Annexe 2

Appendices

Uttlesford Local Plan 2021-2041

March 2026

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* Located in Separate Documents (presented separately)

Appendix 1: Schedule of Policy Replacement

The Uttlesford Local Plan 2021 to 2041, once adopted, replaces all policies bar one of the Uttlesford Local Plan 2005 saved under Paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004. The following table shows a comprehensive list of all the existing policies and how these have been considered or replaced through the emerging Uttlesford Local Plan.

Local Plan 2005 Policies		Regulation 19 Local Plan 2021-2041	
S1	Settlement Boundaries for the Main Urban Areas	**Core Policy 3:**	Settlement Hierarchy
S2	Settlement Boundaries for Oakwood Park, Little Dunmow, and Priors Green, Takeley	**Core Policy 3:**	Settlement Hierarchy
S3	Other Settlement Boundaries	**Core Policy 3:**	Settlement Hierarchy
S4	Stansted Airport Boundary	**Core Policy 11:**	London Stansted Airport
S5	Chesterford Park Boundary	**Core Policy 45:** **Core Policy 51:**	Protection of Existing Employment Space Tourism and the Visitor Economy
S6	Metropolitan Green Belt	**Core Policy 59:**	The Metropolitan Green Belt
S7	The Countryside	**Core Policy 3:**	Settlement Hierarchy
S8	The Countryside Protection Zone	**Core Policy 12:**	Stansted Airport Countryside Protection Zone
GEN1	Access	**Core Policy 26:** **Core Policy 27:** **Core Policy 28:** **Core Policy 32:**	Providing for Sustainable Transport and Connectivity Assessing the impact of Development on Transport Infrastructure Active Travel – Walking and Cycling The Movement and Management of Freight
GEN2	Design	**Core Policy 52:**	Good Design Outcomes and Process
GEN3	Flood Protection	**Core Policy 36:**	Flood Risk

GEN4	Good Neighbourliness	**Core Policy 42:** Pollution and Contamination **Core Policy 43:** Air Quality **Core Policy 44:** Noise
GEN5	Light Pollution	**Core Policy 42:** Pollution and Contamination
GEN6	Infrastructure Provision to Support Development	**Core Policy 5:** Providing Supporting Infrastructure and Services
GEN7	Nature Conservation	**Core Policy 38:** Sites Designated for Biodiversity or Geology **Core Policy 39:** Green and Blue Infrastructure **Core Policy 40:** Biodiversity and Nature Recovery
GEN8	Vehicle Parking Standards	**Core Policy 31:** Parking Standards
E1	Distribution of Employment Land	**Core Policy 4:** Meeting Business and Employment Needs
E2	Safeguarding Employment Land	**Core Policy 45:** Protection of Existing Employment Space
E3	Access to Workplaces	**Core Policy 26:** Providing for Sustainable Transport and Connectivity
E4	Farm Diversification: Alternative Use of Farmland	**Core Policy 51:** Tourism and the Visitor Economy **Core Policy 21:** Rural Diversification
E5	Re-Use of Rural Buildings	**Core Policy 21:** Rural Diversification **Development Policy 1:** New Dwellings in the Open Countryside
ENV1	Design of development within Conservation Areas	**Core Policy 63:** Conservation Areas
ENV2	Development affecting Listed Buildings	**Core Policy 62:** Listed Buildings
ENV3	Open Spaces and Trees	**Core Policy 38:** Sites Designated for Biodiversity or Geology **Core Policy 39:** Green and Blue Infrastructure **Core Policy 40:** Biodiversity and Nature Recovery
ENV4	Ancient Monuments and Sites of Archaeological Importance	**Core Policy 61:** The Historic Environment
ENV5	Protection of Agricultural Land	National Policy **Core Policy 2:** Meeting Our Housing Needs **Core Policy 3:** Settlement Hierarchy
ENV6	Change of Use of Agricultural Land to Domestic Garden	**Development Policy 5:** Change of Use of Agricultural Land to Domestic Gardens
ENV7	The Protection of the Natural Environment Designated Sites	**Core Policy 38:** Sites Designated for Biodiversity or Geology

