

Cllr John Evans, Portfolio Holder for Planning

Report to Full Council – 14 October 2025

Local Plan and General Policy Update

Uttlesford's new **Local Plan** continues to move forward at pace. We are currently out to consultation on the 'main modifications' to the Plan. These are modifications that affect or support the plan's soundness and are recommended by the Planning Inspectors and were recently reviewed at a meeting of our Local Plan Panel. A Schedule of Main Modifications has been published for consultation and has been subject to a further Sustainability Appraisal and Habitats Regulation Assessment, which are all available on the council's website [Uttlesford Local Plan Main Modifications Consultation - Uttlesford District Council - Citizen Space](#). The consultation closes on 27 October 2025 after which any representations made will be sent to the Inspectors. Following that, we anticipate the Inspectors' final report and recommendations at the end of the calendar year. This marks the final stage of the project.

Subject to the timing and content of the Inspectors' final report, we anticipate that the plan can be adopted by the spring 2026, in accordance with the Local Development Scheme timetable we published in 2023.

Over the summer we developed a draft **Community Infrastructure Levy (CIL)** charging schedule. This too is currently out for consultation. Details can be found on the council's website [Community Infrastructure Levy: consultation - Uttlesford District Council](#). Following the consultation, the proposals and representations will be submitted to the Planning Inspectorate for its own examination (likely to be only one-to-two days). Subject to the timing of the examination, we anticipate adopting CIL in late spring 2026. We have held CIL briefing for Councillors and have briefed Parish Councils at a recent Parish Forum. Further briefings for ward councillors and parish and town councils will be offered ahead of adoption along with proposed governance arrangements which will require agreement by Cabinet.

On 29 September, the Local Plan Team attended the Parish Forum and presented draft proposals to support further Neighbourhood Plan-making in the district. Councillors may recall that in the last spending review, MHCLG informed councils and **neighbourhood planning** groups that it cannot fund further neighbourhood planning support. This means there are no government grants or technical support available for neighbourhood plans. The Council is committed to supporting parish council groups (or other qualifying bodies) prepare a Neighbourhood Plan and will continue to work with the Rural Community Council for Essex (RCCE) to deliver this support via small cash grants and officer time, mainly to support those 'larger' villages identified in the Local Plan.

Development Management & Enforcement

Performance in Development Management remains strong. So far, this municipal year 100% of our major planning applications have been determined within time or

within an agreed extension of time. Our performance in defending appeals continues to improve. As of September 2025 we had lost just 3.6% of our major decisions on appeal (in the most recent two year rolling period measured by MHCLG).

Quarter 2 of this year has perhaps been our **Planning Enforcement** Team's busiest on record. During Q2 it opened 44 new cases, closed 44 cases, and served a total of 8 formal notices. This brings the total number of notices so far this municipal year to 11. It is currently responding to 4 appeals against the service of notices and reviewing its Planning Enforcement Policy. The refreshed policy will come before Councillors for consideration later in the year.

Building Control

In Building Control we continue to focus on succession planning and providing a quality service to residents wishing to carry out building work. Our two trainees have just completed the first year of their degrees, and along with the rest of the team, await the outcome of our recent inspection by the Building Safety Regulator.