

**Cambridgeshire
County Council**

June 2024

1. **List of Parties involved**
2. **Signatories**
3. **Introduction**
4. **Strategic matters**
5. **Governance arrangements**
6. **Timetable for review and ongoing cooperation**

1. List of Parties involved:

Cambridgeshire County Council
Uttlesford District Council

2. Signatories:

Cambridgeshire County Council
Tim Watkins
Head of Planning and Sustainable Growth

Signature:



Date: 27/06/2024

Uttlesford District Council
Andrew Maxted
Planning Policy Manager



Signature:

Date: 27 June 2024

3. Introduction:

Uttlesford District Council is currently developing a new Local Plan for the district, which will replace the existing Adopted Local Plan 2005. We are at the Regulation 19 Submission stage, which sets out the Council's Spatial Strategy and planning framework for Uttlesford District between 2021-2041. Consultation on the Regulation 18 Draft Local Plan was undertaken between October and December 2023. The outcomes of that consultation have fed into the preparation of the Regulation 19 Submission Local Plan, in addition to updated evidence base.

The Plan makes provision for at least 14,819 new homes to be delivered during the Plan period (2021 to 2041). This reflects the Objectively Assessed Need for Housing for Uttlesford District up to 2041 as identified in the updated Local Housing Need Assessment (JG Consulting, May 2024), which is 13,500 new homes. Therefore, we are meeting the requirement in full, with extra headroom (9.8%), to provide greater plan resilience and flexibility, and to help ensure the Plan can achieve and maintain a five-year housing land supply, as required by national policy. Uttlesford has engaged with its neighbouring authorities, however they are at different stages of

plan making and do not require the Council to assist them and Uttlesford do not need to ask any of its neighbouring authorities to take any of its housing requirements, as it can meet its own needs.

Over the Plan period, the land requirement for office development is 27.7ha and industrial development, 52.2ha. To meet this requirement a further 10ha is needed for office development and 25-30ha is needed for industrial development beyond known completions and commitments (figures correct as of 30th May 2024). 54ha of employment land is identified for future development in the Local Plan on proposed strategic allocations. These may vary slightly as figures are finalised for Consultation.

Statements of Common Ground (SoCG) set out how strategic matters or issues of a common nature between a local authority and a statutory body or organisation are being addressed and progressed throughout the plan-making process to provide transparency, and wherever possible, show where parties are working towards areas of agreement.

See Appendix A for maps of the district and it in context with its neighbouring districts and county councils.

4. Strategic Matters

The strategic matters of interest to Cambridgeshire County Council are likely to be transport and the economic considerations.

Transport

Transport matters are largely being addressed working collaboratively with National Highways, and Essex County Council (ECC), however the Council also recognise the need to work with Cambridgeshire and Hertfordshire County Council's as Highway Authority's. The Uttlesford Local Plan aims to ensure that appropriate measures are put in place to manage and mitigate any impact from new development on the strategic and local highway network. Core Policy 26: Providing for Sustainable Transport and Connectivity and Core Policy 68: Community Uses, seeks to achieve this. Core Policy 7: Delivery of Transport Schemes within the North Uttlesford Area sets out transport enhancements that will be required with North Uttlesford Area and specifically around Chesterford research Park.

Junction improvements, sustainable transport and promoting active modes of travel in the Local Plan will help meet the needs of proposed growth in the appropriate local authority area. However, it is noted that existing shortfalls may exist from previous developments over the years. Wherever possible and where meeting prescribed tests, new infrastructure provision will attempt to close this gap as part of delivery. Core Policy 5: Providing Support for Infrastructure and Services, seeks to achieve this.

There are no Local Plan proposals for housing at Great Chesterford, or in proximity to South Cambridgeshire, apart from supporting the existing plans for continuing to expand Chesterford Research Park for employment purposes. It may be that longer-term opportunities exist for more development in the north of Uttlesford, closer to South Cambridgeshire, but this will be explored more in a future plan.

Employment

The scale of development proposed in the Uttlesford Local Plan is set to meet local employment needs and identified to be provided in the most accessible locations by air, road, rail and by sustainable and active modes of travel, in accordance with the updated evidence, including supporting the planned expansion of Chesterford Research Park, which is covered under Core Policy 4: Meeting Business and Employment Needs.

No other strategic issues have been identified between Cambridgeshire County Council and UDC at this stage. Cambridgeshire County Council were given the opportunity to comment on the Reg 18 Draft Local Plan, and this Regulation 19 Submission Plan Consultation document and at subsequent stages, where their comments will be reconsidered on any future strategic cross boundary matters, as might be necessary.

5. Governance Arrangements

Cambridgeshire County Council have been invited to meetings throughout the preparation of this SOCG and the Local Plan up until Regulation 19 Submission Plan at an Officer and Policy Manager level and engagement is still open. Decisions on this SoCG have been managed by email and no strategic matters at this stage that require further Duty to Cooperate meetings have been identified. But on-going co-operation would be required.

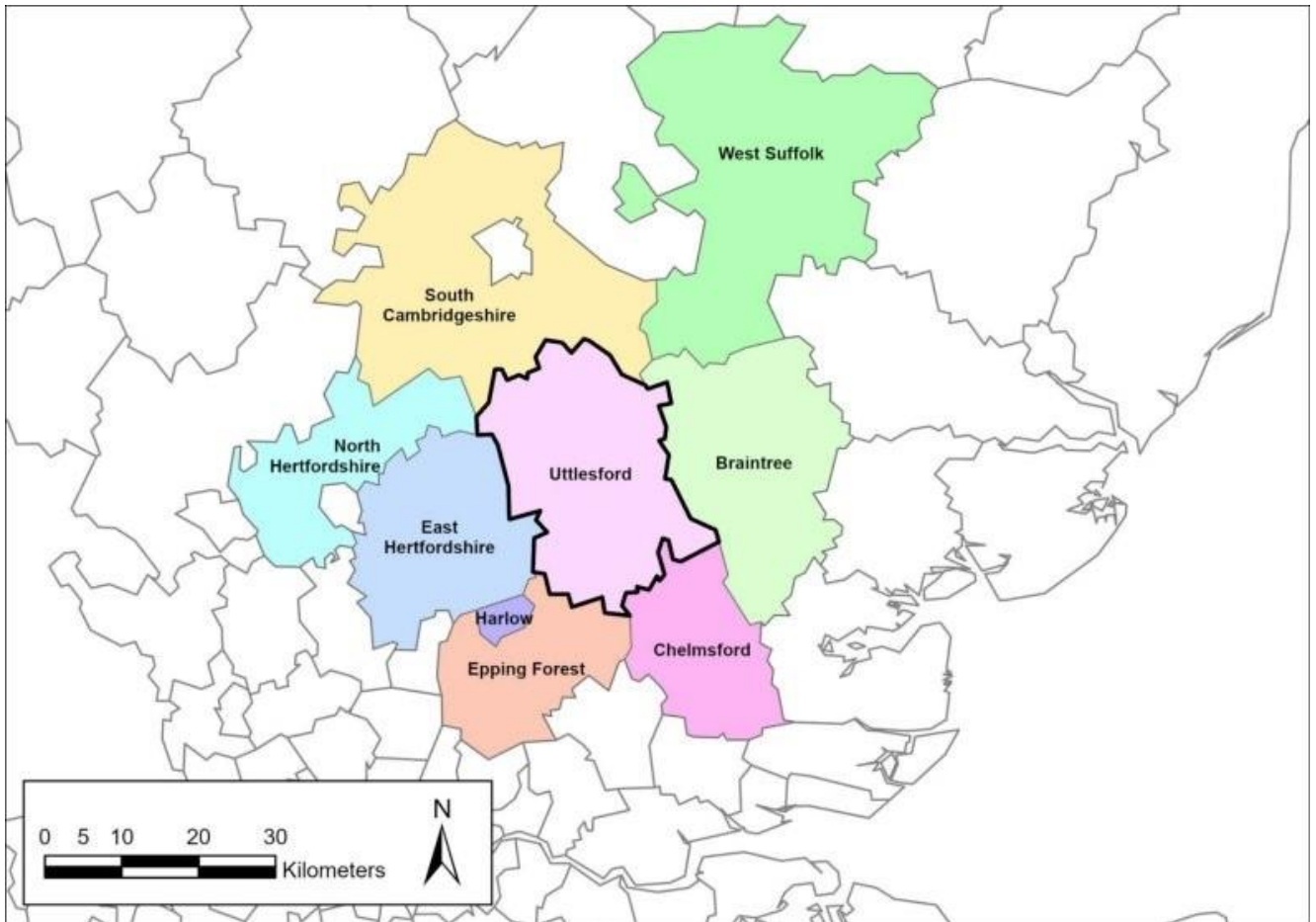
6. Timetable for review and ongoing cooperation

The SoCG will be reviewed prior to submission of the Draft Local Plan to the Secretary of State, where appropriate. The Council will also keep Cambridgeshire County Council up to date throughout the Examination in Public process, as may be necessary, and inform them of the outcome of the Inspectors decision and the Council's decision on the Adoption of the Plan.

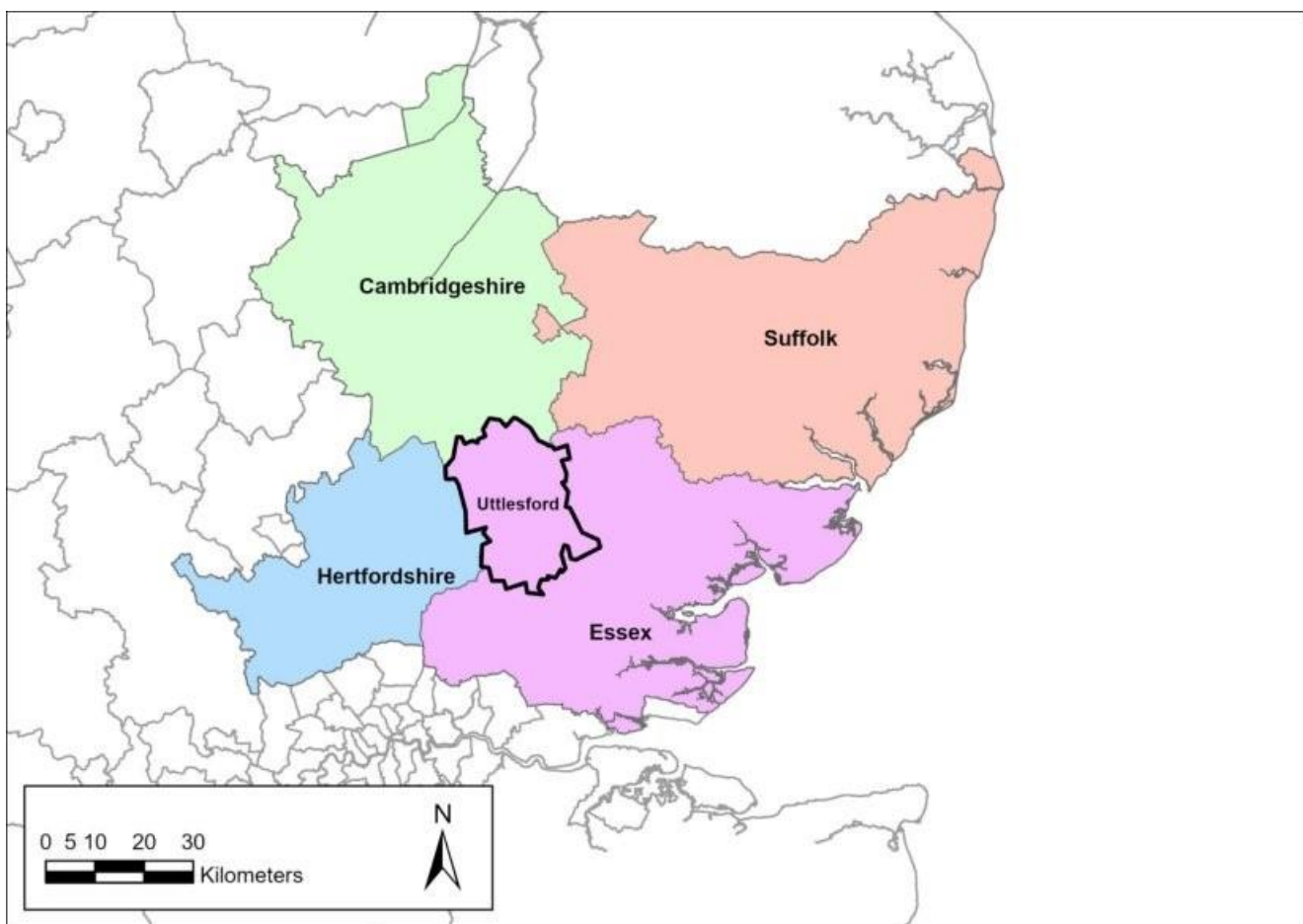
Once the Plan is adopted, we will continue regular on-going engagement with Cambridgeshire County Council (at least annually) in connection with the Plan's 5-year review. That process will however commence swiftly upon the Plans adoption and not wait until 5 years have passed.

Appendix A

Map 1: Uttlesford and its neighbouring local authorities



Map 2: Uttlesford District in context with its neighbouring County Councils



Appendix B – Cambridgeshire County Council

SoCG Issues considered

Issue	Date (when raised)	UDC Comment	Stakeholder Comments and further discussion	Resolution
Core Policy 6 - has there been any transport impacts assessed or considered in relation to employment land identified at Chesterford Research Park, noting that the Transport Evidence Topic Paper and IDP make no reference to the impact of additional jobs provision on travel patterns or	Regulation 18 Consultation	Core Policy 7 sets out transport enhancements that will be required around Chesterford Research Park and improve access to the		

<p>infrastructure need.</p>		<p>Research Park. ECC are currently developing a Local Transport and Connectivity Plan which will further refine the transport infrastructure required in North Uttlesford Area.</p>		
<p>Core Policy 36 – reference to NPPF and PPG to be included and discussion on a proactive approach to mitigating and adapting to climate change, with reference to surface water flooding.</p>	<p>Regulation 18 Consultation</p>	<p>Reference to NPPF and PPG has been included in the supporting text to Core Policy 36.</p> <p>Core Policy 1 includes reference to surface water flooding and mitigating and adapting to climate change. Therefore, there is no need to repeat this within Core Policy 36.</p>		
<p>Appendix 10 - the Cambridgeshire County Wildlife Sites / LGSs situated on the land adjoining to/within, proximity, to Uttlesford, which could be adversely impacted</p>	<p>Regulation 18 Consultation</p>	<p>Appendix 10: Local Wildlife Sites have been removed.</p>		

by development should be included in Appendix 10. This should include the following County Wildlife Sites: River Cam, Shelford-Haverhill Disused Railway, River Granta, Woolpack Grove and Roadside Verge, Barnard's Wood and Monkshole Wood.				
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**Uttlesford District
Council**

Statement of Common Ground

With

Chelmsford City Council

June 2024

Statement of Common Ground

1. **List of Parties involved**
2. **Signatories**
3. **Introduction**
4. **Strategic matters**
5. **Governance arrangements**
6. **Timetable for review and ongoing cooperation**

1. List of Parties involved:

Chelmsford City Council
Uttlesford District Council

2. Signatories:

Chelmsford City Council
Jeremy Potter
Spatial Planning Services Manager



Signature:
Date: 25/06/2024

Uttlesford District Council
Andrew Maxted
Planning Policy Manager



Signature:

Date: 25 June 2024

3. Introduction:

Uttlesford District Council is currently developing a new Local Plan for the district, which will replace the existing Adopted Local Plan 2005. We are at the Regulation 19 Submission stage, which sets out the Council's Spatial Strategy and planning framework for Uttlesford District between 2021-2041. Consultation on the Regulation 18 Draft Local Plan was undertaken between October and December 2023. The outcomes of that consultation have fed into the preparation of the Regulation 19 Submission Local Plan, in addition to updated evidence base.

The Plan makes provision for at least 14,819 new homes to be delivered during the Plan period (2021 to 2041). This reflects the Objectively Assessed Need for Housing for Uttlesford District up to 2041 as identified in the updated Local Housing Need Assessment (JG Consulting, May 2024), which is 13,500 new homes. Therefore, we are meeting the requirement in full, with extra headroom (9.8%), to provide greater plan resilience and flexibility, and to help ensure the Plan can achieve and maintain a five-year housing land supply, as required by national policy.

Uttlesford has engaged with its neighbouring authorities, however they are at different stages of plan making and do not require the Council to assist them and Uttlesford do not need to ask any of its neighbouring authorities to take any of its housing requirements, as it can meet its own needs.

Over the plan period, the land requirement for office development is 27.7ha and industrial development, 52.2ha. To meet this requirement a further 10ha is needed for office development and 25-30ha is needed for industrial development beyond known completions and commitments (figures correct as of 30th May 2024). 54ha of employment land is identified for future development in the local plan on proposed strategic allocations. These may vary slightly as figures are finalised for Consultation.

Statements of Common Ground (SoCG) set out how strategic matters or issues of a common nature between a local authority and a statutory body or organisation are being addressed and progressed throughout the plan-making process to provide transparency, and wherever possible, show where parties are working towards areas of agreement.

See Appendix A for maps of the district and it in context with its neighbouring districts and county councils.

4. Strategic Matters

The strategic matters of interest to Chelmsford City Council are housing; employment; transport; education; Gypsy, Travellers and Travelling Showpeople; Hatfield Forest; Essex Coast RAMS

Working collaboratively over the development of the plan making process these issues are not considered at this stage to cause any cross-boundary concerns for plan making purposes. These are discussed below.

Housing

Housing is covered in the introduction above. The strategic requirements are set out in Core Policy 2: Meeting Our Housing Needs. A review of the adopted Chelmsford Local Plan (May 2020) is underway to extend their Local Plan timeframe to 2041. The Council are currently consulting on their Preferred Options Local Plan Consultation Document. We will continue to engage on housing numbers throughout the preparation of this Local Plan and as their Local Plan Review develops. However, the timing of their Plan's adoption is unlikely to affect Uttlesford's proposed plan preparation.

Employment

The scale of development proposed in the Uttlesford Local Plan is set to meet local employment needs and identified to be provided in the most sustainable accessible locations by air, road, rail and sustainable and active modes of travel in accordance with the updated evidence, including supporting the planned expansion of Chesterford Research Park, which is covered under Core Policy 4: Meeting Business and Employment Needs.

Transport and education

Transport and education are largely being addressed working with National Highways and Essex County Council (ECC) as the Highways and Education Authority. The Uttlesford Local Plan aims to ensure that appropriate measures are put in place to manage and mitigate any impact from new development on the strategic and local highway network and ensuring adequate education provision in the district. Core Policy 26: Providing for Sustainable Transport and Connectivity and Core Policy 68: Community Uses, seeks to achieve this. In addition, Core Policy 13: Delivery of

Transport Schemes within the South Uttlesford Area and Core Policy X: Delivery of Transport Infrastructure within the Stansted and Elsenham Area will support the delivery of transport schemes.

Junction improvements, sustainable transport, promoting active modes of travel, and providing proposed schooling in the Uttlesford Local Plan will help meet the needs of proposed growth. However, it is noted that existing shortfalls may exist from under investment from previous developments over the years. Wherever possible, new infrastructure provision will attempt to close this gap. Core Policy 5: Providing Support for Infrastructure and Services, seeks to achieve this.

Gypsy, Traveller's and Travelling Showpeople

The Council is committed to working with ECC and its neighbouring authorities, including Chelmsford City Council to ensure the needs of the Gypsy and Traveller community is met. The Council is currently finalising its evidence in relation to the allocation of sites which will meet these needs whilst ensuring the appropriate mitigation of any planning constraints. These site allocations will be set out in the Reg 19 publication of the Uttlesford Local Plan for consultation. It is noted that Uttlesford will be meeting its local need within the District's boundaries and without reliance on sites within neighbouring authorities.

Hatfield Forest

UDC is likely to be the main contributor of funds as the Council may have the most development impact on Hatfield Forest from visitor numbers primarily due to proximity. However, this may vary between UDC and other districts in the Hatfield Zone of Influence depending on development in their Local Plans. No lead coordinating authority has been set to date, but future governance arrangements are to be confirmed. Each district will manage their own payments.

Essex Coast RAMS

The Council will continue to work with Natural England and others on the Essex Coast RAMS. Core Policy 38: Sites Designated for Biodiversity or Geology require developments affected by the designation to make a contribution towards mitigation in accordance with the Essex Coast RAMs Habitats Regulations Assessment Strategy Document 2018-2038 and Essex Coast RAMs Supplementary Planning Document 2020. See Appendix B for the Zone of Influence where the levy applies.

No other strategic issues have been identified between Chelmsford City Council and UDC at this stage. Chelmsford City Council were given the opportunity to comment on the Reg 18 Draft Local Plan, and this Regulation 19 Submission Plan Consultation document and at subsequent stages, where their comments will be reconsidered on any future strategic cross boundary matters reconsidered, as might be necessary.