ENV8	Other Landscape Elements of Importance for Nature Conservation	**Core Policy 38:** Sites Designated for Biodiversity or Geology **Core Policy 39:** Green and Blue Infrastructure **Core Policy 40:** Biodiversity and Nature Recovery
ENV9	Historic Landscape	**Core Policy 38:** Sites Designated for Biodiversity or Geology **Core Policy 41:** Landscape Character **Core Policy 62:** The Historic Environment
ENV10	Noise Sensitive Development and Disturbance from Aircraft	**Core Policy 44:** Noise
ENV11	Noise Generators	**Core Policy 44:** Noise
ENV12	Groundwater Protection	**Core Policy 34:** Water Supply and Protection of Water Resources **Core Policy 35:** Watercourses Protection and Enhancement
ENV13	Exposure to Poor Air Quality	**Core Policy 43:** Air Quality
ENV14	Contaminated Land	**Core Policy 42:** Pollution and Contamination
ENV15	Renewable Energy	**Core Policy 22:** Net Zero Operational Carbon Development **Core Policy 25:** Renewable Energy Infrastructure
H1	Housing Development	**Core Policy 2:** Meeting Our Housing Needs
H2	Reserve Housing Provision	Site completed (Land south of Ashdon Road, Saffron Walden). No replacement policy required.
H3	New Houses within Development Limits	**Core Policy 3:** Settlement Hierarchy
H4	Backland Development	**Core Policy 52:** Good Design Outcomes and Process
H5	Subdivision of Dwellings	**Core Policy 57:** Sub-Division of Dwellings and Houses in Multiple Ownership
H6	Conversion of Rural Buildings to Residential Use	**Development Policy 1:** New Dwellings in the Open Countryside
H7	Replacement Dwellings	**Development Policy 2:** Replacement Dwellings in the Open Countryside
H8	Home Extensions	**Core Policy 52:** Good Design Outcomes and Process **Development Policy 4:** Extensions to Dwellings in the Open Countryside
H9	Affordable Housing	**Core Policy 56:** Affordable Dwellings
H10	Housing Mix	**Core Policy 53:** Standards for New Residential Development

H11	Affordable Housing on Exception Sites	**Core Policy 20:** Affordable housing on Rural Exception Sites
H12	Agricultural Workers' Dwellings	**Development Policy 3:** Rural Workers' Dwellings in the Countryside
H13	Removal of Agricultural Occupancy Conditions	**Development Policy 3:** Rural Workers' Dwellings in the Countryside
LC1	Loss of Sports Fields and Recreational Facilities	**Core Policy 5:** Providing Supporting Infrastructure and Services Will be addressed in Cabinet Version of Plan
LC2	Access to Leisure and Cultural Facilities	**Core Policy 5:** Providing Supporting Infrastructure and Services **Core Policy 67:** Open Space, Sport and Recreation
LC3	Community Facilities	**Core Policy 5:** Providing Supporting Infrastructure and Services **Core Policy 68:** Community Uses
LC4	Provision of Outdoor Sport and Recreational Facilities beyond Settlement Boundaries	**Core Policy 5:** Providing Supporting Infrastructure and Services **Core Policy 67:** Open Space, Sport and Recreation
LC5	Hotels and Bed and Breakfast Accommodation	**Core Policy 51:** Tourism and the Visitor Economy **Development Policy 8:** Tourist Accommodation
LC6	Land west of Little Walden Road, Saffron Walden	Site completed. No replacement policy required
RS1	Access to Retailing and Services	**Core Policy 50:** Retail and Main Town Centre Uses Hierarchy
RS2	Town and Local Centres	**Core Policy 50:** Retail and Main Town Centre Uses Hierarchy
RS3	Retention of Retail and other Services in Rural Areas	**Core Policy 45:** Protection of Existing Employment Space
T1	Transport Improvements	All transport schemes identified in 2005 are now delivered New transport improvements identified are set out in the Area Strategies
T2	Roadside Services and the new A120	Policy no longer in use.
T3	Car Parking associated with Development at Stansted Airport	**Core Policy 11:** London Stansted Airport
T4	Telecommunications Equipment	**Core Policy 5:** Providing Supporting Infrastructure and Services
Chesterford Park Local Policy 1 Identifies land for R&D Employment Development at Chesterford Park		Site completed. No replacement policy required **Core Policy 45:** Protection of Existing Employment Space seeks to safeguard existing employment areas, including Chesterford Research Park

Elsenham Local Policy 1	Identifies Key Employment Areas in Elsenham	**Core Policy 45:** Protection of Existing Employment Space
Great Chesterford Local Policy 1	Identifies Key Employment Area at Great Chesterford	**Core Policy 45:** Protection of Existing Employment Space
Great Chesterford Local Policy 2	Identifies an Employment site at London Road, Great Chesterford	**Core Policy 45:** Protection of Existing Employment Space
GD1	Development within Great Dunmow Town Centre	**Core Policy 50:** Retail and Main Town Centre Uses Hierarchy
GD2	Land to the rear of 37-75 High Street, Great Dunmow	Site completed. No replacement policy required.
GD3	Car Park Extension White Street, Great Dunmow	Site completed. No replacement policy required.
GD4	Residential Development within Great Dunmow's Built Up Area	Site completed. No replacement policy required.
GD5	Woodlands Park	Site under construction or completed. No replacement policy required.
GD6	Great Dunmow Business Park	The site has planning permission (UTT/13/1684/OP and UTT/17/3106/DFO) for residential development. No replacement policy required.
GD7	Safeguarding of Existing Employment Areas	**Core Policy 45:** Protection of Existing Employment Space
GD8	Civic Amenity Site and Depot	Site completed. No replacement policy required.
Oakwood Park Local Policy 1	Oakwood Park (formerly known as the Felsted Sugar Beet Works)	Site completed. No replacement policy required.
SW1	Saffron Walden Town Centre	**Core Policy 50:** Retail and Main Town Centre Uses Hierarchy
SW2	Residential Development within Saffron Walden's Built-Up Area	Site completed. No replacement policy required.
SW3	Land South of Ashdon Road	Site completed. No replacement policy required.
SW4	Land adjoining the Saffron Business Centre	Site completed. No replacement policy required.
SW5	Thaxted Road Employment Site	The majority of the site is completed. The remaining area is considered as part of **Core Policy 6: North Uttlesford Area Strategy.**
SW6	Safeguarding of Existing Employment Areas, Saffron Walden	**Core Policy 45:** Protection of Existing Employment Space
SW7	Land west of Little Walden Road	Site completed. No replacement policy required.

AIR1	Development in the Terminal Support Area	**Core Policy 11:** London Stansted Airport
AIR2	Cargo Handling/Aircraft Maintenance Area	**Core Policy 11:** London Stansted Airport
AIR3	Development in the Southern Ancillary Area	**Core Policy 11:** London Stansted Airport
AIR4	Development in the Northern Ancillary Area	**Core Policy 11:** London Stansted Airport
AIR5	The Long-Term Car Park	**Core Policy 11:** London Stansted Airport
AIR6	Strategic Landscape Areas	**Core Policy 11:** London Stansted Airport **Core Policy 39:** Green and Blue Infrastructure **Core Policy 41:** Landscape Character
AIR7	Public Safety Zones	**Core Policy 11:** London Stansted Airport
SM1	Local Centres, Stansted Mountfitchet	**Core Policy 50:** Retail and Main Town Centre Uses Hierarchy
SM2	Residential Development within Stansted Mountfitchet's Built Up Area	Sites completed. No replacement policy required.
SM3	Site on the corner of Lower Street and Church Road, Stansted Mountfitchet	Site completed. No replacement policy required.
SM4/BIR1	Rochford Nurseries	Site completed. No replacement policy required.
SM5	Parsonage Farm	Site completed (employment use). No replacement policy required. **Core Policy 45:** Protection of Existing Employment Space seeks to safeguard existing employment areas, including the M11 Business Park
Start Hill Local Policy 1	Identifies Land for Employment Site at Start Hill	Site completed. No replacement policy required.
Takeley/ Little Canfield Local Policy 3	Priors Green	Site completed. No replacement policy required.
Takeley Local Policy 4	The Mobile Home Park	Policy saved.
Takeley Local Policy 5	Safeguarding of Existing Employment Area in Parsonage Road	**Core Policy 45:** Protection of Existing Employment Space
Thaxted Local Policy 1	Local Centre – Thaxted	**Core Policy 50:** Retail and Main Town Centre Uses Hierarchy
Thaxted Local Policy 2	Land Adjacent to Sampford Road, Thaxted	Site completed. No replacement policy required.
Thaxted Local Policy 3	Safeguarding of Employment Areas	**Core Policy 45:** Protection of Existing Employment Space