5. Governance Arrangements

Appropriate Duty to Co-operate engagement has taken place between Uttlesford District Council and Chelmsford City Council on their respective Local Plan making activities to date. Decisions on this SoCG have been managed by email and no strategic matters at this stage that require further Duty to Cooperate meetings have been identified. But on-going co-operation would be required and Chelmsford City Council reserve the right to make further representations at the Regulation 19 stage.

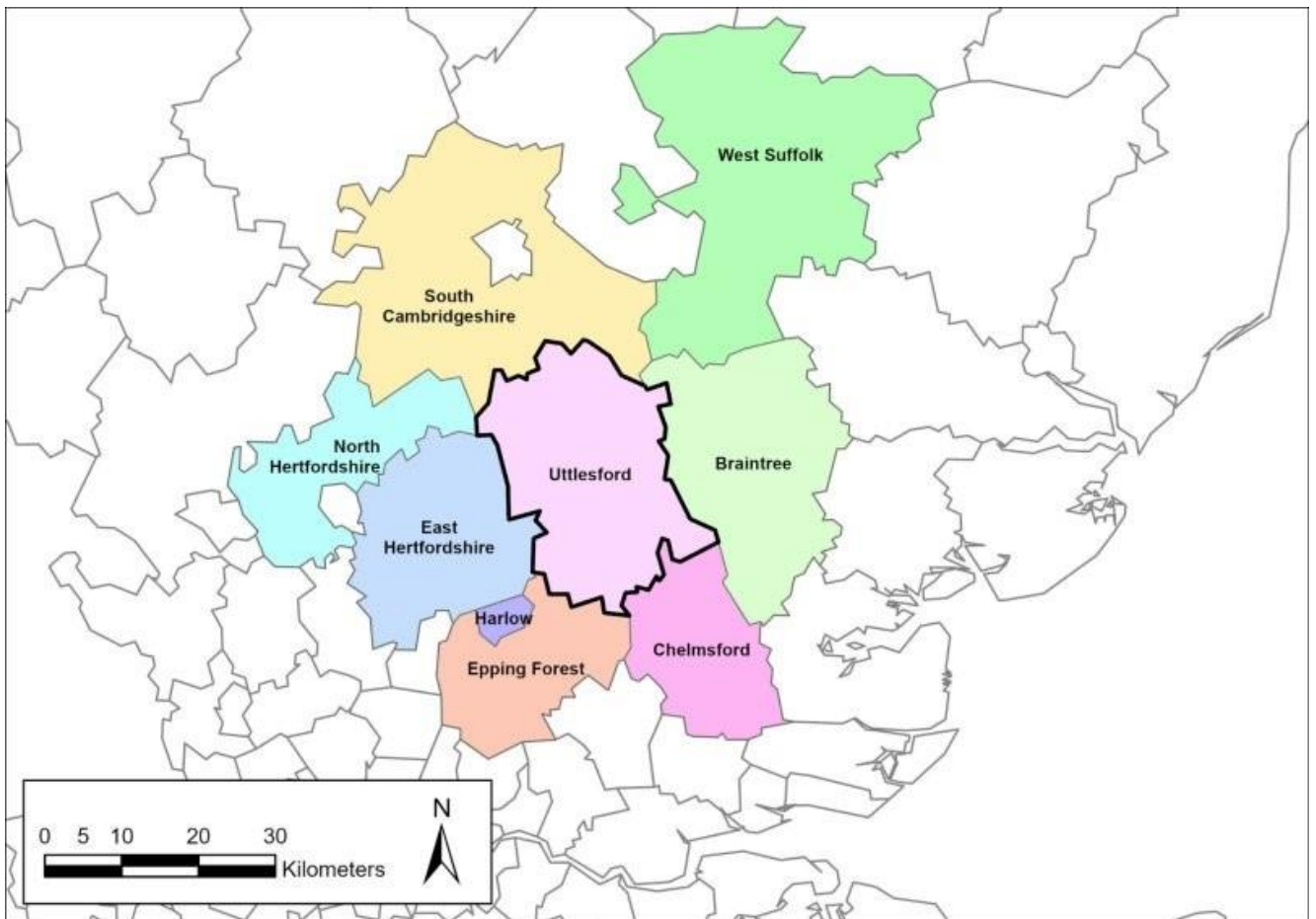
6. Timetable for review and ongoing cooperation

The SoCG will be reviewed prior to submission of the Draft Local Plan to the Secretary of State, where appropriate. The Council will also keep Chelmsford City Council up to date throughout the Examination in Public process, as may be necessary, and inform them of the outcome of the Inspectors decision and the Council's decision on the Adoption of the plan.

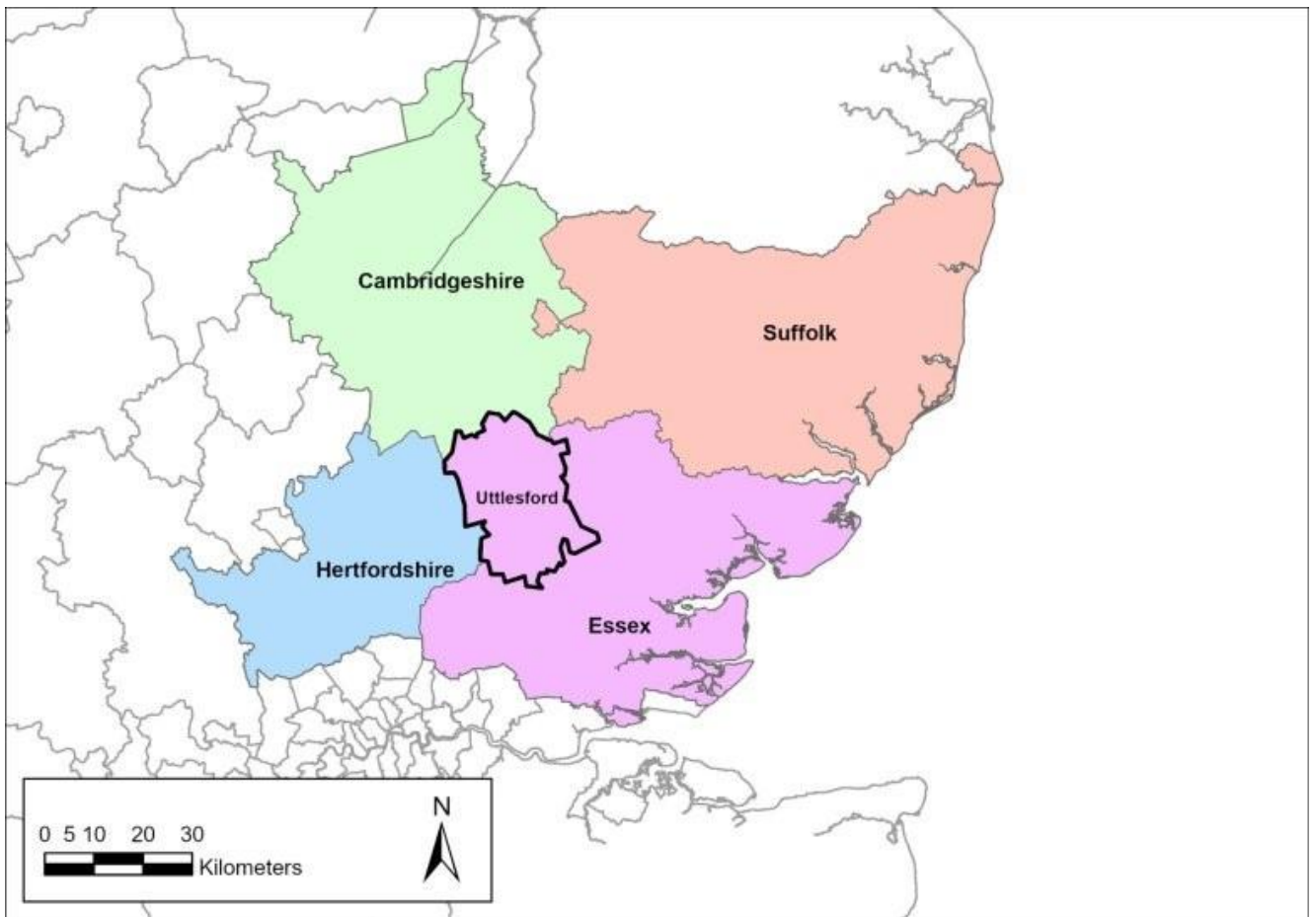
Once the Uttlesford Local Plan is adopted, we will continue regular on-going engagement with Chelmsford City Council (at least annually) in connection with the Plan's 5-year review. That process will however commence swiftly upon the Plans adoption and not wait until 5 years have passed.

Appendix A

Map 1: Uttlesford and its neighbouring local authorities



Map 2: Uttlesford District in context with its neighbouring County Councils



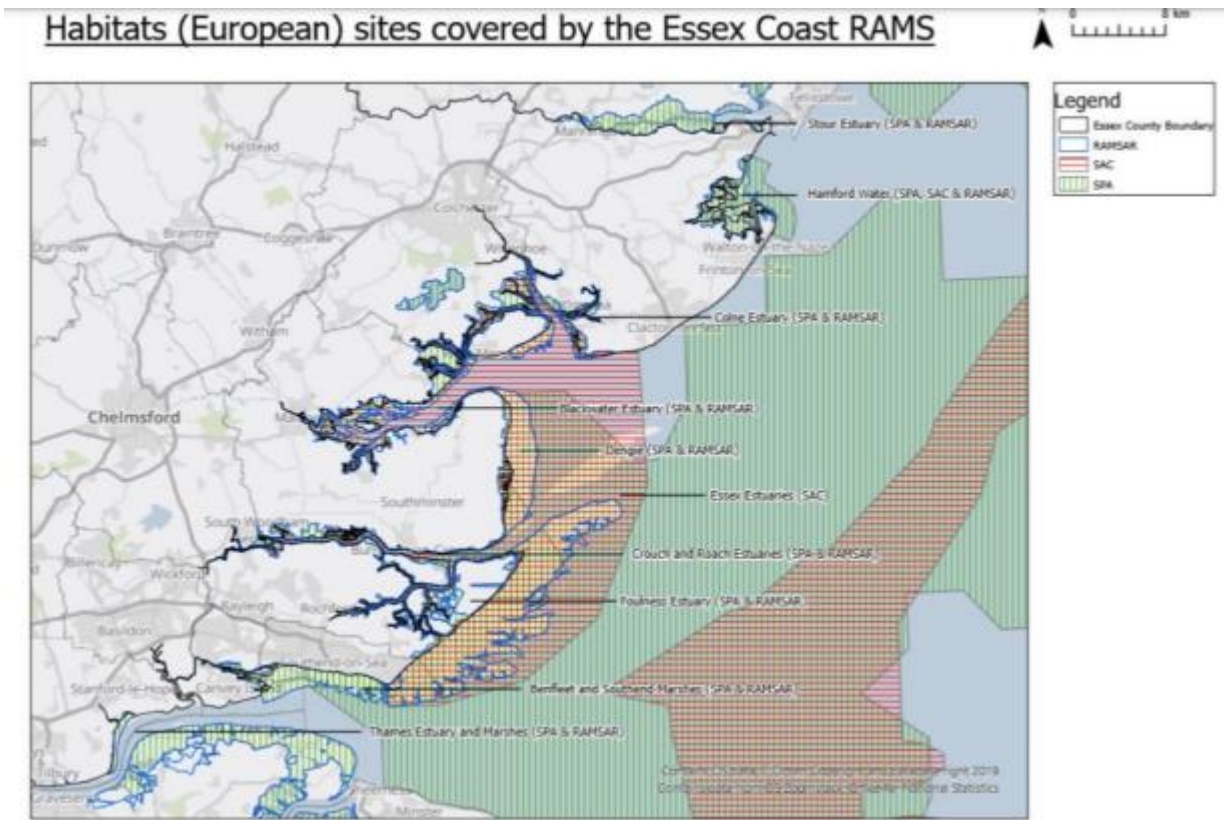
Appendix B:

Map 3: Hatfield Forest Zone of Influence



Appendix C:

Map 4: Habitats sites covered by the Essex Coast RAMS



Appendix D – Chelmsford City Council (CCC)

SoCG Issues considered

Issue	Date (when raised)	UDC Comment	Stakeholder Comments and further discussion	Resolution
CP60 - The provision of Gypsies and Travellers should be met within the administrative boundary of Uttlesford and take account of the outcomes of the on-going GTAA transit evidence case work.	Regulation 18 Consultation	The Council is finalising its GTAA evidence base and the site allocations will be set out in the Reg 19 submission version of the Local Plan. Uttlesford will be meeting its	Noted, ongoing evidence base is to be finalized and further information is to be included at Reg 19 stage.	Ongoing review.

		local need within the District's boundaries.		
CCC welcomes the commitment to continue joint working over the development of the plan making process to consider any cross-boundary concerns about housing, employment, transport infrastructure, education, Gypsy, Traveler's and Travelling Showpeople, Hatfield Forest and Essex Coast RAMS.	Regulation 18 Consultation	Noted, with thanks.	As part of the Duty to Co-operate, UDC will continue to engage with CCC on strategic matters.	N/A.

Civil Aviation Authority SoCG with UDC, June 2024 – Email to reflect their position

RE: [External] Statement of Common Ground with UDC

Ashley Dawkins XXXX

Mon 17/06/2024 10:57

To:XXXX

Cc:XXXX

OFFICIAL - Named Parties Only. This email and any files transmitted with it are intended for the use of the entity, department, team or individual to whom they are addressed. It can be shared further by the receiving party on a need-to-know basis.

Dear Jane,

Thank you for the consultation on the proposed Local Plan. Although we will provide relevant aviation safety advice upon request, aside from cases that may involve CAA property, we are not routinely a statutory consultee for local plans or planning applications. When not a statutory consultee, the CAA will respond to planning enquiries where there is something definitive to contribute. Unless London Stanstead airport or any other aviation stakeholder within scope of the Local Plan has objected to any part of the proposals, the CAA maintains a neutral position.

Further guidance on the CAA's role in Planning Applications can be found on our website – [Planning Consultations](#)

Kind regards,
Ashley

Ashley Dawkins

Airspace Regulation
(SARG) UK Civil Aviation
Authority Tel: XXXX



www.caa.co.uk

Follow us on

[Twitter](#)



**Uttlesford District
Council**

Statement of Common Ground

With

**East Hertfordshire District
Council**

June 2024

Statement of Common Ground

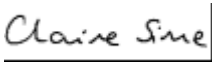
1. **List of Parties involved**
2. **Signatories**
3. **Introduction**
4. **Strategic matters**
5. **Governance arrangements**
6. **Timetable for review and ongoing cooperation**

1. List of Parties involved:

East Hertfordshire District Council
Uttlesford District Council

2. Signatories:

East Hertfordshire District Council
Claire Sime
Service Manager (Planning Policy, Design & Conservation)

Signature: 

Date: 20 June 2024

Uttlesford District Council
Andrew Maxted
Interim Planning Policy Manager



Signature:

Date: 20 June 2024

3. Introduction

Uttlesford District Council is currently developing a new Local Plan for the District, which will replace the existing Adopted Local Plan 2005. We are at the Regulation 19 Submission stage, which sets out the Council's Spatial Strategy and planning framework for Uttlesford District between 2021-2041. Consultation on the Regulation 18 Draft Local Plan was undertaken between October and December 2023. The outcomes of that consultation have fed into the preparation of the Regulation 19 Submission Local Plan, in addition to the updated evidence base.

The Plan makes provision for at least 14,819 new homes to be delivered during the Plan period (2021 to 2041). This reflects the Objectively Assessed Need for Housing for Uttlesford District up to 2041 as identified in the updated Local Housing Need Assessment (JG Consulting, May 2024), which is 13,500 new homes. Therefore, we are meeting the requirement in full, with extra headroom (9.8%), to provide greater plan resilience and flexibility, and to help ensure the Plan can achieve and maintain a five-year housing land supply, as required by national policy. Uttlesford has engaged with its neighbouring authorities, however, they are at different stages of plan making and do not require the Council to assist them and Uttlesford do not need to ask any of its neighbouring authorities to take any of its housing requirements, as it can meet its own

needs.

Over the Plan period, the land requirement for office development is 27.7ha and industrial development, 52.2ha. To meet this requirement a further 10ha is needed for office development and 25-30ha is needed for industrial development beyond known completions and commitments (figures correct as of 30th May 2024). 54ha of employment land is identified for future development in the local plan on proposed strategic allocations. These may vary slightly as figures are finalised for Consultation.

Statements of Common Ground (SoCG) set out how strategic matters or issues of a common nature between a local authority and a statutory body or organisation are being addressed and progressed throughout the plan-making process to provide transparency, and wherever possible, show where parties are working towards areas of agreement.

See Appendix A for maps of the District in context with its neighbouring districts and county councils.

4. Strategic Matters

The strategic matters of interest to East Herts District Council are housing; employment; Stansted Airport; transport; education; Gypsies and Travellers and Travelling Showpeople; and Hatfield Forest.

Working collaboratively over the development of the plan making process these issues are not considered to cause any cross-boundary concerns for plan making purposes, at this stage. Note however, this excludes issues raised via the Infrastructure Delivery Plan which will be picked up via that process and can be reflected in an updated SoCG at a later stage prior to Adoption of the Local Plan.

The strategic issues are discussed below.

Housing

Housing is covered in the introduction above. The strategic requirements are set out in Core Policy 2: Meeting Our Housing Needs. East Herts District Council have begun work on reviewing their Local Plan and are due to undertake a Call for Sites in July 2024. We will continue to engage on housing numbers throughout the preparation of this Local Plan and as their District Plan Review develops. However, the timing of their Plan's adoption is unlikely to affect Uttlesford's proposed plan preparation.

Employment

The scale of development proposed in the Uttlesford Local Plan is set to meet local employment needs and identified to be provided in the most sustainable accessible locations by air, road, rail, and sustainable and active modes of travel in accordance with the updated evidence, including supporting the planned expansion of Chesterford Research Park, which is not located in the vicinity of East Herts or expected to have any impact thereon.

Stansted Airport

London Stansted Airport is located within Uttlesford and is owned and operated by Manchester Airport Group (MAG), who manage the airport infrastructure and are also the transport authority in relation to the public highway within its boundary, the London Stansted Rail and Coach Stations.

The airport has consent for a major employment site within its boundary (Northside) and has proposals for significant changes to the passenger terminal.

The strategic matters of interest to MAG are the continued airport operations at Stansted Airport, wider transport links, noise generation, air and water quality improvements, and employment generation.

While the airport is wholly located in Uttlesford, staff and passengers originate from wider areas and East Herts is a key contributor to both. Satellite airport related businesses are also located in East Herts District as well as Uttlesford and the relationship between the two authorities is therefore very important in ensuring that future employment opportunities are available to support Stansted as it grows over coming years.

It is noted that East Herts District Council would support measures such as a second borehole to sustain the expansion of the rail interchange facilities at Stansted Airport.

Core Policy 34: Water Supply and Protection of Water resources addresses water abstraction issues, and the Council is working with MAG and the EA, where applicable, where a second borehole is required, this will be undertaken appropriately.

We will continue to work with MAG and our neighbouring authorities on any matters of a cross-boundary nature as the Plan progresses through to Adoption.

Transport and education

Transport and education are largely being addressed working collaboratively with National Highways and Essex County Council (ECC) and Hertfordshire County Council as the Highways and Education Authority for each county. The Uttlesford Local Plan aims to ensure that appropriate measures are put in place to manage and mitigate any impact from new development on the strategic and local highway network and ensuring adequate education provision in the District. Core Policy 26: Providing for Sustainable Transport and Connectivity and Core Policy 68: Community Uses, seeks to achieve this. In addition, Core Policy 7: Delivery of Transport Schemes within the North Uttlesford Area, Core Policy 13: Delivery of Transport Schemes within the South Uttlesford Area and Core Policy X: Delivery of Transport Infrastructure within the Stansted and Elsenham Area will support the delivery of transport schemes.

Junction improvements, sustainable transport, including the Hertfordshire and Essex Rapid Transit (HERT), promoting active modes of travel and providing proposed schooling in the Local Plan will help meet the needs of proposed growth in the appropriate local authority area. However, it is noted that existing shortfalls may exist from under investment from previous developments over the years. Wherever possible and where meeting prescribed tests, new infrastructure provision will attempt to close this gap as part of delivery. Core Policy 5: Providing Support for Infrastructure and Services, seeks to achieve this.

While there are no Local Plan proposals for housing that would have a direct impact on East Herts, it is acknowledged that indirect effects may be occasioned by trip generation from planned new development utilising the A120 corridor. Where modelling shows that mitigation is required as a result of such development impacts, Uttlesford will work with Essex and Hertfordshire County Councils, as Highway Authorities, alongside East Herts District Council to identify solutions and delivery thereof. Any impacts necessitating change to the M11, or its interchanges, will also involve Highways England.