Please note the following Appendices are presented separately

Appendix 2: **North Uttlesford Site Development Template**

Appendix 3: **South Uttlesford Site Development Template**

Appendix 4: **Stansted Mountfitchet & Elsenham Site Development Template**

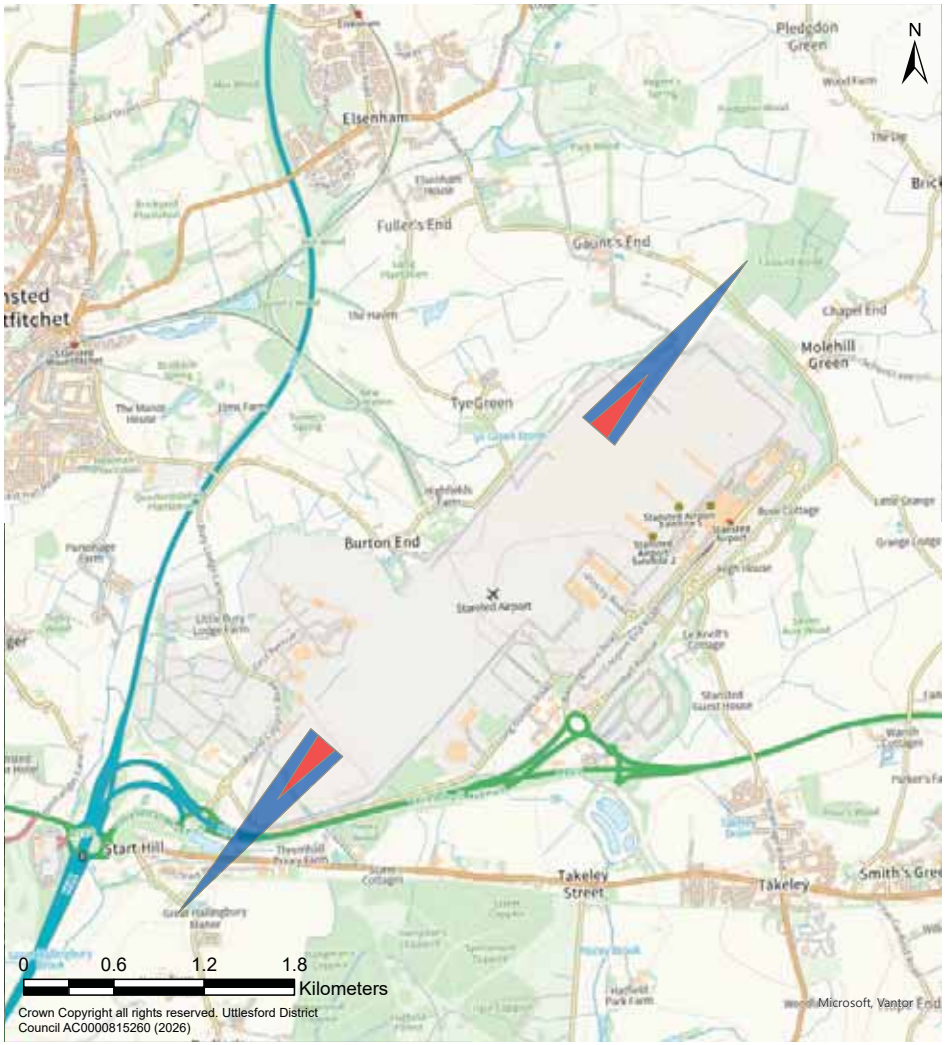
The following Appendix was removed following LP examination