Gypsies, Travellers and Travelling Showpeople

The Council is committed to working with ECC and its neighbouring authorities, including East Herts District Council to ensure the needs of the Gypsy and Traveller community is met. The Council is currently finalising its evidence in relation to the allocation of sites which will meet these

needs whilst ensuring the appropriate mitigation of any planning constraints. These site allocations will be set out in the Reg 19 publication of the Uttlesford Local Plan for consultation. It is noted that Uttlesford will be meeting its local need within the District's boundaries and without reliance on sites within neighbouring authorities. Core Policy 60: The Travelling Community seeks to achieve this.

Hatfield Forest

UDC is likely to be the main contributor of funds as the Council may have the most development impact on Hatfield Forest from visitor numbers primarily due to proximity. However, this may vary between UDC and other districts in the Hatfield Zone of Influence depending on development in their Local Plans. No lead coordinating authority has been set to date, but future governance arrangements are to be confirmed. Each district will manage their own payments. Core Policy 38: Sites Designated for Biodiversity or Geology seeks to address this. (See Appendix B for the Zone of Influence map).

No other strategic issues have been identified between East Herts District Council and UDC at this stage. This has been confirmed via consultation, email and meetings and an agreement to draw up this SoCG to that effect. East Herts District Council will be given the opportunity to comment on the Regulation 19 Submission Plan document and at subsequent stages, where their comments will be reconsidered on any future strategic cross boundary matters, as might be necessary.

5. Governance Arrangements

Meetings have been held with East Herts District Council throughout the preparation of the Local Plan up until Regulation 19 Submission Plan at an Officer, Policy Manager and Director level, as necessary. Decisions on this SoCG have been managed by email and no significant strategic matters at this stage that require further Duty to Cooperate meetings have been identified. But on-going co-operation would be required.

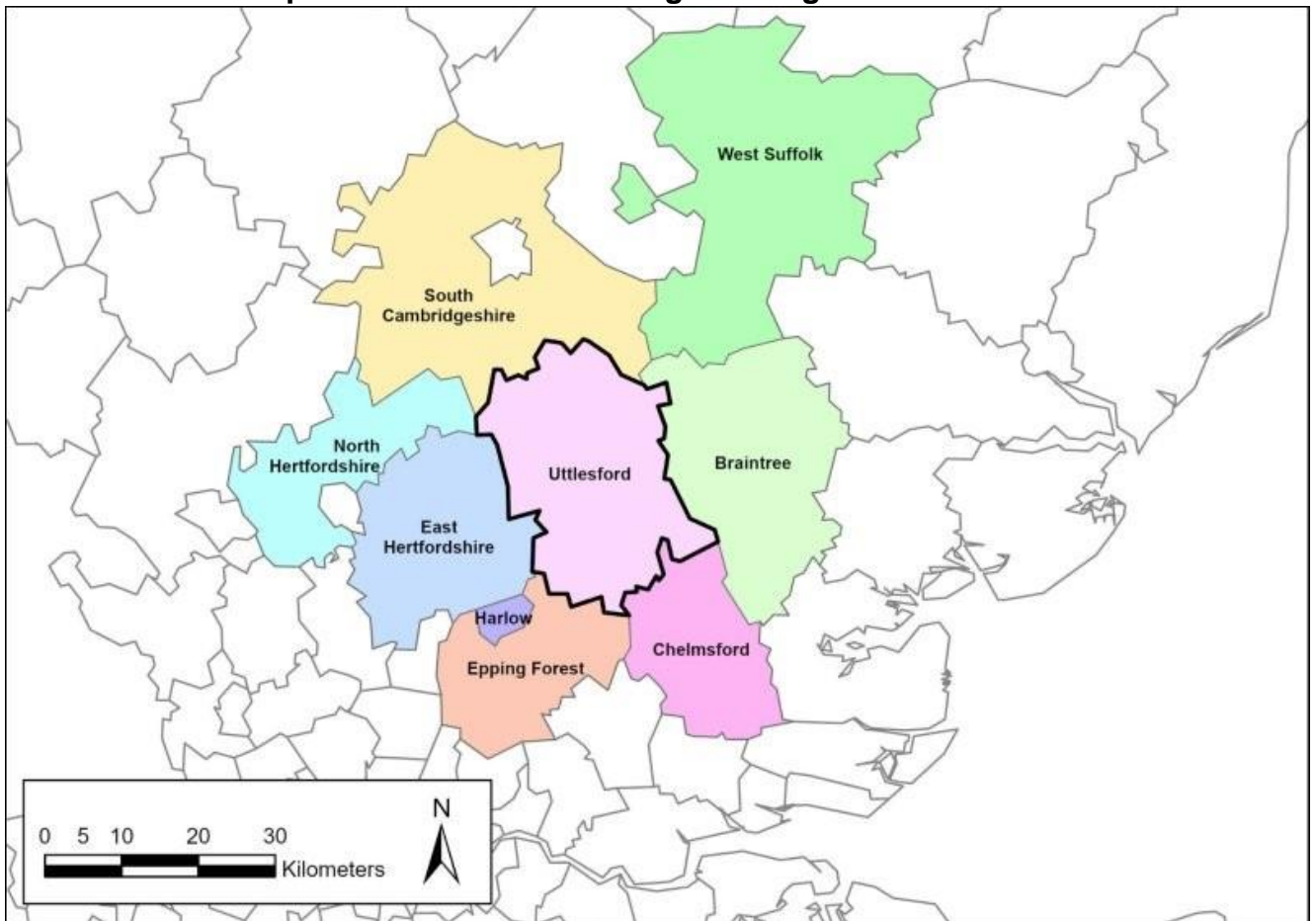
6. Timetable for review and ongoing cooperation

The SoCG will be reviewed prior to submission of the Draft Local Plan to the Secretary of State, where appropriate. The Council will also keep East Herts District Council up to date throughout the Examination in Public process, as may be necessary, and inform them of the outcome of the Inspectors decision and the Council's decision on the Adoption of the Plan.

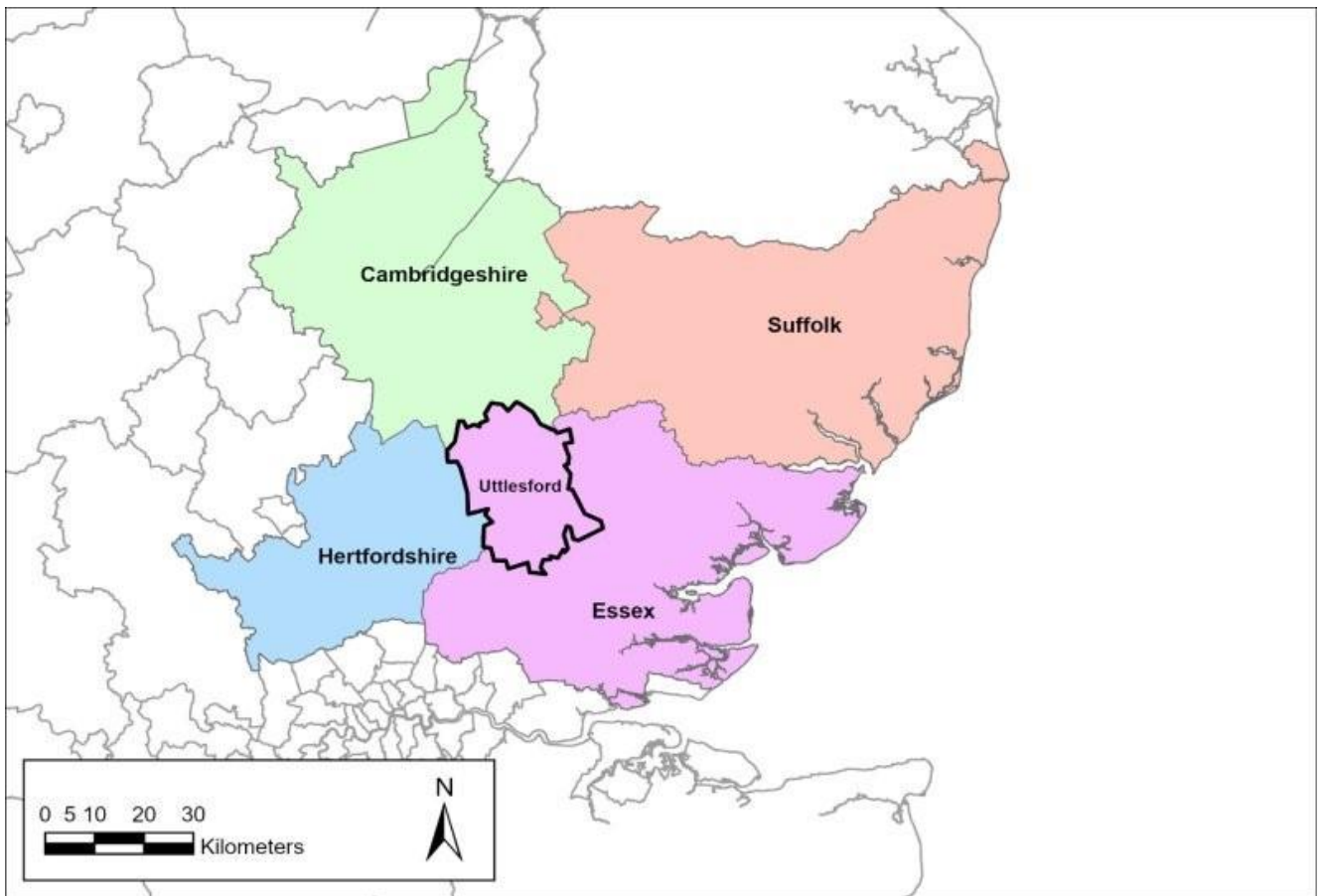
Once the Plan is adopted, we will continue regular on-going engagement with East Herts District Council (at least annually) in connection with the Plan's 5-year review. That process will however commence swiftly upon the Plan's adoption and not wait until 5 years have passed.

Appendix A:

Map 1: Uttlesford and its neighbouring local authorities



Map 2: Uttlesford District in context with its neighbouring County Councils



Appendix B:

Map 3: Hatfield Forest Zone of Influence



Appendix C – East Hertfordshire Council (East Herts)

SoCG Issues considered

Issue	Date (when raised)	UDC Comment	Stakeholder Comments and further discussion	Resolution
Para 1.24 refers to the tests of soundness from the 2012 NPPF rather than the 2023 NPPF. Reference to the latest version of NPPF should be updated.	Regulation 18 Consultation	Reference to the 2023 NPPF will be included throughout the Draft Local Plan.		
The absence of updated policies maps is noted. While this isn't a requirement, under Regulation 18, the Local Plan as drafted is likely to present changes to the adopted policies map and it would be useful guide to understand the geographical representation of those changes through the draft policies maps.	Regulation 18 Consultation	The Council wanted to hear the representations from Reg 18 to shape the next iteration to the Plan before taking time to update its policies maps. This will be done for Reg 19.		
Specifically essential for East Herts is that any development around the A120 in Uttlesford can 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 Uttlesford.	Regulation 18 Consultation	This is noted and proposed development in Uttlesford has been modelled and mitigation measures proposed to limit the impacts of growth as far as possible. Sustainable and active modes are being promoted.		

<p>There should be specific reference to the Hertfordshire and Essex Rapid Transit (HERT).</p>	<p>Regulation 18 Consultation</p>	<p>Where this is applicable, this can be picked up. It has been added to the SoCG Section 4.</p>		
<p>East Herts would support measures such as a second borehole to sustain the expansion of the rail interchange facilities at Stansted Airport.</p>	<p>Regulation 18 Consultation</p>	<p>Noted. Policy 34 addresses water abstraction issues and working with MAG and the EA, where applicable, where a second borehole is required, this will be undertaken appropriately.</p>		



**Uttlesford District
Council**

Statement of Common Ground

With

Epping Forest District Council

June 2024

Statement of Common Ground

1. List of Parties involved
2. Signatories
3. Introduction
4. Strategic matters
5. Governance arrangements
6. Timetable for review and ongoing cooperation

1. List of Parties involved

Epping Forest District Council
Uttlesford District Council

2. Signatories

Epping Forest District Council
Nigel Richardson
Service Director, Planning Services

Signature:



Date: 25-06-2024

Uttlesford District Council
Andrew Maxted
Planning Policy Manager



Signature:

Date: 25 June 2024

3. Introduction

Uttlesford District Council is currently developing a new Local Plan for the District, which will replace the existing Adopted Local Plan 2005. We are at the Regulation 19 Submission stage, which sets out the Council's Spatial Strategy and planning framework for Uttlesford District between 2021-2041. Consultation on the Regulation 18 Draft Local Plan was undertaken between October and December 2023. The outcomes of that consultation have fed into the preparation of the Regulation 19 Submission Local Plan, in addition to the updated evidence base.

The Plan makes provision for at least 14,819 new homes to be delivered during the Plan period (2021 to 2041). This reflects the Objectively Assessed Need for Housing for Uttlesford District up to 2041 as identified in the updated Local Housing Need Assessment (JG Consulting, May 2024),

which is 13,500 new homes. Therefore, we are meeting the requirement in full, with extra headroom (9.8%), to provide greater plan resilience and flexibility, and to help ensure the Plan can achieve and maintain a five-year housing land supply, as required by national policy. Uttlesford has engaged with its neighbouring authorities, however they are at different stages of plan making and do not require the Council to assist them and Uttlesford do not need to ask any of its neighbouring authorities to take any of its housing requirements, as it can meet its own needs.

Over the Plan period, the land requirement for office development is 27.7ha and industrial development, 52.2ha. To meet this requirement a further 10ha is needed for office development and 25-30ha is needed for industrial development beyond known completions and commitments (figures correct as of 30th May 2024). 54ha of employment land is identified for future development in the local plan on proposed strategic allocations. These may vary slightly as figures are finalised for Consultation.

Statements of Common Ground (SoCG) set out how strategic matters or issues of a common nature between a local authority and a statutory body or organisation are being addressed and progressed throughout the plan-making process to provide transparency, and wherever possible, show where parties are working towards areas of agreement.

See Appendix A for maps of the District and it in context with its neighbouring districts and county councils.

4. Strategic Matters

The strategic matters of interest to Epping Forest District Council are housing; employment; transport; education; Gypsy, Traveller's and Travelling Showpeople; Hatfield Forest; and Essex Coast RAMS

Working collaboratively over the development of the plan making process, these issues are not considered to cause any cross-boundary concerns for plan making purposes, at this stage. These are discussed below.

Housing

Housing is covered in the introduction above. The strategic requirements are set out in Core Policy 2: Meeting Our Housing Needs. Epping Forest District Council adopted their Local Plan on the 6 March 2023 which covers up to 2033. We will continue to engage on housing numbers throughout the preparation of this Local Plan and as they begin work on their Local Plan Review.

Employment

The scale of development proposed in the Local Plan is set to meet local employment needs and identified to be provided in the most sustainable accessible locations by air, road, rail and sustainable and active modes of travel in accordance with the updated evidence, including supporting the planned expansion of Chesterford Research Park, which is covered under Core Policy 4: Meeting Business and Employment Needs.

Transport and education

Transport and education are largely matters being addressed working with National Highways and Essex County Council as the Highways and Education Authority. The Local Plan aims to ensure that appropriate measures are put in place to manage and mitigate any impact from new development on the strategic and local highway network and ensuring adequate education provision in the District. Core Policy 26: Providing for Sustainable Transport and Connectivity and

Core Policy 68: Community Uses seeks to achieve this. In addition, Core Policy 7: Delivery of Transport Schemes within the North Uttlesford Area, Core Policy 13: Delivery of Transport Schemes within the South Uttlesford Area and Core Policy X: Delivery of Transport Infrastructure within the Stansted and Elsenham Area will support the delivery of transport schemes.

Junction improvements, sustainable transport and the promotion of active modes of travel and the provision of proposed schooling in the Local Plan, will assist in meeting the needs of proposed growth. However, it is noted that existing shortfalls may exist from under investment from previous developments over the years. Wherever possible, new infrastructure provision will attempt to close this gap. Core Policy 5: Providing Support for Infrastructure and Services, seeks to achieve this.

Gypsy, Traveller's and Travelling Showpeople

The Council is committed to working with ECC and its neighbouring authorities, including Epping Forest District Council to ensure the needs of the Gypsy and Traveller community are met. The Council is currently finalising its evidence in relation to the allocation of sites which will meet these needs whilst ensuring the appropriate mitigation of any planning constraints. These site allocations will be set out in the Reg 19 publication of the Uttlesford Local Plan for consultation. It is noted that Uttlesford will be meeting its local need within the District's boundaries and without reliance on sites within neighbouring authorities. Core Policy 60: The Travelling Community seeks to achieve this.

Hatfield Forest

UDC is likely to be the main contributor of funds as the Council may have the most development impact on Hatfield Forest from visitor numbers primarily due to proximity. However, this may vary between UDC and other districts in the Hatfield Zone of Influence depending on development in their Local Plans. No lead coordinating authority has been set to date, but future governance arrangements are to be confirmed. Each district will manage their own payments. Core Policy 38: Sites Designated for Biodiversity or Geology see to address this. (See Appendix B for the Zone of Influence map).

Essex Coast RAMS

The Council will continue to work with ECC and others on the Essex Coast RAMS. Core Policy 38: Sites Designated for Biodiversity or Geology require developments affected by the designation to contribute via a levy and a process is already in place for receiving payments and making transfers to Chelmsford City Council. This will continue. (See Appendix C for the Zone of Influence where the levy applies.)

No other strategic issues have been identified between Epping Forest District Council and UDC, at this stage. This has been confirmed via email and an agreement to draw up this SoCG to that effect. Epping Forest District Council will be given the opportunity to comment on the Regulation 19 Submission Plan document and at subsequent stages, where their comments on any future strategic cross boundary matters will be reconsidered, as might be necessary.

5. Governance Arrangements

Opportunities to meet with Epping Forest District Council throughout the preparation of the Local Plan up until Regulation 19 Submission Plan at an Officer, Policy Manager and Director level have been provided, as necessary. Decisions on this SoCG have been managed by email and no strategic matters have been identified, at this stage, requiring further Duty to Cooperate meetings. But on-going co-operation would be required.

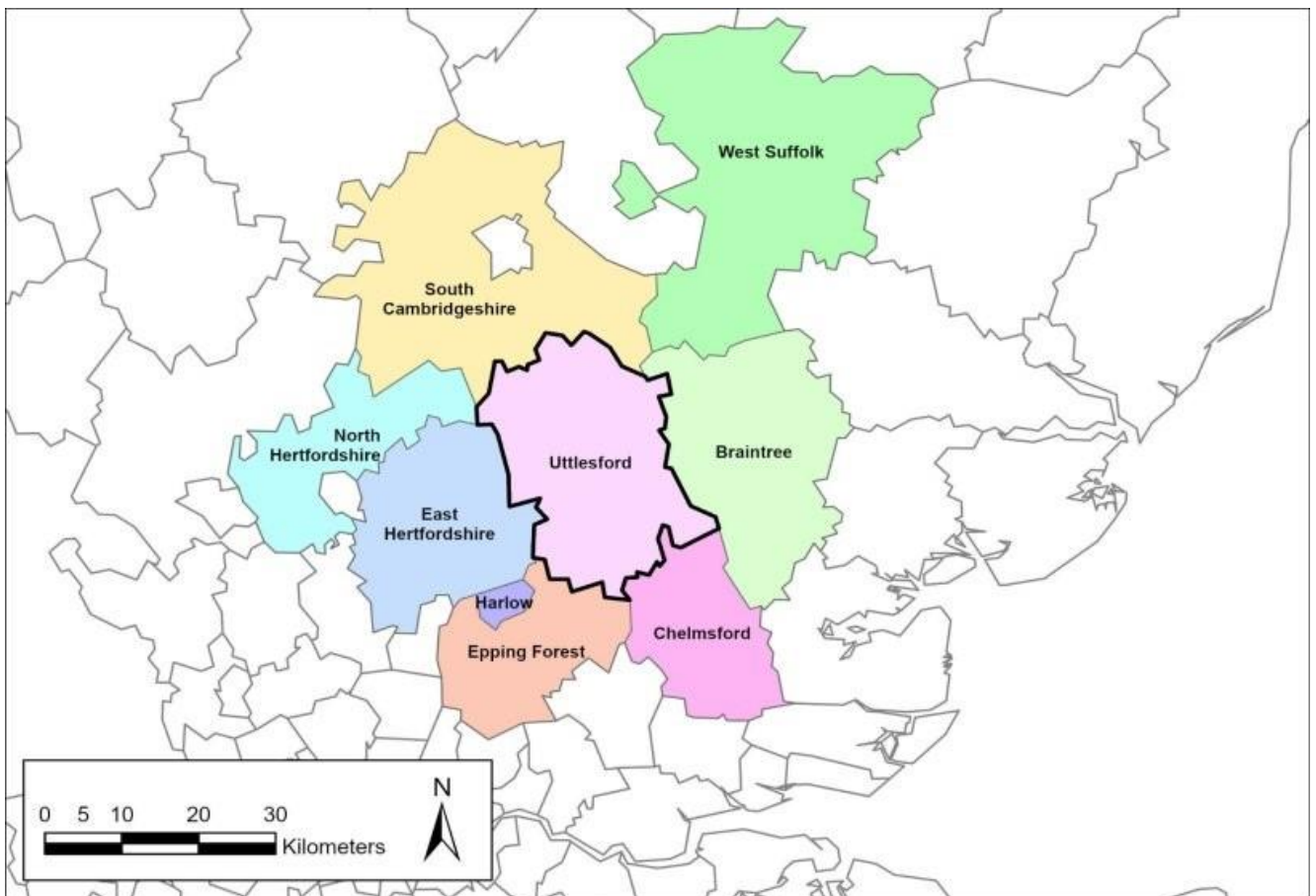
6. Timetable for review and ongoing cooperation

The SoCG will be reviewed prior to submission of the Draft Local Plan to the Secretary of State, where appropriate. The Council will also keep Epping Forest District Council up to date throughout the Examination in Public process, as may be necessary, and inform them of the outcome of the Inspectors decision and the Council's decision on the Adoption of the Plan.

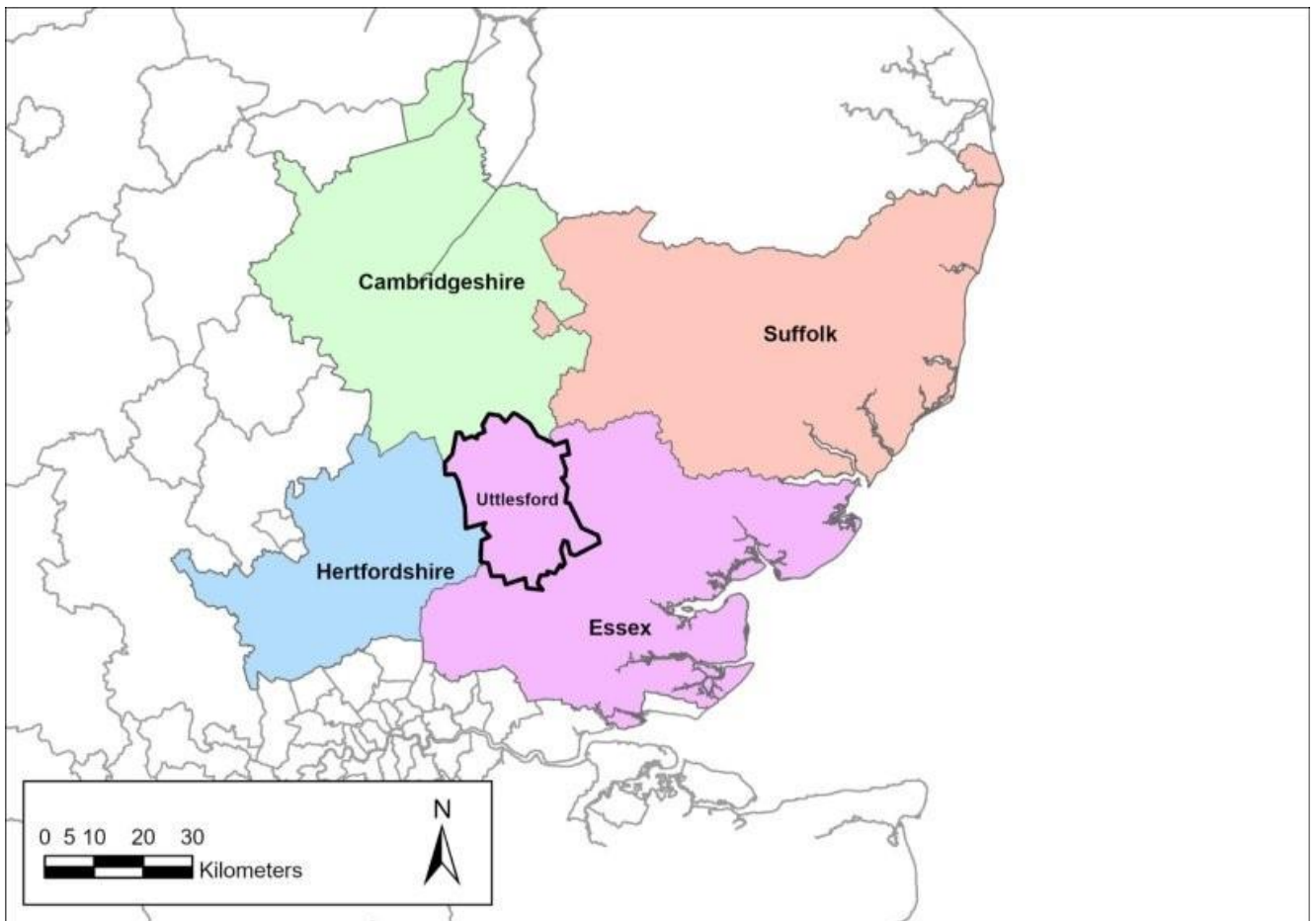
Once the Plan is adopted, we will continue regular on-going engagement with Epping Forest District Council (at least annually) in connection with the Plans 5-year review. That process will however commence swiftly upon the Plans adoption and not wait until 5 years have passed.

Appendix A:

Map 1: Uttlesford and its neighbouring local authorities

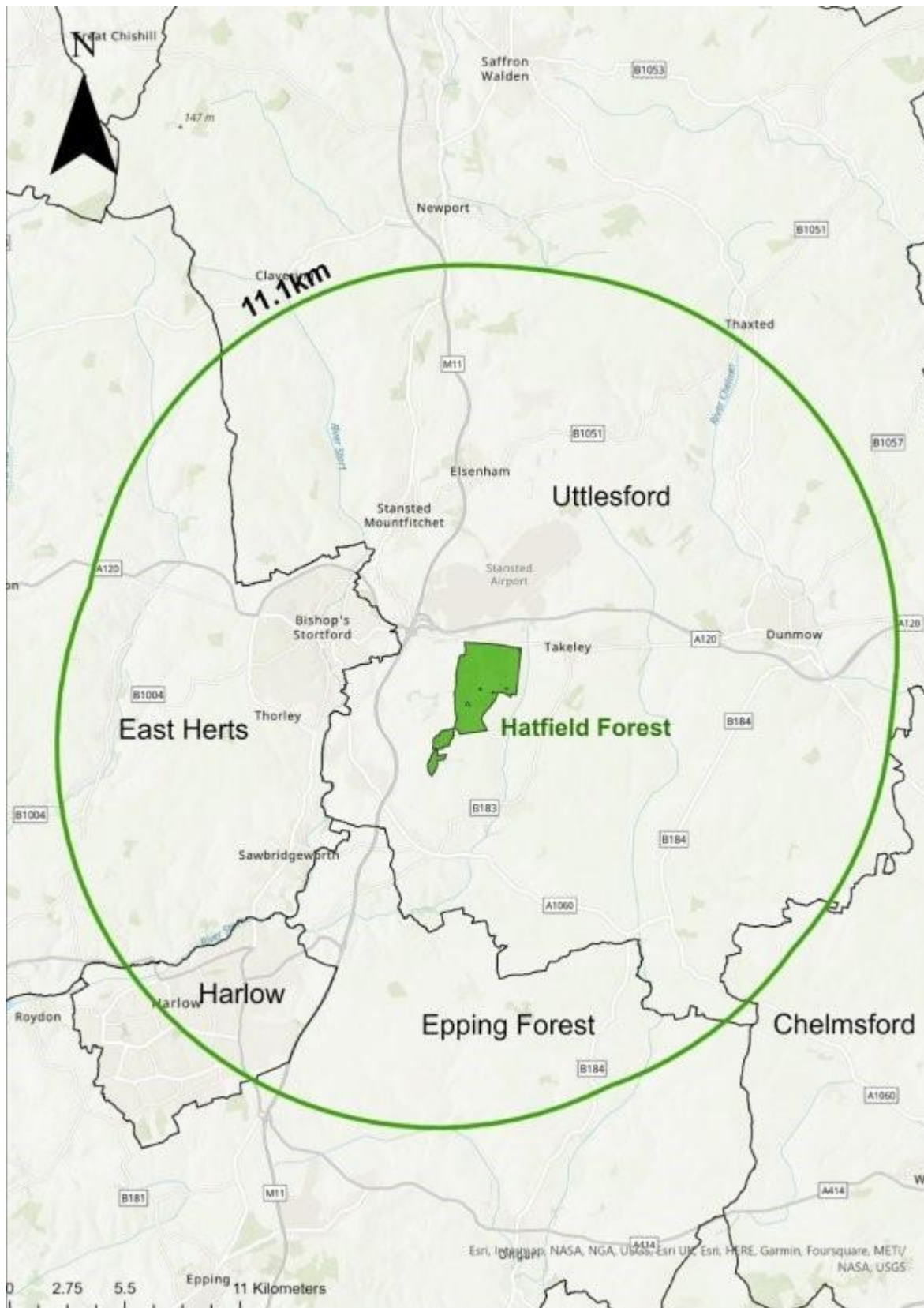


Map 2: Uttlesford District in context with its neighbouring County Councils



Appendix B:

Map 3: Hatfield Forest Zone of Influence





**Uttlesford District
Council**

Statement of Common Ground

With

Historic England

June 2024

Statement of Common Ground

1. **List of Parties involved**
2. **Signatories**
3. **Introduction**
4. **Strategic matters**
5. **Governance arrangements**
6. **Timetable for review and ongoing cooperation**

1. List of Parties involved:

Historic England
Uttlesford District Council

2. Signatories:

Historic England
Andrew Marsh
Historic Environment Planning Adviser – Essex, Hertfordshire, and Suffolk

Signature: *Andrew Marsh*

Date: 17th June 2024

Uttlesford District Council
Andrew Maxted
Planning Policy Manager

Signature:

Andrew Maxted

Date: 12/06/24

3. Introduction:

Uttlesford District Council is currently developing a new Local Plan for the district, which will replace the existing Adopted Local Plan 2005. We are at 19 Submission stage, which sets out the Council's Spatial Strategy and planning framework for Uttlesford District between 2021-2041. Consultation on the Regulation 18 Draft Local Plan was undertaken between October and December 2023. The outcomes of that consultation have fed into the preparation of the Regulation 19 Submission Local Plan, in addition to updated evidence base.

The Plan makes provision for at least 14,819 new homes to be delivered during the Plan period (2021 to 2041). This reflects the Objectively Assessed Need for Housing for Uttlesford District up to 2041 as identified in the updated Local Housing Need Assessment (JG Consulting, May 2024), which is 13,500 new homes. Therefore, we are meeting the requirement in full, with extra headroom (9.8%), to provide greater plan resilience and flexibility, and to help ensure the Plan can achieve and maintain a five-year housing land supply, as required by national policy. Uttlesford has engaged with its neighbouring authorities, however they are at different stages of plan making and do not require the Council to assist them and Uttlesford do not need to ask any of its neighbouring authorities to take any of its housing requirements, as it can meet its own needs.

Over the Plan period, the land requirement for office development is 27.7ha and industrial development, 52.2ha. To meet this requirement a further 10ha is needed for office development and 25-30ha is needed for industrial development beyond known completions and commitments (figures correct as of 30th May 2024). 54ha of employment land is identified for future development in the Local Plan on proposed strategic allocations. These may vary slightly as figures are finalised for Consultation.

Statements of Common Ground (SoCG) set out how strategic matters or issues of a common nature between a local authority and a statutory body or organisation are being addressed and progressed throughout the plan-making process to provide transparency, and wherever possible, show where parties are working towards areas of agreement.

See Appendix A for maps of the district and it in context with its neighbouring districts and county councils.

4. Strategic Matters

The strategic matter of interest to Historic England is the protection and enhancement of the historic environment, taking account of the location and scale of proposed growth across the plan period and the potential impacts upon designated and non-designated heritage assets. No other strategic issues have been identified between Historic England and UDC to date. This has been confirmed via email (June 2024) and an agreement to draw up this SoCG to that effect.

Impact upon the Historic Environment

The Council will look to collaborate with Historic England to consider the level of harm, if any, the proposed allocations would engender upon any surrounding heritage assets. In addition, the Council will work with Historic England to consider design solutions to the proposed allocations which seek to avoid harm in the first instance and then mitigate harm as far as practically possible. Historic England's feedback relating to the scale, layout, landscaping, retained key views etc. (as they relate to the historic environment) of the currently proposed allocations is welcomed. High level comments received from Historic England during Summer 2023 for the Council to consider contributed to the identification of the proposed allocations.

Moreover, since the publication of the Regulation 18 version of the Local Plan, a further virtual meeting took place (November 2023) between the parties. This enabled Historic England to inform the Council of their early thoughts on the content of the Local Plan whilst also allowing the Council to answer questions to support Historic England in the preparation of their formal representations to the consultation.

It was agreed by both parties that further work was needed with regards to the design of the draft allocations and the content of the site-specific requirements to ensure that opportunities for the mitigation of heritage impact had been maximised. It was confirmed that Historic England's comments will form a key consideration in the production of the Regulation 19 version of the Local Plan, both in relation to the design of the proposed allocations and the wording of the district wide heritage policies. Historic England's comments have helped to inform updates to the policies that relate to the Historic Environment. This includes; Core Policy 61: The Historic Environment, Core Policy 62: Listed Buildings, Core Policy 63: Conservation Areas, Core Policy 64: Archaeological Assets and Core Policy 65: Non-Designated Heritage Assets of Local Importance.

Lastly, both parties agreed that further virtual meetings would be undertaken prior to the publication of the Regulation 19 version of the Local Plan, to ensure that any amendments to the Local Plan have addressed heritage issues as far as practically possible. The Regulation 19 consultation will then allow further engagement with Historic England.

5. Governance Arrangements

Regular meetings have been held with Historic England throughout the preparation of the Local Plan up until Regulation 19 Submission Plan at an Officer, Policy Manager and Director level, as necessary. Decisions on this SoCG have been managed by email and no strategic matters at this stage that require further Duty to Cooperate meetings have been identified. But on-going co-operation would be required.

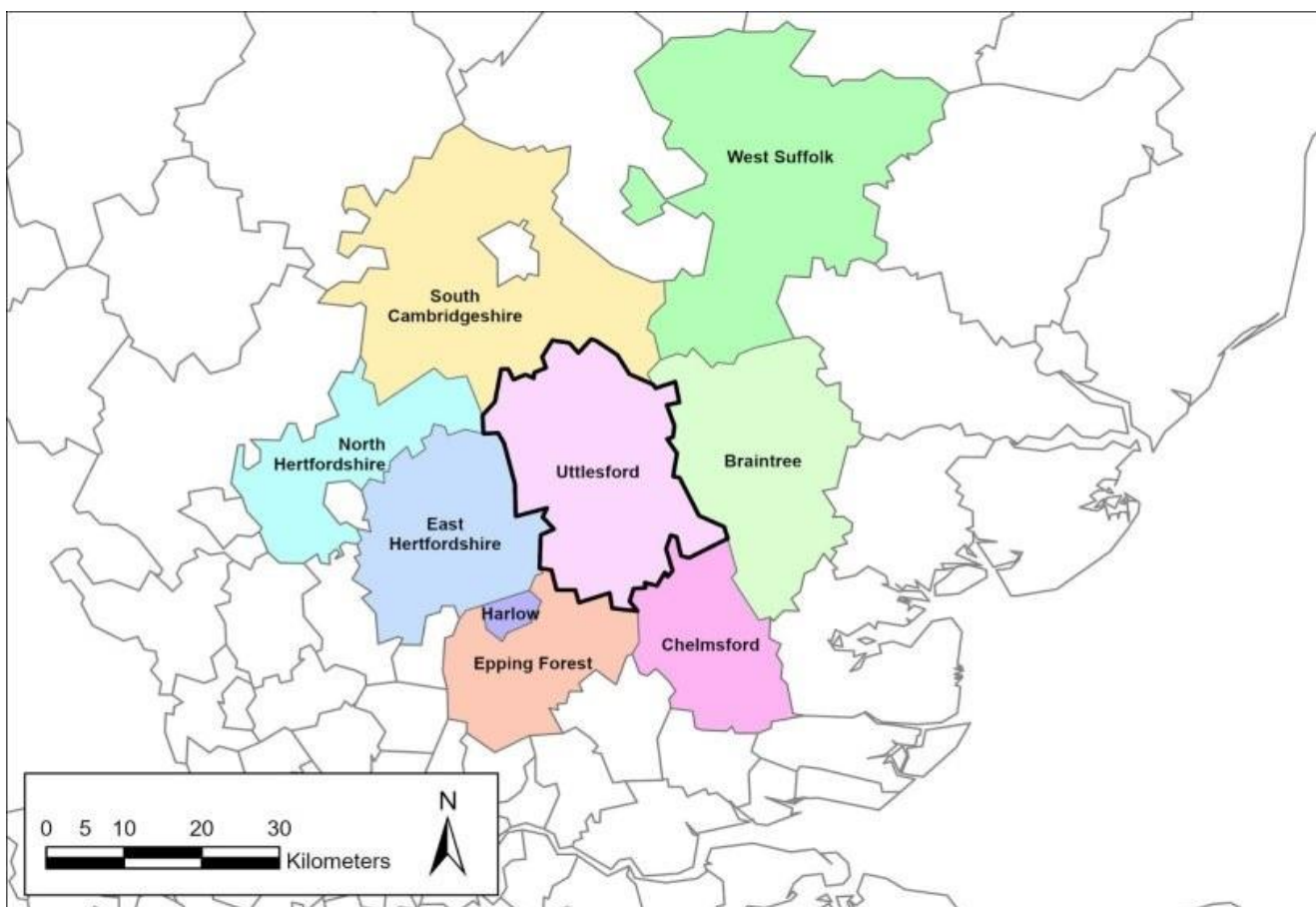
6. Timetable for review and ongoing cooperation

The SoCG will be reviewed prior to submission of the Draft Local Plan to the Secretary of State, where appropriate to take into account any updated evidence base, consultation responses to the Reg 18 Local Plan and any further engagement between the Council and HE. The Council will also keep Historic England up to date throughout the Examination in Public process, as may be necessary, and inform them of the outcome of the Inspectors decision and the Council's decision on the Adoption of the Plan.

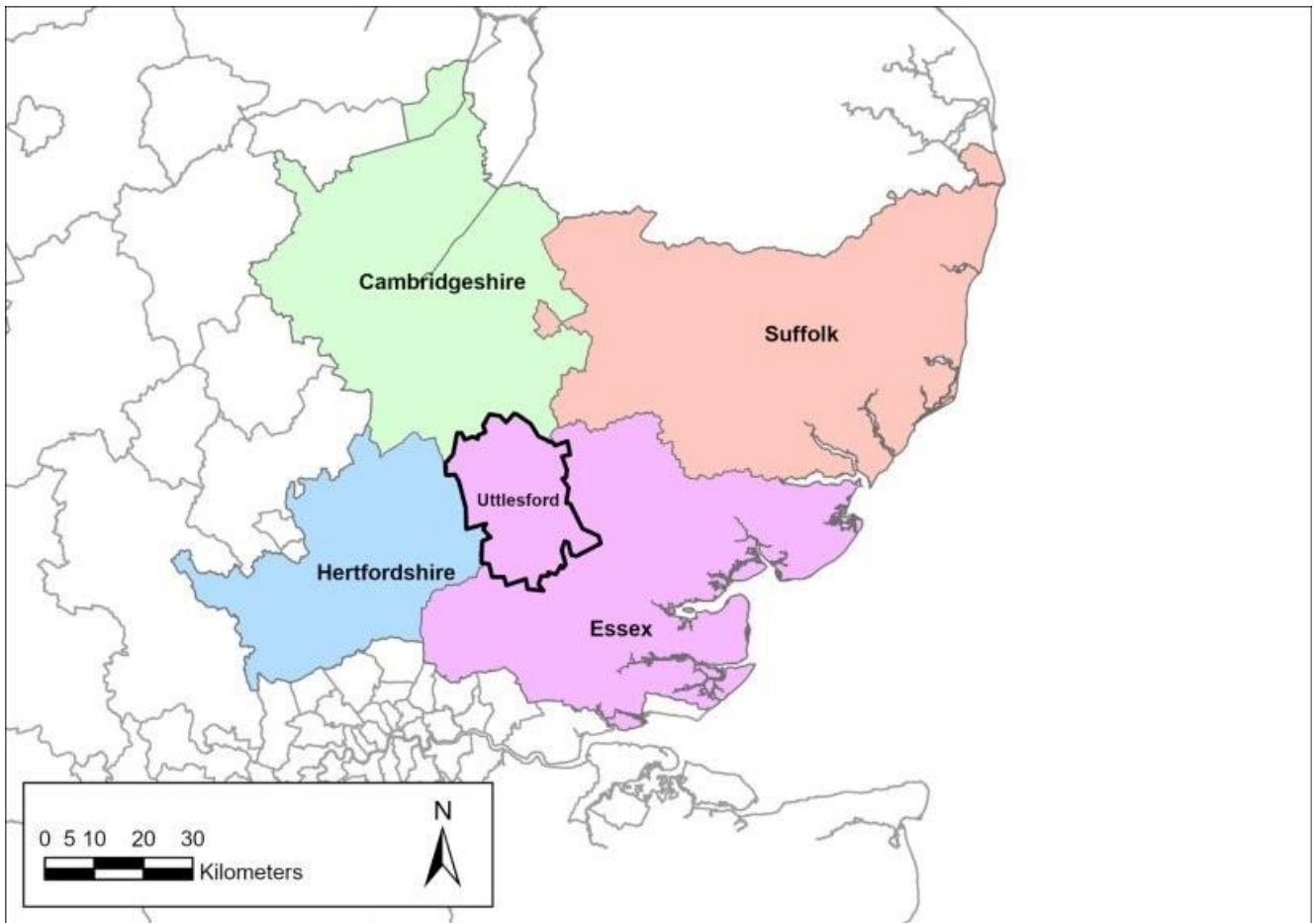
Once the Plan is adopted, we will continue regular on-going engagement with Historic England (at least annually) in connection with the Plan's 5-year review. That process will however commence swiftly upon the Plans adoption and not wait until 5 years have passed.

Appendix A

Map 1: Uttlesford and its neighbouring local authorities



Map 2: Uttlesford District in context with its neighbouring County Councils



Appendix B – Historic England

SoCG Issues considered

Issue	Date (when raised)	UDC Comment	Stakeholder Comments and further discussion	Resolution
<p>The Heritage Assessment has understated the potential harm for a couple of proposed allocations. The most effective way to explore options for mitigation is through the preparation of detailed site specific Heritage Impact Assessments. The Council should ensure that any recommendations for mitigation and enhancement identified in its HA/HIAs are clearly reflected in the site specific</p>	<p>Regulation 18 Consultation</p>	<p>UDC feels it has included and referred to the appropriate evidence base for the development of this Local Plan. As part of the Regulation 19 stage a more detailed HIA has been undertaken where recommended by Historic England. The proposed allocations will detail</p>		

<p>policy. A HIA should identify any heritage assets that could be affected by the development of a given site.</p>		<p>required mitigation for the developer to provide in order to limit any harm to the historic environment.</p>		
<p>Any proposed sites should be consistently referenced.</p>	<p>Regulation 18 Consultation</p>	<p>Agreed. A consistent approach will be ensured to reference any proposed sites.</p>		
<p>Core Policy 6 –</p> <p>Land south of Radwinter road, north of Thaxted road:</p> <ul style="list-style-type: none"> • suggested mitigation measures outlined in the HA/HIA should be incorporated into a site-specific policy. <p>Land south of Thaxted road:</p> <ul style="list-style-type: none"> • Effects uncertain. The Council should discuss the allocation with its Conservation Officers to ensure that any necessary mitigation measures can be incorporated into the site & specific policy. <p>South of Wicken Road/West of Frambury Lane:</p> <ul style="list-style-type: none"> • suggested mitigation measures outlined in the HA/HIA should be incorporated into a site-specific policy. 	<p>Regulation 18 Consultation</p>	<p>Agreed. Any mitigation measures will be included within site-specific policies. A HIA relating to the 'Land South of Thaxted Road' parcel has been produced for the Reg 19 plan.</p>		

<p>Core Policy 16 – the proposed allocation should be clearer in defining land within the allocations which would be inappropriate for development owing to the church's views.</p> <p>Land to the North-East of Barnards Field and Land to the North of Holst Lane:</p> <ul style="list-style-type: none"> The Council should clearly designate areas where development is deemed acceptable and unacceptable, and these designations should be visually represented on an accompanying site plan 	<p>Regulation 18 Consultation</p>	<p>UDC has removed both Thaxted allocations from the Reg 19 Local Plan.</p>		
<p>Core Policy 10 – Church End East</p> <ul style="list-style-type: none"> Significant concerns regarding this site (situated adjacent to several designated heritage assets) Effects are uncertain. A detailed HIA should be conducted to determine whether the site is suitable for allocation, assess its capacity, and identify any necessary mitigation and enhancement measures. <p>Land between A120 and Stortford Road</p> <ul style="list-style-type: none"> Effects uncertain. A 	<p>Regulation 18 Consultation</p>	<p>As part of Regulation 19 stage, the UDC's heritage consultants have been provided HE's comments and have undertaken a more detailed review of identified assets at Great Dunmow and Takeley. The residential allocations at Great Dunmow and Takeley have seen a reduction in the quantum of development and enhancement to the amount of open/green spaces.</p> <p>HIA's have been prepared for the employment allocations located</p>		

<p>HIA should be undertaken to confirm the suitability of the site for allocation, inform its capacity, and identify any necessary mitigation and enhancement measures.</p> <p>North-East Takeley</p> <ul style="list-style-type: none"> • Significant concerns regarding the potential allocation of this site which includes part of the Warish Hall moated site and remains of Takeley Priory Scheduled Monument and adjacent to numerous listed buildings. • Effects are uncertain. A detailed HIA should be conducted to determine whether the site is suitable for allocation, assess its capacity, and Identify any necessary mitigation and enhancement measures. <p>North Takeley Street</p> <ul style="list-style-type: none"> • Effects uncertain. A HIA should be undertaken to confirm the suitability of the site for allocation, inform its capacity, and identify any 		<p>at Takeley and Great Dunmow, including recommendations for mitigation.</p> <p>Any recommendations, mitigation and/or enhancement measures in relation to proposed allocations will be included in policy within the Local Plan and/or site guidance.</p>		
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<p>necessary mitigation and enhancement measures</p> <p>Land east of High Lane</p> <ul style="list-style-type: none"> The suggested mitigation measures outlined in the HA should be incorporated into a site-specific policy. 				
<p>Core Policy 39 - the policy should be amended to refer to the function that GI can have in enhancing and conserving the historic environment. The policy only refers to the enhancement of landscape character, it is suggested that the historic environment is considered.</p>	<p>Regulation 18 Consultation</p>	<p>Reference to the historic environment and the positive impact that GI can have on enhancing and conserving this environment has been included within the policy.</p>		
<p>Core Policy 41 - the policy should be expanded to refer to the historic environment's role in understanding the landscape. Many tracks, green lanes, field boundaries and settlement patterns are remnants of past use and provide evidence of how the landscape has evolved over time. The objective of protecting and enhancing the landscape and recognition of its links to cultural heritage can help improve how the historic environment is experienced and enjoyed.</p>	<p>Regulation 18 Consultation</p>	<p>The landscape evidence base that sits alongside the Local plan considers the historical value of Landscape. UDC have included a provision within the policy (vi) which resists the loss of the historic significance of landscapes.</p>		
<p>Core Policy 51 - the policy should make greater reference to the contribution that the historic</p>	<p>Regulation 18 Consultation</p>	<p>Additional text regarding the contribution that historic environment</p>		

<p>environment can make to the wider visitor economy. We recommend referring to the potential that developments of tourist and leisure facilities may have in enhancing, better revealing and providing access to the historic environment. The policy should outline how the Council plans to support the stewardship of existing visitor attractions. For example, by highlighting the significance of Audley End.</p>		<p>can make to the visitor economy would be more contextual, therefore likely better placed in the supporting text rather than the policy itself.</p> <p>Additional text has been included that highlights the significance of Audley End has been included within the policy.</p>		
<p>Core Policy 62, 63 and 64 - some revision will be required to ensure consistency with NPPF. Where these cover substantial harm to designated and non-designated heritage assets it should be noted that the thresholds in para 201, 202 and 203 of NPPF are different. Core Policy 62 suggest that all archaeological assets whether Scheduled or not, would be treated in the same way, which is not the case. However if you're intending to apply this paragraph to non-designated archaeology of equivalent significance to scheduled monuments only (para 200 footnote 68), this should be made clear.</p> <p>The Council should review all its Historic Environment policies to ensure consistency with NPPF.</p>	<p>Regulation 18 Consultation</p>	<p>As part of the Regulation 19 stage, the historic environment policies have been updated where necessary to ensure they comply with NPPF.</p> <p>Non-designated heritage assets of archaeological interest will be considered subject to Core Policy 64: Archaeological Assets.</p>		
<p>Core Policy 65 - Historic</p>	<p>Regulation</p>	<p>UDC has prepared a</p>		

<p>England has published guidance pertaining to Local Listing. We recommend that a local authority has an established criteria for identifying non designated heritage assets, and ideally has a local list of assets linked to policies in their Local Plan. A local list or other mechanism for recording archaeology, landscapes, buildings and areas of local importance could be prepared to support Policies 62 and 65.</p>	<p>on 18 Consultation</p>	<p>local list of non-designated heritage assets which can be found here: www.uttlesford.gov.uk/local-heritage-list. Reference to this list has been included within the policy. UDC welcome continued engagement with Historic England.</p>		
<p>Core Policy 71 - the plan should include indicators to measure how successful historic environment policies are. These can include preparation of a local list, completion of conservation area action plans and management plans, reduction in the number of assets classified as heritage at risk.</p>	<p>Regulation 18 Consultation</p>	<p>The Monitoring Framework is being updated to include more historic environment-related monitoring indicators.</p>		
<p>Policy Maps - we are aware of two errors on the adopted policy map concerning Audley End. Firstly, the designation ENV8 Other Landscape Elements of Importance for Nature Conservation was incorrectly applied to a modern commercial orchard, defining it as important woodland..! Secondly the ENV9 Historic Parks and Gardens' designation does not align with the designated Grade I Registered Park and Garden boundary.</p>	<p>Regulation 18 Consultation</p>	<p>The policy maps will be updated as part of Regulation 19 stage.</p>		



**Uttlesford District
Council**

Statement of Common Ground

With

**NHS Hertfordshire and West Essex
Integrated Care Board**

June 2024

Statement of Common Ground

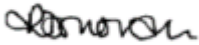
1. **List of Parties involved**
2. **Signatories**
3. **Introduction**
4. **Strategic matters**
5. **Governance arrangements**
6. **Timetable for review and ongoing cooperation**

1. List of Parties involved:

NHS Hertfordshire and West Essex Integrated Care Board (HWE ICB)
Uttlesford District Council

2. Signatories:

NHS HWE ICB
Rachael Donovan
Town Planning Policy Manager

Signature:  _____

Date: 26 June 2024

Uttlesford District Council
Andrew Maxted
Planning Policy Manager

Signature: 

Date: 26 June 2024

3. Introduction:

Uttlesford District Council is currently developing a new Local Plan for the District, which will replace the existing Adopted Local Plan 2005. We are at the Regulation 19 Submission stage, which sets out the Council's Spatial Strategy and planning framework for Uttlesford District between 2021-2041. Consultation on the Regulation 18 Draft Local Plan was undertaken between October and December 2023. The outcomes of that consultation have fed into the preparation of the Regulation 19 Submission Local Plan, in addition to the updated evidence base.

The Plan makes provision for at least 14,819 new homes to be delivered during the Plan period (2021 to 2041). This reflects the Objectively Assessed Need for Housing for Uttlesford District up to 2041 as identified in the updated Local Housing Need Assessment (JG Consulting, May 2024),

which is 13,500 new homes. Therefore, we are meeting the requirement in full, with extra headroom (9.8%), to provide greater plan resilience and flexibility, and to help ensure the Plan can achieve and maintain a five-year housing land supply, as required by national policy. Uttlesford has engaged with its neighbouring authorities, however they are at different stages of plan making and do not require the Council to assist them and Uttlesford do not need to ask any of its neighbouring authorities to take any of its housing requirements, as it can meet its own needs.

Over the Plan period, the land requirement for office development is 27.7ha and industrial development, 52.2ha. To meet this requirement a further 10ha is needed for office development and 25-30ha is needed for industrial development beyond known completions and commitments (figures correct as of 30th May 2024). 54ha of employment land is identified for future development in the Local Plan on proposed strategic allocations. These may vary slightly as figures are finalised for Consultation.

Statements of Common Ground (SoCG) set out how strategic matters or issues of a common nature between a local authority and a statutory body or organisation are being addressed and progressed throughout the plan-making process to provide transparency, and wherever possible, show where parties are working towards areas of agreement.

See Appendix A for maps of the District and it in context with its neighbouring districts and county councils.

4. Strategic Matters

The strategic matter of interest to the HWE ICB is the impact on existing healthcare services and possible impacts on NHS land and buildings, arising from the level of residential growth proposed over the Local Plan period. The HWE ICB is also interested in ensuring the Local Plan not only includes policies to facilitate improvements to health infrastructure arising from planned growth, but also provides a mechanism to improve people's health by promoting active, healthy and sustainable new communities, including relating to mental health. This is covered through Core Policy 66: Planning for Health.

The Council will collaborate with the HWE ICB to ensure there is a clear understanding of the health infrastructure impacts of planned growth on primary, community and mental healthcare and acute healthcare, including the ambulance service. The HWE ICB will seek financial contributions to mitigate health impacts, which could include a Section 106 contribution and/or the provision of additional new premises or space and the Council will work with developers, landowners and HWE ICB to ensure the correct needs are provided. This is covered through the relevant proposed strategic allocation policies and where relevant contributions set out to meet these needs.

The HWE ICB will collaborate with the Council on the above-mentioned strategic matter of interest covering the location and quantum of new healthcare facilities to meet new residents' needs over the Local Plan period. The Council will work closely with HWE ICB to establish viability and deliverability issues and constraints, where known.

No other strategic issues have been identified by the Council and the HWE ICB, at this stage. The HWE ICB, as a statutory planning consultee were given the opportunity to comment on the Regulation 18 Draft Local Plan, and will be given the opportunity to comment on the Submission Version at Regulation 19 and subsequent stages.

5. Governance Arrangements

Meetings have been held with the HWE ICB throughout the preparation of the Local Plan up until Regulation 19 Submission Plan at an Officer, Policy Manager and Director level, as necessary. Decisions on this SoCG have been managed by email and no strategic matters have been

identified, at this stage, that require further Duty to Cooperate meetings. But on-going co-operation is recommended.

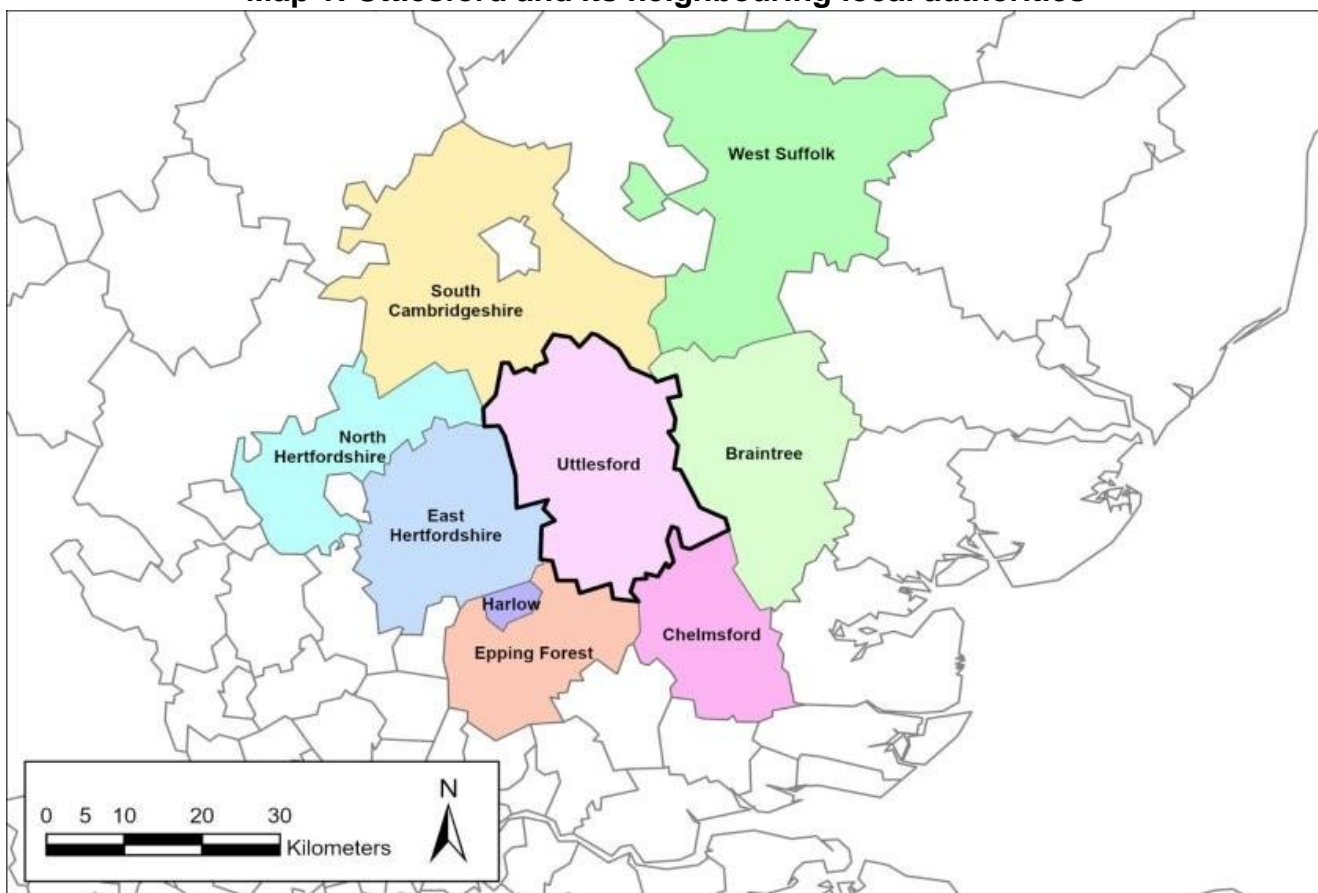
6. Timetable for review and ongoing cooperation

The SOCG will be reviewed prior to submission of the Draft Local Plan to the Secretary of State, where appropriate. The Council will also keep HWE ICB up to date throughout the Examination in Public process, as may be necessary, and inform them of the outcome of the Inspectors decision and the Council's decision on the Adoption of the Plan.

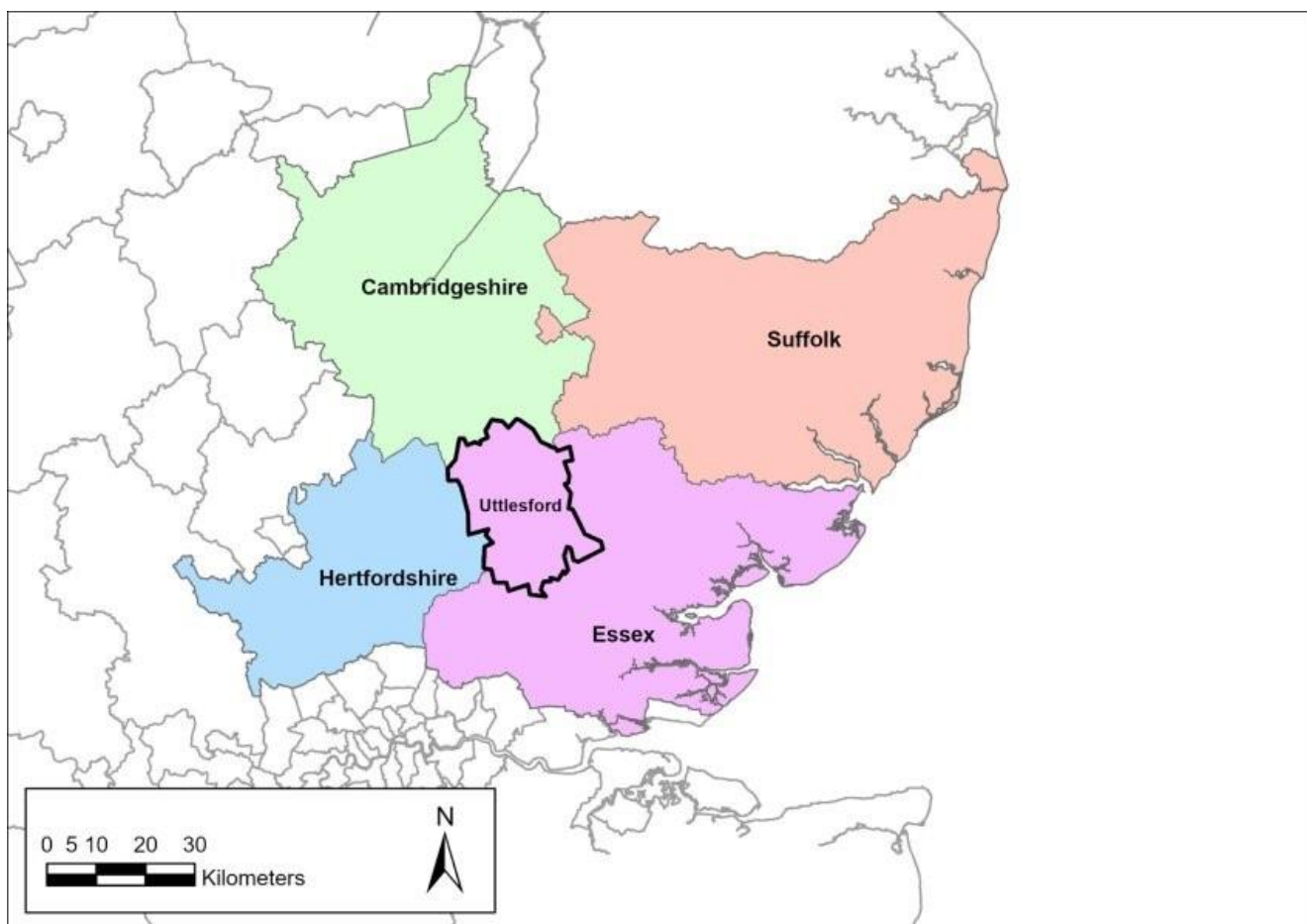
Once the Plan is adopted, we will continue regular on-going engagement with HWE ICB (at least annually) in connection with the Plan's 5-year review. That process will however commence swiftly upon the Plans adoption and not wait until 5 years have passed.

Appendix A

Map 1: Uttlesford and its neighbouring local authorities



Map 2: Uttlesford District in context with its neighbouring County Councils



Appendix A – NHS Hertfordshire and West Essex

SoCG Issues considered

Issue	Date (when raised)	UDC Comment	Stakeholder Comments and further discussion	Resolution
The engagement of the HWE ICB and system partners post this Regulation 18 consultation stage is requested to discuss how the Local Plan can support health developer contributions sought from the NHS to mitigate the health impacts arising from the totality of growth proposed in the Local Plan.	Regulation 18 Consultation	UDC are engaging with the NHS (HWE ICB) on the proposed growth and health requirements and contributions, and facility needs	Noted and agreed.	

		across the District that will be reflected in the IDP; proposed strategic allocations; and applicable policies at Reg 19. DtC engagement will continue through to Adoption of the Plan.		
The HWE ICB would welcome discussions with the Council on the role of CIL in securing necessary funding and the Infrastructure Delivery Plan where NHS assessments of health infrastructure requirements to meet growth, identified in this response, will require refinement and costs calculated and shared.	Regulation 18 Consultation	The Council are commissioning consultants to undertake the CIL which will follow swiftly after the adoption of the Local Plan. The NHS have however been involved in the IDP following Reg 18 to further develop the infrastructure requirements for health and ensure the correct costs are calculated to assist in the viability	Noted, welcomed and agreed.	

		assessment of the Plan for Reg 19. This has been welcomed.		
Page 16 - Key opportunities and challenges. Second bullet point please add – <i>‘providing specialist housing and health and social care infrastructure....’</i>	Regulation 18 Consultation	Agreed. Text will be updated in the Regulation 19 Version of the Local Plan.	Noted.	
Page 19 – Key opportunities and challenges. Last bullet point, please change to – <i>‘ensuring primary and community and mental health facilities are delivered to meet the capacity needs arising from existing and new developments.</i> ’	Regulation 18 Consultation	Agreed. Text will be updated in the Regulation 19 Version of the Local Plan.	Noted.	
Chapter 3 - The Spatial Vision as worded omits reference to physical and mental well-being; as such it is requested that the vision is reworded. In relation to the provision of health infrastructure, the HWE ICB would wish to see flexibility in Local Plan policies to allow healthcare sites to be extended/expanded/built across the district where required by the NHS.	Regulation 18 Consultation	Agreed. Text will be updated in the Regulation 19 Version of the Local Plan. UDC have been engaging with the NHS on local healthcare requirements at proposed Strategic allocations and across settlements since	Noted.	

		Regulation 18 and the outcome will be reflected in the Submission Version of the Local Plan at Reg 19.		
Chapter 4 - More accessible and connected settlements, with sustainable active travel choices are likely to be healthier to live in and can contribute to climate targets. Also, within more accessible settlements, there may be opportunities for the NHS to explore repurposing NHS buildings.	Regulation 18 Consultation	This is one of the aims of the Local Plan in developing a sustainable strategy. UDC will continue to engage with the NHS on healthcare facilities and assets as appropriate.	An UDC/ NHS/ECC 'One Public Estate' meeting took place on 20 th June, to consider opportunities to work collaboratively across the Health Care Partnership with UDC to maximise the opportunities all partners have across our estates to support population and housing growth in Uttlesford. Further meetings will be taking place to further discussions and identify opportunities.	Noted
Core Policy 5: The policy requires stronger wording to ensure funds can be received to meet the cumulative impacts of smaller developments coming forward. When receiving funds, health facilities should be put on a level footing with education and public transport improvements to ensure that healthcare infrastructure and	Regulation 18 Consultation	Noted. The current version of the policy follows best practice and a similar version has been found sound elsewhere and we	HWE ICB/System Partners will review Core Policy 5 and respond accordingly in our formal response to the Regulation 19 Local Plan consultation.	Noted

<p>funding requirements arising from planned growth are appropriately represented given its strategic importance.</p>		<p>therefore consider that it is sufficiently robust. However, the text will be reviewed and reconsidered for the Regulation 19 Version of the Local Plan, as necessary.</p>		
<p>Core Policy 54: The explanatory text should be expanded to recognise that there will be an impact on health services arising from planning applications made by specialist housing providers. Where planning applications are made for specialist housing, the NHS will seek developer contributions to mitigate the impact.</p>	<p>Regulation 18 Consultation</p>	<p>Noted. Planning applications for specialist housing will be dealt with on a case-by-case basis. Core Policy 66 requires major development that meets the criteria set out in the policy to submit a Health Impact Assessment.</p>	<p>Not in agreement. The HWE ICB requests that the explanatory text to Core Policy 54 should be expanded to recognise that there will be an impact on health services arising from ALL planning applications made by specialist housing providers. Where planning applications are made for specialist housing, the NHS will seek developer contributions to mitigate the impact.</p>	<p>Noted.</p>
<p>Core Policy 56: The HWE ICB requests there is specific mention in the draft Policies and in the explanatory text, that 'affordable housing'</p>	<p>Regulation 18 Consultation</p>	<p>Agreed. Text will be updated in the Regulation</p>	<p>HWE ICB/System Partners will review Core Policy 56 and respond</p>	<p>Noted</p>

includes key worker access to affordable housing.		19 Version of the Local Plan.	accordingly in our formal response to the Regulation 19 Local Plan consultation.	
<p>Page 203 – The explanatory text should refer to the King’s Fund recent report, ‘Driving better health outcomes through Integrated Care Systems – The role of district councils’, July 2023. To deliver well designed places that support residents physical and mental wellbeing, it is vital that UDC work with NHS organisations to plan for healthcare infrastructure to meet the needs of new residents and would encourage the active inclusion of the HWE ICB and system providers at pre application stages for large residential developments.</p>	Regulation 18 Consultation	<p>Driving better health outcomes through Integrated Systems – The Role of District Councils has been reviewed.</p> <p>UDC will continue to engage with the NHS organisations on health matters.</p>	HWE ICB/System Partners will review this section of the Local Plan and respond accordingly in our formal response to the Regulation 19 Local Plan consultation.	Noted
<p>The following NHS planned primary care infrastructure proposals have received HWE ICB Primary Care Committee support in principle and are currently being worked up:</p> <ul style="list-style-type: none"> • Gold Street Surgery in Saffron Walden (relocation). • Felsted Surgery in Felsted. <p>The NHS pipeline projects listed below are in early development, with the HWE ICB yet to receive a formal Project Initiation Document or Business Case for the HWE ICB Primary Care Committee to consider:</p> <ul style="list-style-type: none"> • Angel Lane Surgery in Great Dunmow 	Regulation 18 Consultation	Noted.	<p>Gold Street Surgery</p> <p>UDC and the Gold Street GP partners are working together with the HWE ICB to bring this project forward. NHS capital investment will be required, with the HWE ICB committed to working with the Council and the practice to find a workable financial solution to ensure its delivery in the spirit of the One Public Estate</p>	We have taken on board their Reg 18 reps and included the infrastructure they've specified will be needed using the formulas / figures set out in the rep.

<ul style="list-style-type: none"> John Tasker House in Great Dunmow 			<p>programme.</p> <p>Felsted Surgery</p> <p>Discussions are ongoing with UDC, Felsted Surgery partners, the HWE ICB and the parish council to ensure the NHS realises the benefit of the health financial contribution secured to mitigate the health impacts arising from UTT/182508. A meeting has been arranged for 2nd July.</p>	
<p>Angel Lane & John Tasker House Surgeries are both at capacity and will be impacted by planned and unplanned growth in Great Dunmow. The HWE ICB would like to reserve an option for an on-site facility on Land at Church End East Land. This may take a form of a branch surgery or a relocation to provide for the existing patient population, as well as future growth.</p>	<p>Regulation 18 Consultation</p>		<p>HWE ICB's position stands if the Regulation 19 Local Plan proposes significant housing growth in and near the vicinity of Great Dunmow.</p>	<p>Proposed strategic allocations have requirements for health provisions but these will be reviewed and strengthened. If details of the land requirement is possible to quantify and return to the Council by Thursday 27 June that will assist us in integrating this into the final masterplans.</p>
<p>The HWE ICB does not have a GP a presence within Takeley. With major growth in Takeley planned, an onsite presence is required to meet future planned growth. The HWE ICB has a land option</p>	<p>Regulation 18 Consultation</p>		<p>HWE ICB's position stands if the Regulation 19 Local Plan proposes significant housing growth in</p>	<p>Proposed strategic allocations have requirements for health provisions but these will be reviewed and</p>

<p>attached to UTT/22/2744/FUL (Warish Hall Farm) which is under consideration. However, in the light of 1,636 new homes, the HWE ICB is reviewing all options. The HWE ICB would like to reserve an option for an on-site facility on Land Northeast of Takeley.</p>			<p>and near the vicinity of Takeley.</p>	<p>strengthened. If details of the land requirement is possible to quantify and return to the Council by Thursday 27 June that will assist us in integrating this into the final masterplans.</p>
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**Uttlesford District
Council**

Statement of Common Ground

With

**North Hertfordshire District
Council**

June 2024

Statement of Common Ground

1. **List of Parties involved**
2. **Signatories**
3. **Introduction**
4. **Strategic matters**
5. **Governance arrangements**
6. **Timetable for review and ongoing cooperation**

1. List of Parties involved:

North Hertfordshire District Council
Uttlesford District Council

2. Signatories:

North Hertfordshire District Council
Ian Fullstone
Service Director - Regulatory

Signature: 

Date: 01 July 2024

Uttlesford District Council
Andrew Maxted
Planning Policy Manager

Signature: 

Date: 1 July 2024

3. Introduction:

Uttlesford District Council is currently developing a new Local Plan for the district, which will replace the existing Adopted Local Plan 2005. We are at the Regulation 19 Submission stage, which sets out the Council's Spatial Strategy and planning framework for Uttlesford District between 2021-2041. Consultation on the Regulation 18 Draft Local Plan was undertaken between October and December 2023. The outcomes of that consultation have fed into the preparation of the Regulation 19 Submission Local Plan, in addition to the updated evidence base.

The Plan makes provision for at least 14,819 new homes to be delivered during the Plan period (2021 to 2041). This reflects the Objectively Assessed Need for Housing for Uttlesford District up to 2041 as identified in the updated Local Housing Need Assessment (JG Consulting, May 2024), which is 13,500 new homes. Therefore, we are meeting the requirement in full, with extra headroom (9.8%), to provide greater plan resilience and flexibility, and to help ensure the Plan can achieve and maintain a five-year housing land supply, as required by national policy. Uttlesford has engaged with its neighbouring authorities, however they are at different stages of plan making and do not require the Council to assist them and Uttlesford do not need to ask any

of its neighbouring authorities to take any of its housing requirements, as it can meet its own needs.

Over the Plan period, the land requirement for office development is 27.7ha and industrial development, 52.2ha. To meet this requirement a further 10ha is needed for office development and 25-30ha is needed for industrial development beyond known completions and commitments (figures correct as of 29th May 2024). 54ha of employment land is identified for future development in the Local Plan on proposed strategic allocations. These may vary slightly as figures are finalised for Consultation.

Statements of Common Ground (SoCG) set out how strategic matters or issues of a common nature between a local authority and a statutory body or organisation are being addressed and progressed throughout the plan-making process to provide transparency, and wherever possible, show where parties are working towards areas of agreement.

See Appendix A for maps of the district and it in context with its neighbouring districts and county councils.

4. Strategic Matters

The strategic matters of interest to North Hertfordshire District Council are housing; employment; transport; education; and Gypsy, Traveller's and Travelling Showpeople.

Working collaboratively over the development of the plan making process, these issues are not considered to cause any cross-boundary concerns at this stage. These are discussed further below.

Housing

Housing is covered in the introduction above. The strategic requirements are set out in Core Policy 2: Meeting Our Housing Needs. North Hertfordshire District Council currently have an adopted Local Plan which covers up to 2031. An initial review of the Local Plan is currently being undertaken which could extend the timeframe of their Local Plan to 2041 or beyond. We will continue to engage on housing numbers throughout the preparation of this Local Plan and as their Local Plan Review develops. However, the timing of their Plan's adoption is unlikely to affect Uttlesford's proposed plan preparation.

Employment

The scale of development proposed in the Uttlesford Local Plan is set to meet local employment needs and identified to be provided in the most accessible locations by air, road, rail and by sustainable and active modes of travel, in accordance with the updated evidence, including supporting the planned expansion of Chesterford Research Park, which is covered under Core Policy 4: Meeting Business and Employment Needs.

Transport and education

Transport and education are largely being addressed working with National Highways and Essex County Council (ECC) and Hertfordshire County Council as the Highways and Education Authority. The Uttlesford Local Plan aims to ensure that appropriate measures are put in place to manage and mitigate any impact from new development on the strategic and local highway network and ensuring adequate education provision in the district. Core Policy 26: Providing for Sustainable Transport and Connectivity and Core Policy 68: Community Uses, seeks to achieve this. In addition, Core Policy 7: Delivery of Transport Schemes within the North Uttlesford Area supports the delivery of transport schemes.

Junction improvements, sustainable transport, promoting active modes of travel and providing proposed schooling in the Local Plan will help meet the needs of proposed growth in the appropriate local authority area. However, it is noted that existing shortfalls may exist from previous developments over the years. Wherever possible and where meeting prescribed tests, new infrastructure provision will attempt to close this gap as part of delivery. Core Policy 5: Providing Support for Infrastructure and Services, seeks to achieve this.

Gypsy, Traveller's and Travelling Showpeople

The Council is committed to working with ECC and its neighbouring authorities, including North Herts District Council to ensure the needs of the Gypsy and Traveller community is met. The Council is currently finalising its evidence in relation to the allocation of sites which will meet these needs whilst ensuring the appropriate mitigation of any planning constraints. These site allocations will be set out in the Reg 19 publication of the Uttlesford Local Plan for consultation. It is noted that Uttlesford will be meeting its local need within the District's boundaries and without reliance on sites within neighbouring authorities.

No other strategic issues have been identified between North Hertfordshire District Council and UDC at this stage. North Hertfordshire District Council were given the opportunity to comment on the Reg 18 Draft Local Plan, and this Regulation 19 Submission Plan Consultation document and at subsequent stages, where their comments will be considered and any future strategic cross boundary matters, as might be necessary.

5. Governance Arrangements

North Hertfordshire District Council have been invited to meetings throughout the preparation of this SoCG and the Local Plan up until Regulation 19 Submission Plan at an Officer and Policy Manager level and engagement is still open. Decisions on this SoCG have been managed by email and no strategic matters at this stage that require further Duty to Cooperate meetings have been identified. But on-going co-operation would be required.

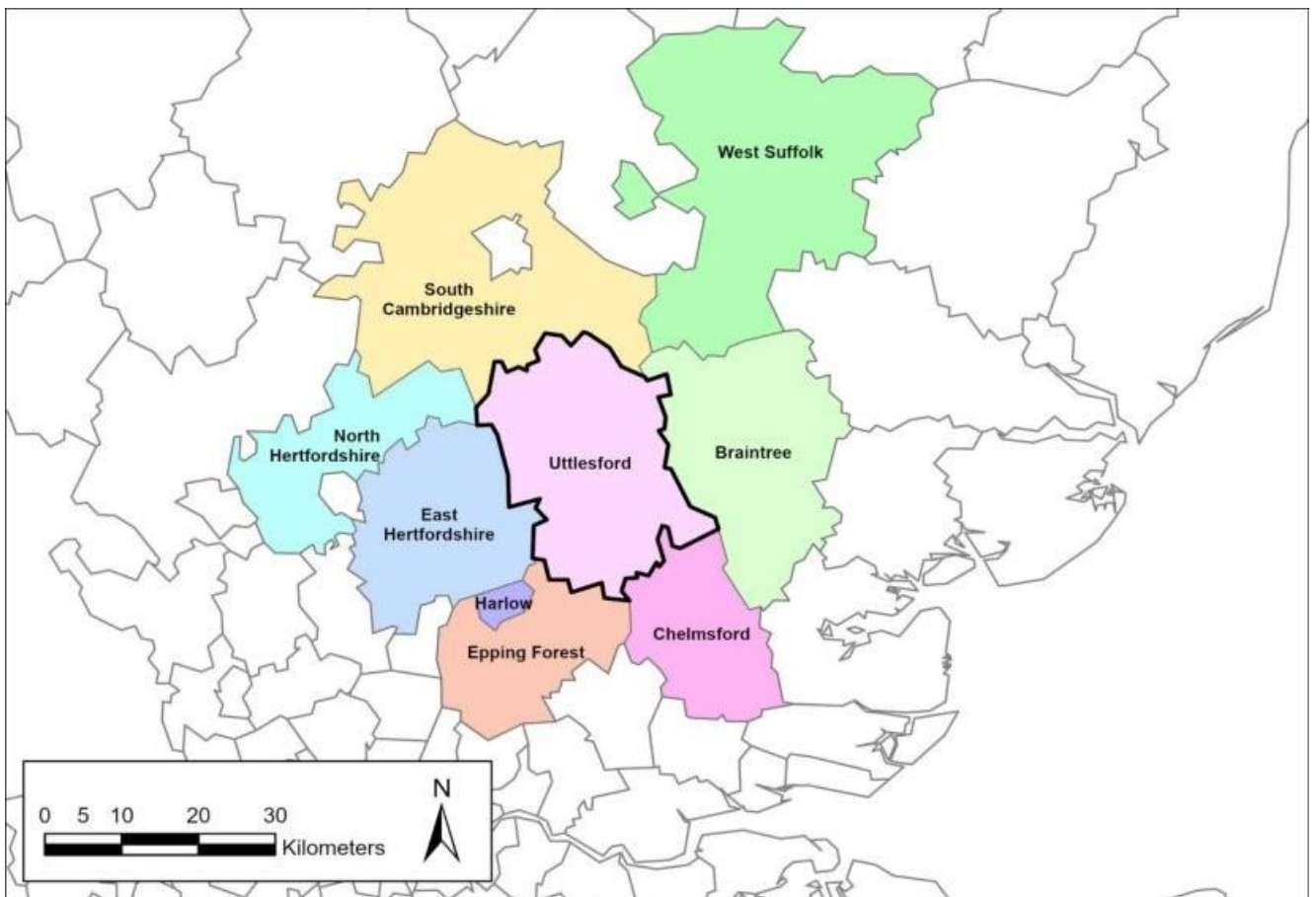
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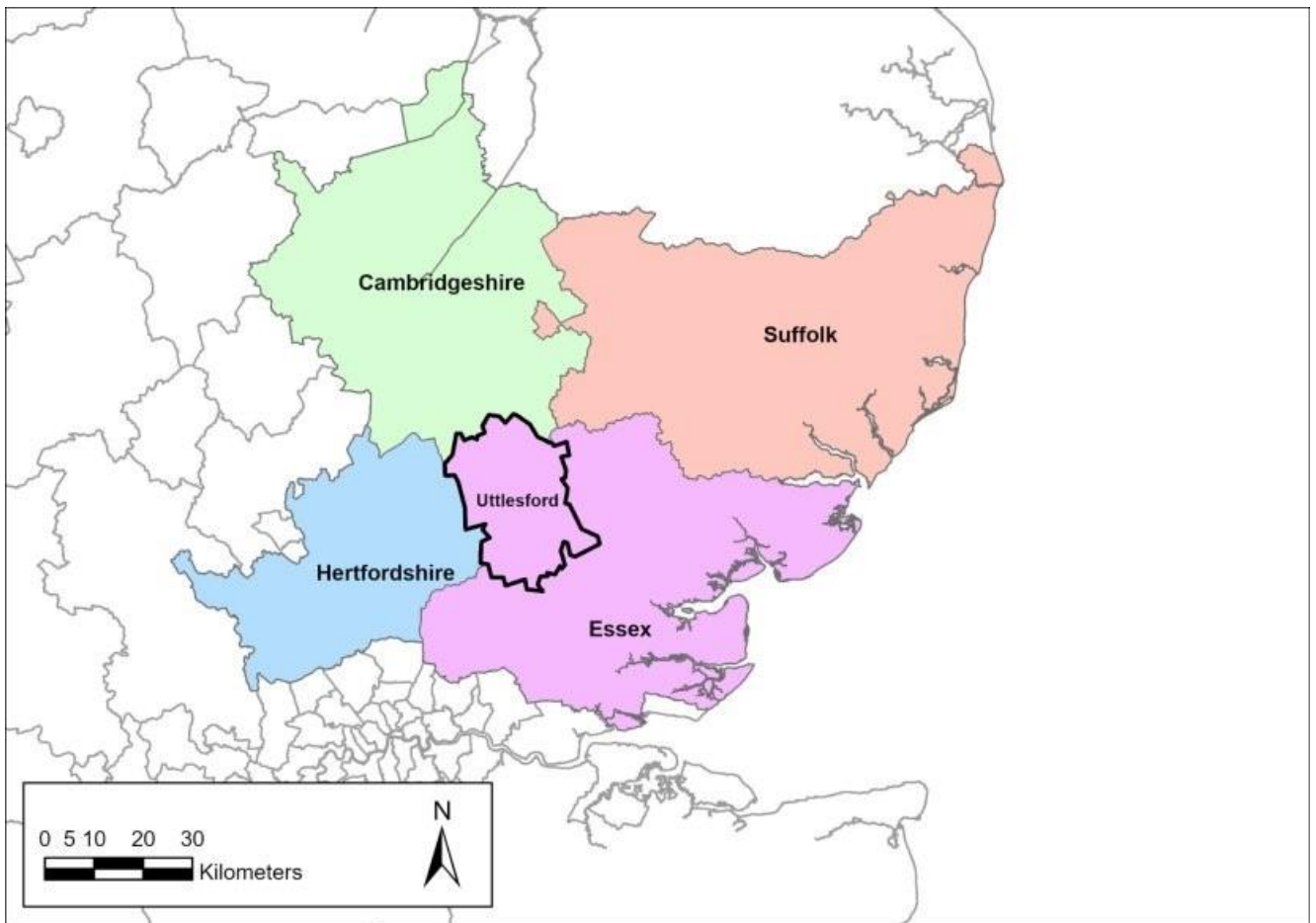
Once the Plan is adopted, we will continue regular on-going engagement with North Hertfordshire District Council (at least annually) in connection with the Plan's 5-year review. That process will however commence swiftly upon the Plans adoption and not wait until 5 years have passed.

Appendix A

Map 1: Uttlesford and its neighbouring local authorities



Map 2: Uttlesford District in context with its neighbouring County Councils



Office of Rail and Road SoCG with UDC, June 2024 – Email to reflect their position

[External] >> PL0271 Statement of Comment Ground with UDC

PCT Contact <contact.cct@orr.gov.uk>

Thu 20/06/2024 10:22

To: XXX

Dear Jane

Thank you for your email of 12 June in relation to Uttlesford District Council's proposed Local Plan.

While ORR will not be signing the *Statement of Common Ground*, we can confirm that we have no comment on the policies. If you are not already aware, we publish guidance on our website as to how we deal with ORR's duty to cooperate:

<https://www.orr.gov.uk/sites/default/files/2023-02/localism-act-2011-guidance.pdf>. We would be grateful if you could consider this when making such requests in future.

Yours sincerely

On behalf of the Public Correspondence Team



25 Cabot Square, London E14 4QZ
orr.gov.uk | Follow us [@railandroad](https://twitter.com/railandroad)



**Uttlesford District
Council**

Statement of Common Ground

With

Sport England

June 2024

Statement of Common Ground

- 1. List of Parties involved**
- 2. Signatories**
- 3. Introduction**
- 4. Strategic matters**
- 5. Governance arrangements**
- 6. Timetable for review and ongoing cooperation**

1. List of Parties involved:

Sport England
Uttlesford District Council

2. Signatories:

Sport England
Roy Warren
Planning Manager



Signature:

Date: 26 June 2024

Uttlesford District Council
Andrew Maxted
Planning Policy Manager



Signature:

Date: 26 June 2024

3. Introduction:

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See Appendix A for maps of the District and it in context with its neighbouring districts and county councils.

4. Strategic Matters

The strategic matters of interest to Sport England are the scale, quality and distribution of sports facilities and opportunities within the District, taking account of the proposed allocations for residential development and supporting infrastructure over the Plan period, and promoting opportunities for encouraging physical activity through planning and the design of development.

Sports Facilities

The Council will look to collaborate with Sport England to ensure that appropriate sports facilities exist or are proposed to manage the increased demand resulting from new development within the District, and to ensure that opportunities for promoting physical activity in new development within the District are maximised. Core Policy 67: Open Space, Sport and Recreation seeks to achieve this. The Council are seeking to understand Sport England's position regarding the location and quantum of new sports facilities proposed within the Plan, and will look to incorporate feedback where possible, taking account of viability and deliverability constraints.

No other strategic issues have been identified between Sport England and UDC, at this stage. Sport England were given the opportunity to comment on the Reg 18 Draft Local Plan and will be given an opportunity to comment on the Regulation 19 Submission Version and at subsequent stages, where their comments on strategic cross boundary matters, will be reconsidered, as might be necessary.

5. Governance Arrangements

Sport England has been engaged throughout the preparation of this SoCG and on the Local Plan up until Regulation 19 at an Officer, Policy Manager and Director level. Decisions on this SoCG have been managed by email and various meetings and no strategic matters of a significant nature have been identified, at this stage, that require further Duty to Cooperate meetings. But on-going co-operation is recommended.

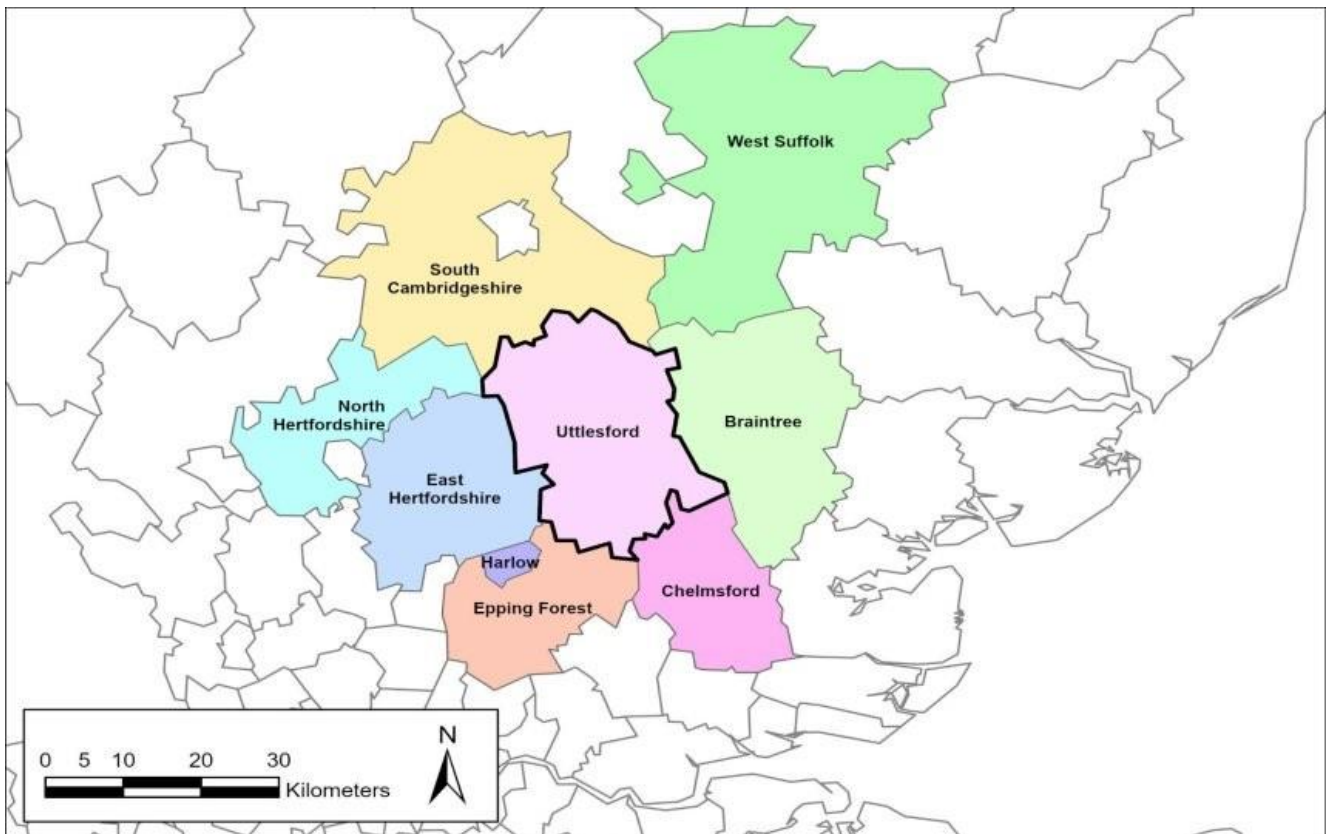
6. Timetable for review and ongoing cooperation

The SoCG will be reviewed prior to submission of the Draft Local Plan to the Secretary of State, where appropriate. The Council will update Sport England throughout the Examination in Public process as necessary and will inform them of the outcome of the Inspector's decision and the Council's decision on the Adoption of the Plan.

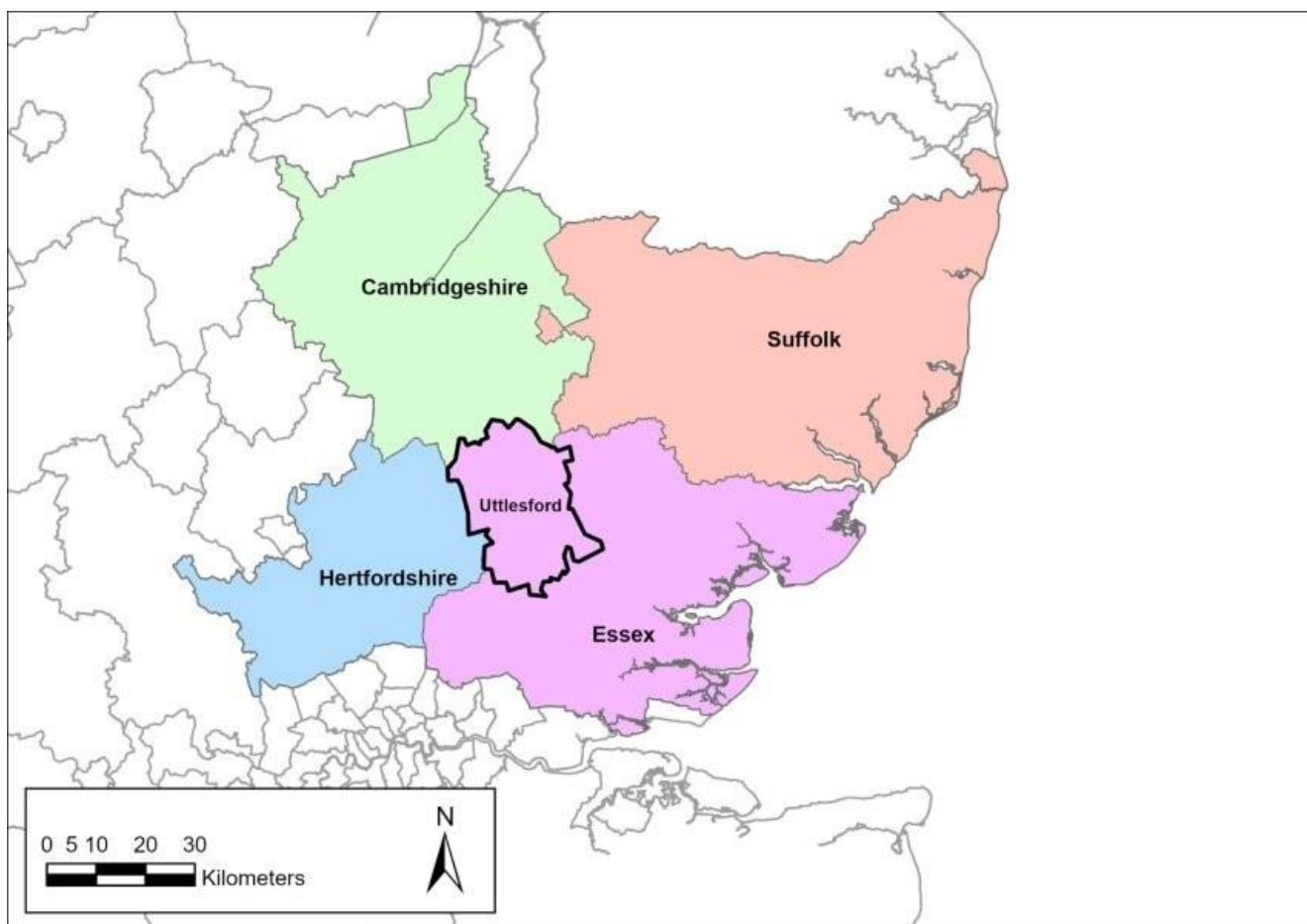
Once the Plan is adopted, we will continue regular engagement with Sport England (at least annually) in connection with the Plan's 5-year review. That process will however commence swiftly upon the Plans adoption and not wait until 5 years have passed.

Appendix A

Map 1: Uttlesford and its neighbouring local authorities



Map 2: Uttlesford District in context with its neighbouring County Councils



Appendix A – Sport England

SoCG Issues considered

Issue	Date (when raised)	UDC Comment	Stakeholder Comments and further discussion	Resolution
Core Policy 1 - a further measure should be added relating to designing development to encourage physical activity through applying active design principles. Sport England has produced 'Active Design', a guide to planning new developments that create the right environment to help people get more active.	Regulation 18 Consultation	Reference to the Active Design guidance has been included within Core Policy 67.		
Core Policy 5 - The emerging Playing Pitch Strategy and	Regulation 18	The leisure evidence		

<p>Built Facilities Strategy should be used for informing the approach for securing provision for sports facilities including, financial contribution calculations and how projects should be prioritised for investment.</p>	<p>Consultation</p>	<p>base commissioned to support the Local Plan will be used to inform the Regulation 19 Local Plan.</p>		
<p>Core Policy 6 - The policy in its current form is silent on the approach on how community sports provision should be made for meeting any additional needs. It is anticipated that the evidence base when completed will identify current and/or future deficiencies in a range of sports facilities. If new development does not address the additional demands that it generates, this demand will either not be met locally or additional pressure will be placed on facilities at capacity. It is not expected that for many sports facilities that deficiencies can be addressed just by improving the capacity of existing facilities as the potential to deliver this is limited.</p> <p>A strategic approach should be taken to addressing current and future needs which considers how the proposed development allocations can contribute directly to meeting the additional needs they generate. Consideration should be given to:</p> <ul style="list-style-type: none"> • Land at Pond Cross Farm, Newport: Can Newport Recreation 	<p>Regulation 18 Consultation</p>	<p>The leisure evidence base commissioned to support the Local Plan will be used to inform the Regulation 19 Local Plan. This will include the location of proposed facilities to meet need, but also taking account of where proposed future growth is planned.</p>		

<p>Ground be extended as extending one of the principal community sports facilities would be more appropriate.</p> <ul style="list-style-type: none"> • Land South of Radwinter Road/North of Thaxted Road, Saffron Walden: The formal open space as part of this proposal should be of a sufficient scale to allow a large multi-pitch sports ground supported by ancillary facilities. It should be designed to allow space for expansion to meet existing facility needs. The approach taken on this site should be informed by a wider strategic approach developed for meeting sports facility needs across Saffron Walden which is informed by the evidence base and consultation. • Land South of Thaxted Road, Saffron Walden: consideration should be given to allocating land within the site to allow the expansion or redevelopment of the Lord Butler leisure centre to accommodate the growth of Saffron Walden. 				
<p>Core Policy 10 and 16 - The policy in its current form is silent on the approach to how community sports provision</p>	<p>Regulation 18 Consultation</p>	<p>Core Policy 67 and 68 have been updated</p>		

<p>should be made for meeting the additional needs generated by development proposed as well as existing needs. It is anticipated that the evidence base when completed will identify current and/or future deficiencies in a range of sports facilities. If new development does not address the additional demands that it generates, this demand will either not be met locally or additional pressure will be placed on facilities at capacity. It is not expected that for many sports facilities that deficiencies can be addressed just by improving the capacity of existing facilities as the potential to deliver this is limited.</p> <p>A strategic approach should be taken to addressing current and future needs which considers how the proposed development allocations can contribute directly to meeting the additional needs they generate. Consideration should be given to:</p> <ul style="list-style-type: none"> Land at Warish Hall, Takeley: Can the proposed secondary school provide shared use facilities such as indoor sports facilities and artificial grass pitches/MUGAs to meet need. Potential opportunities to co-locate dedicated community sports provision adjoining the school so that ancillary facilities could be shared between the 		<p>based on evidence presented within the Sports facilities and playing pitch strategies. This evidence base will also be applied to any masterplan proposals.</p> <p>The Regulation 19 Local Plan will take into consideration any evidence base which will cover existing needs and how the new development sites can address deficiencies; and take existing needs and potential for any new facility, where an existing facility has limited opportunity for improvement.</p> <p>Discussions are ongoing on a community use agreement</p>		
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<p>school and the community.</p> <ul style="list-style-type: none"> • East of Church End, Great Dunmow: Provision should be made for formal open space as part of GI that would be designed for outdoor sports use as well as other GI. This should be of a sufficient scale to allow a large multi-pitch sports ground to be supported by ancillary facilities. It should be designed to allow space for expansion. The approach taken should be informed by a strategic approach developed for meeting sports facility needs across Great Dunmow. 		<p>for sports facilities within schools on a case-by-case basis.</p>		
<p>The Council should develop a strategic approach to meeting current and future sports infrastructure needs informed by the evidence base and consultations with Sport England, sports governing bodies and local sports clubs/groups. This strategic approach should focus on how the principal development allocations can help meet these needs. The allocation policies should then set out the expectations of the site allocations to inform future planning applications.</p>	<p>Regulation 18 Consultation</p>	<p>Any additional evidence base will be used to inform the Regulation 19 Local Plan and a strategic approach in relation to meeting sports infrastructure needs.</p>		
<p>Core Policy 28 could be improved though by the following additions:</p> <ul style="list-style-type: none"> • Development proposals should be expected to integrate 	<p>Regulation 18 Consultation</p>	<p>Reference to the Active Design guidance has been included within Core</p>		

<p>active travel routes with GBI to encourage access to GBI by active travel modes. This would provide consistency with Core Policy 39 (criterion vii).</p> <ul style="list-style-type: none"> Development proposals should be expected to apply active design principles as this will contribute to promoting active travel. Sport England has produced 'Active Design', a guide to planning new developments that create the right environment to help people get more active. 		<p>Policy 67.</p> <p>Active travel is sufficiently covered throughout the Plan and within the Council's Green and Blue Infrastructure Strategy. The Plan should be read as a whole and therefore there is no need to repeat policies unnecessarily.</p>		
<p>Core Policy 39 should be amended to require proposals for GBI to be checked against the Council's Playing Pitch Strategy and the other documents referenced as playing pitches and other outdoor sports facilities which form part of GI.</p>	<p>Regulation 18 Consultation</p>	<p>The leisure evidence base commissioned to support the Local Plan will be used to inform the Regulation 19 Local Plan. The Local Plan is also supported by a Green and Blue Infrastructure Strategy.</p>		
<p>Core Policy 44 should make reference to outdoor sports facilities being a potential source of noise that this policy should apply to. This is pertinent in view of the growth</p>	<p>Regulation 18 Consultation</p>	<p>Core Policy 44 protects against unacceptable noise levels from any</p>		

of artificial grass pitches and MUGAs in locations that adjoin sensitive uses.		development proposals. Therefore, there is no need to specifically reference outdoor sport facilities.		
Core Policy 52 - The policy should add an additional characteristic 'activity' to expect new development to be designed to provide opportunities for encouraging physical activity. Reference specifically to Active Design could be made in the policy's reasoned justification to signpost developers to further guidance on applying this design principle in practice.	Regulation 18 Consultation	Core Policy 52 has been updated to include reference to the inclusion of design for activity within developments. Once adopted the Uttlesford Design Code will be cross-referenced. Reference to the Active Design guidance has been included within Core Policy 67.		
Core Policy 66 - consideration be given to including the Active Design principles as an additional criterion in the policy or at least signposting to Active Design in the reasoned justification.	Regulation 18 Consultation	Reference to the Active Design guidance has been included within Core Policy 67.		
Core Policy 67 – following amendments are requested: <ul style="list-style-type: none"> The reasoned justification should provide commentary on the key findings 	Regulation 18 Consultation	Financial contributions will vary depending on the development proposal.		

<p>from the Playing Pitch Strategy and Built Facility Strategy and the recommended approach in the strategies to securing provision in new development. While reference to Sport England’s calculators is welcomed, these are tools that can be used to inform the level of demand for sports facilities generated by development, they do not provide the evidence of need or inform how sports facility provision should be made in individual developments.</p> <ul style="list-style-type: none"> • Criterion (i) should specifically refer to the Playing Pitch Strategy and Built Facility Strategy as these will provide the evidence to inform whether a sports facility is surplus to requirements. • The wording of criteria (i) and (ii) should refer to ‘or’ at the end rather than ‘and’. • The policy wording requires criteria (i), (ii) and (iii) to be met but the NPPF only requires one of criteria (a), (b) or (c) of para 103. It is unlikely to be possible or justifiable to require a development to accord with all three of these criteria. 		<p>Any financial contributions will be dealt with through a S106. However, the policy does make provision for onsite and off-site facilities and open space.</p> <p>The Council has commissioned an open space and leisure evidence base, and this has included assessment of schools and engagement with these. Consideration of the use of these spaces (existing and new) for community use is being factored into development proposals.</p> <p>The ‘and’ has been replaced by an ‘or’ at the end of criteria (i), (ii) and (iii).</p>		
Core Policy 68 - clarity should	Regulatio	Core Policy		

<p>be provided on whether the scope of the policy includes open space and sports facilities. Para 11.103 refers to NPPF definition which includes sports venues and open space. However, Policy 67 sets out the policy on the loss of open spaces/sport and open space/sport in new development. Policy 67 should apply specifically to open space and sport/recreation and it broadly accords with paras 98 and 99 of NPPF. Policy 68 should apply to other community facilities.</p>	<p>n 18 Consultation</p>	<p>67 solely covers open space, sport and recreation and Core Policy 68 addresses Community uses. This will be made clear within the policies.</p>		
<p>Via ongoing discussions and sharing of draft policies and development frameworks, Sport England identified that the specific sporting site requirements for each proposed allocations had not been calculated from the KKP needs assessment. KKP helped the Council complete this task, thus enabling the updating of the development templates for the masterplans of each proposed allocation and site requirements. This is caveated by the fact that the summer sports evidence and strategy has yet to be completed by KKP and therefore a number of assumptions have been used.</p>	<p>Post Regulation 18 Consultation</p>	<p>Strategic allocations and site requirement policies have been updated. But the Plans' viability will need to be checked and verified to ensure these requirements , especially the 3G pitches is achievable.</p>		



Uttlesford District Council

Statement of Common Ground

With

Thames Water

June 2024

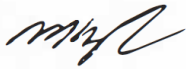
1. **Statement of Common Ground**
2. **List of Parties involved**
3. **Signatories**
4. **Introduction**
5. **Strategic matters**
6. **Governance arrangements**

1. List of Parties Involved

Thames Water
Uttlesford District Council

2. Signatories

Thames Water
Nicky McHugh
North London Regional Development Planning Lead



Signature:

Date: 19th June 2024

Uttlesford District Council
Andrew Maxted
Planning Policy Manager



Signature:

Date: 20th June 2024

3. Introduction:

Uttlesford District Council is currently developing a new Local Plan for the district, which will replace the existing Adopted Local Plan 2005. We are at the Regulation 19 Submission stage, which sets out the Council's Spatial Strategy and planning framework for Uttlesford District between 2021-2041. Consultation on the Regulation 18 Draft Local Plan was undertaken between October and December 2023. The outcomes of that consultation have fed into the preparation of the Regulation 19 Submission Local Plan, in addition to updated evidence base. The Plan makes provision for at least 14,819 new homes to be delivered during the Plan period (2021 to 2041). This reflects the Objectively Assessed Need for Housing for Uttlesford District up to 2041 as identified in the updated Local Housing Need Assessment (JG Consulting, May 2024), which is 13,500 new homes. Therefore, we are meeting the requirement in full, with extra headroom (9.8%), to provide greater plan resilience and flexibility, and to help ensure the Plan can achieve and maintain a five-year housing land supply, as required by national policy. Uttlesford has engaged with its neighbouring authorities, however they are at different stages of plan making and do not require the Council to assist them and Uttlesford do not need to ask any of its neighbouring authorities to take any of its housing requirements, as it can meet its own needs.

Over the plan period, the land requirement for office development is 27.7ha and industrial development, 52.2ha. To meet this requirement a further 10ha is needed for office development and 25-30ha is needed for industrial development beyond known completions and commitments (figures correct as of 11th September 2023). 54ha of employment land is identified for future development in the local plan on proposed strategic allocations. These may vary slightly as figures are finalised for Consultation.

Statements of Common Ground (SoCG) set out how strategic matters or issues of a common nature between a local authority and a statutory body or organisation are being addressed and progressed throughout the plan-making process to provide transparency, and wherever possible, show where parties are working towards areas of agreement.

See Appendix A for maps of the district and it in context with its neighbouring districts and county councils.

4. Strategic Matters

The strategic matter of interest to Thames Water relates to their ability to satisfactorily manage foul water discharge within the district, taking account of the location and scale of proposed growth across the Plan period.

Foul Water

The Council will look to collaborate with Thames Water to ensure that appropriate measures are put in place to manage and mitigate any impact from new development, including the provision of new sewerage infrastructure and connections to ensure provision across the district. We will seek feedback from Thames Water on the capacity of existing infrastructure, whilst keeping them up to date about the status of our proposed allocations, to support the accuracy of their Long- Term Delivery Strategy. We will work closely with Thames Water, the Environment Agency and Anglian Water to ensure that waste water infrastructure is delivered alongside growth. This may require the phasing of housing and development allocations to ensure that any necessary infrastructure upgrades are in place.

Thames Water will be given the opportunity to comment on the Regulation 19 Submission Plan and subsequent versions of the Plan where their comments will be considered and any future strategic cross boundary matters that may be potentially identified can be considered. Comments received at Regulation 18 Draft Plan have helped to inform policy wording at Regulation 19 Submission Plan. Thames Water will work with the Council and other stakeholders throughout the Local Plan process to review impacts on infrastructure and assess requirements for upgrades and to ensure development and infrastructure are aligned.

5. Governance Arrangements

Meetings have been held with Thames Water throughout the preparation of the Local Plan up until Regulation 19 Submission Plan at an Officer, Policy Manager and Director level, as necessary. Decisions on this SoCG have been managed by email and no strategic matters at this stage that require further Duty to Cooperate meetings have been identified. But on-going co-operation would be required.

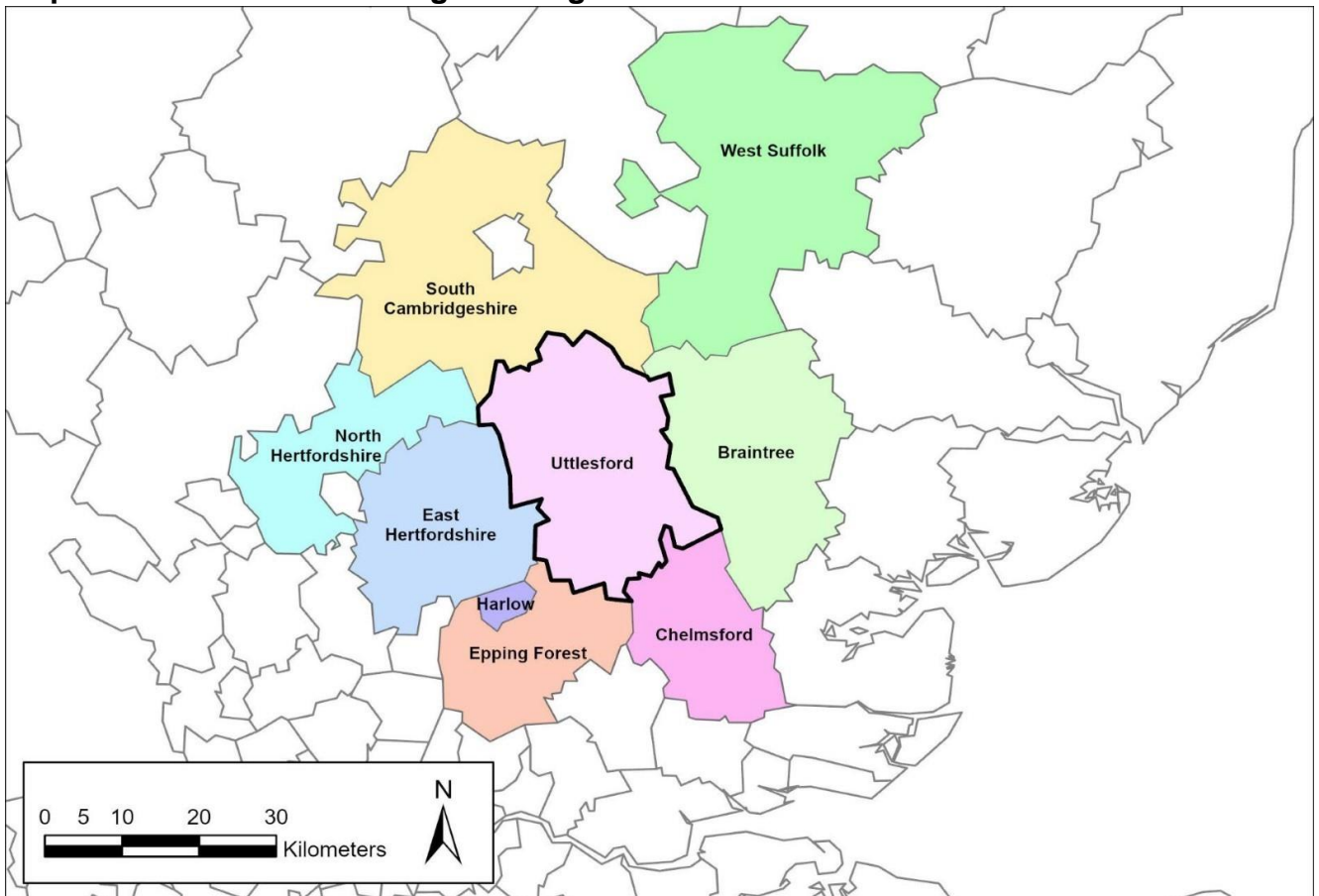
6. Timetable for review and ongoing cooperation

The SOCG will be reviewed prior to submission of the Draft Local Plan to the Secretary of State, where appropriate. The Council will also keep Thames Water up to date throughout the Examination in Public process, as may be necessary and inform them of the outcome of the Inspectors decision and the Council's decision on the Adoption of the Plan.

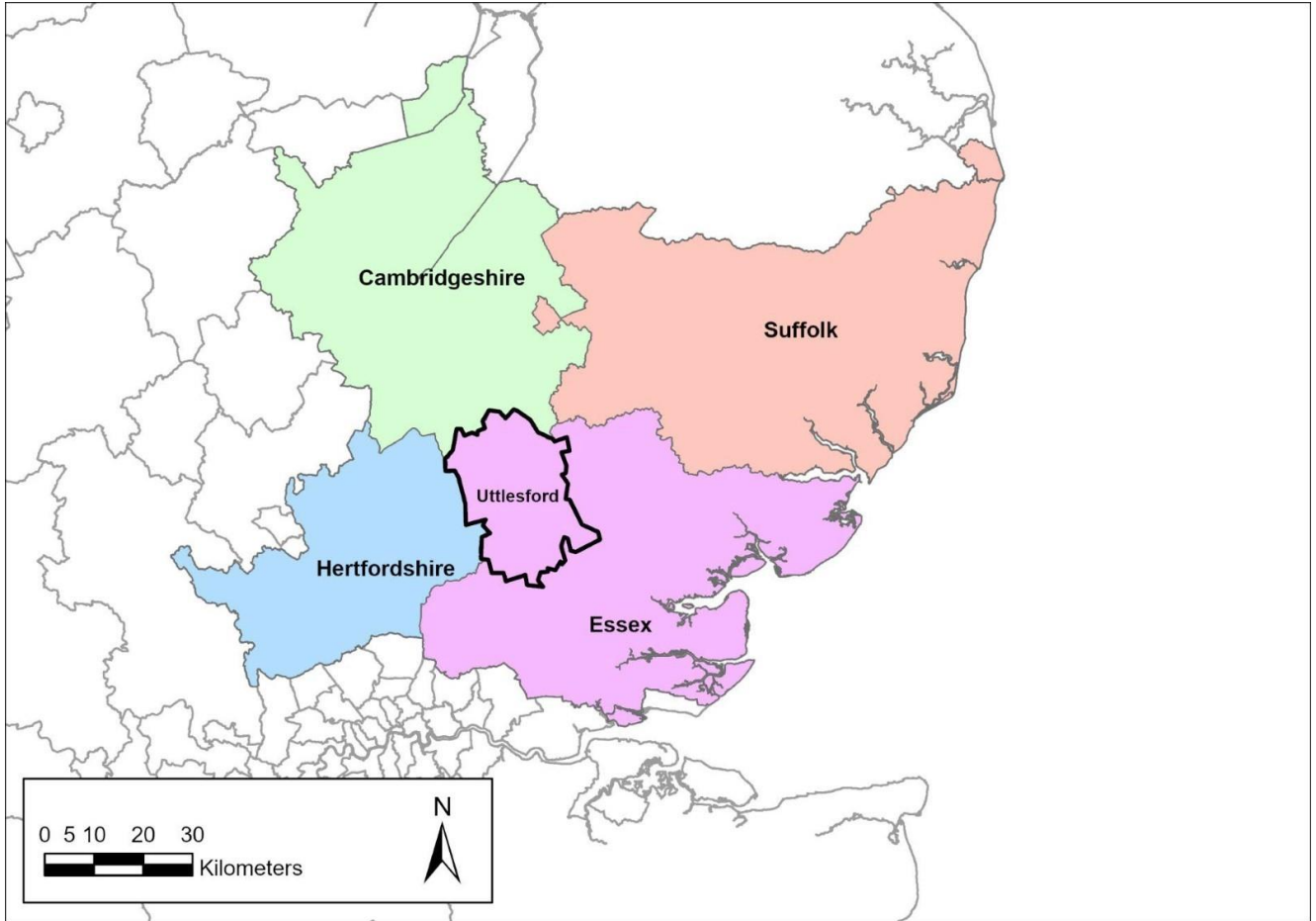
Once the Plan is adopted, we will continue regular on-going engagement with Thames Water (at least annually) in connection with the Plan's 5-year review. That process will however commence swiftly upon the Plans adoption and not wait until 5 years have passed.

Appendix A

Map 1: Uttlesford and its neighbouring local authorities



Map 2: Uttlesford District in context with its neighbouring County Councils



Appendix A

SoCG Issues considered

Issue	Date (when raised)	UDC Comment	Stakeholder Comments and further discussion	Resolution
<p>Core Policy 5 - The aims of the policy and reference to use of conditions to secure infrastructure could be strengthened in relation to the delivery of wastewater infrastructure. The timescales for delivery of infrastructure can be significant.</p> <p>To ensure that development is aligned with any necessary upgrades to avoid adverse</p>	<p>Regulation 18 Consultation</p>	<p>Noted. The wording of Core Policy 5 will be updated where necessary. Please see below with regard to water/wastewater</p>		

<p>impacts, developers are encouraged to engage with the relevant service provider ahead of any application to discuss their infrastructure requirements. Where upgrades are required it may be necessary for phasing conditions to be used to align the occupation of development with infrastructure delivery. Supporting text to this effect could be provided under Core Policy 5.</p>		<p>infrastructure.</p>		
<p>Core Policy 34 – The optional requirement in Building Regulations G2 is 110 l/p/d rather than 90 and it is assumed that the higher target of 90 l/p/d would need to be secured by planning conditions. Higher water efficiency requirements are supported but as a minimum it is considered that the policy should refer to imposing conditions on all residential development which are necessary to ensure that the optional requirements in Building Regulations G2 is implemented. It is recommended that any such condition should refer to measuring water efficiency using the fittings based approach.</p> <p>In relation to the section of the policy which refers to sewage infrastructure some minor alterations to the text are proposed:</p> <p><i>"Planning proposals which increase the demand for off-site water and sewage service infrastructure.....in time to</i></p>	<p>Regulation 18 Consultation</p>	<p>UDC recognise the benefits of recycling water in reducing flood risk and the benefits of SuDs in filtering water to improve water quality, the council will consider seeking opportunities for aquifer recharge. UDC will ensure that the policy covers all types of development.</p> <p>The policy does not state that permission will be granted for development proposals that meet the water</p>		

<p>serve the new development prior to first occupation. Where necessary phasing conditions may be used to ensure that development is not occupied until any necessary sewerage infrastructure have been completed."</p> <p>Additional supporting text:</p> <p><i>"The Local Planning Authority will seek to ensure that there is adequate water and wastewater infrastructure to serve all new developments. Developers are encouraged to contact service providers as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements. Where there is a capacity constraint the Local Planning Authority will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development."</i></p>		<p>efficiency targets, but it does indicate that compliance with this aspect of the policy will be viewed positively as part of the planning balance.</p> <p>There are a wide range of factors that will be taken into account in the decision-making process, including conformity with local and national policy and legislation, and each application will be determined on its individual merits.</p> <p>Core Policy 34 has been updated, and supporting text added, to reflect the comments with regard to phasing and ensuring that sufficient capacity exists in the water and wastewater</p>		
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		<p>networks.</p> <p>UDC will provide more detail in the policy by using evidence gathered as part of Regulation 19.</p>		
Core Policy 37 - the policy should be applicable to all development and not just major development.	Regulation 18 Consultation	The policy will be updated to refer to all developments.		
Amenity Impacts and Core Policy 44 - The scope of the Policy should be expanded to cover light, odour and vibration or similar separate policies should be included.	Regulation 18 Consultation	Core Policy 42 ensures there will be no unacceptable impact due to noise, odour, vibration and light pollution. Specific policy requirements have been added in relation to light pollution.		
Land at Warish Hall, Parkers and Warrens Farm, Takeley - The scale of development/s is likely to require upgrades to both the wastewater network and sewage treatment infrastructure. The plan should determine the magnitude of spare capacity currently available within the network and what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s. Failure to liaise with Thames Water will increase the risk of planning	Regulation 18 Consultation	<p>Noted. Any infrastructure requirements required as part of the proposed allocation will be identified through a site allocation policy.</p> <p>UDC are committed to continued engagement with Thames Water on any infrastructure</p>		

<p>conditions being sought at the application stage to control the phasing of development in order to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development.</p>		<p>and network issues to ensure these are resolved.</p>		
<p>Land East of High Lane and south of Alsa Street Stansted Mountfitchet - we do not envisage infrastructure concerns regarding wastewater networks assuming that foul flows will be connected to the public sewer by gravity (not pumped) and that no surface water flows will be discharged to the public sewer. The Developer and the Local Planning Authority should liaise with Thames Water at the earliest opportunity to advise of the developments phasing.</p>	<p>Regulation 18 Consultation</p>	<p>Noted. Any infrastructure requirements required as part of the proposed allocation will be identified through a site allocation policy.</p> <p>UDC are committed to continued engagement with Thames Water on any infrastructure and network issues to ensure these are resolved.</p>		

Transport East SoCG with UDC, June 2024 – Email stating their position

Re: [External]>> Re: Statement of Common Ground with UDC

Wed 19/06/2024 15:13

To:XXX

Cc:XXX

Hi Jane,

Sorry for leaving this to the last minute. Please find a statement with has been approved by our Chief Executive, XXXX.

Transport East Statement

Transport East, is the Sub-national Transport Body covering Uttlesford District Council. Our membership includes Essex County Council (ECC) who are the relevant Local Transport Authority and who has approved our regional Transport Strategy.

Transport East believes that direct engagement between Uttlesford District Council (UDC) and ECC is the best option for UDC to deliver the Regulation 19 Submission version of its Local Plan.

ECC is well-positioned to address the specific needs and priorities of UDC, and we trust that ECC has the capability to fully support the Local Plan going forward.

Communications and Project Support

www.transporeast.gov.uk

X: [@transporeast](https://twitter.com/transporeast) | LinkedIn: [Transport East](https://www.linkedin.com/company/transporeast)

Appendix 3: Memoranda of Understanding

MoUs with developers and landowners on sites (including employment sites) in:

Elsenham

Great Dunmow

Saffron Walden

Stansted Mountfitchet

Takeley

Will follow in due course.