Appendix 5:

Appendix 6:

London Stansted Airport Public Safety Zones

For Illustrative and figurative purposes only



Stansted Airport Public Safety Zones

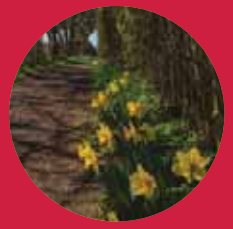
Legend

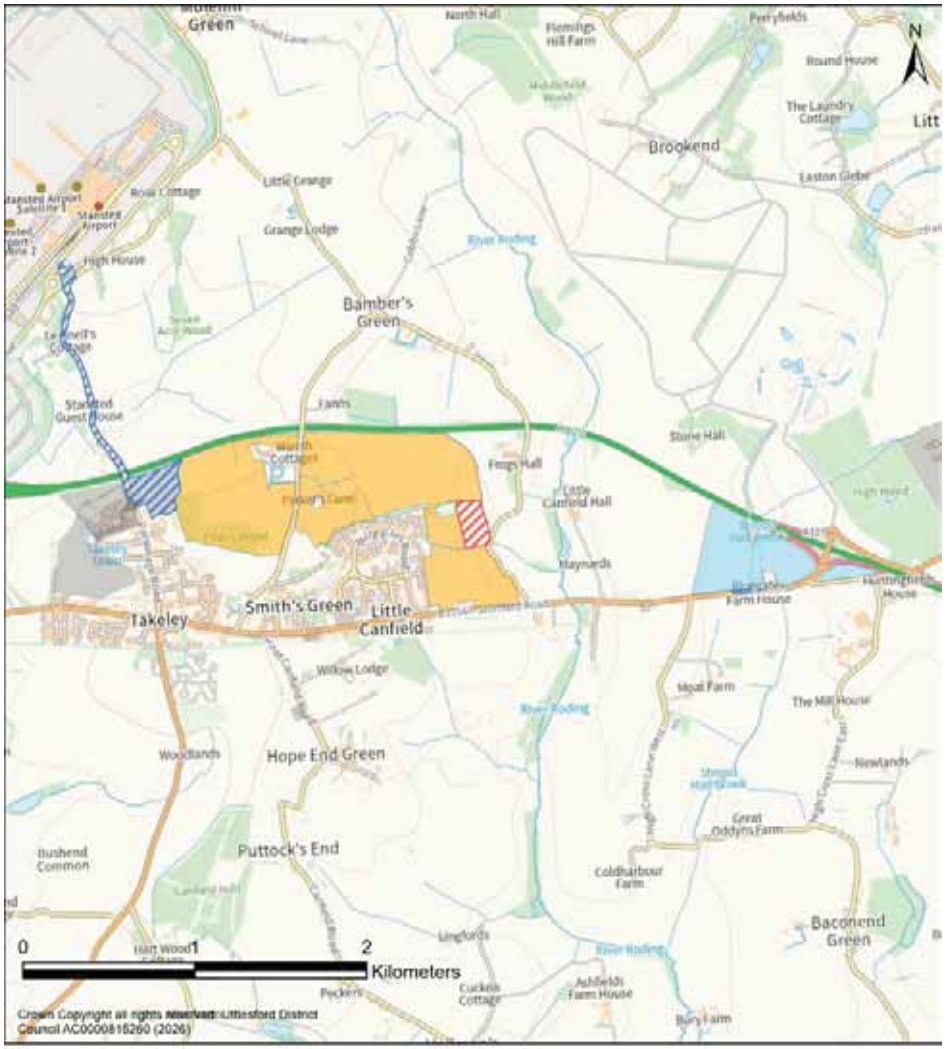
- Public Safety Controlled Zone (PSCZ)
- Public Safety Restricted Zone (PSRZ)

Appendix 7:

Safeguarded Land for Education Uses in relation to Core Policy 14

For Illustrative and figurative purposes only





Land safeguarded for longer-term expansion of the secondary school at Takeley, Takeley

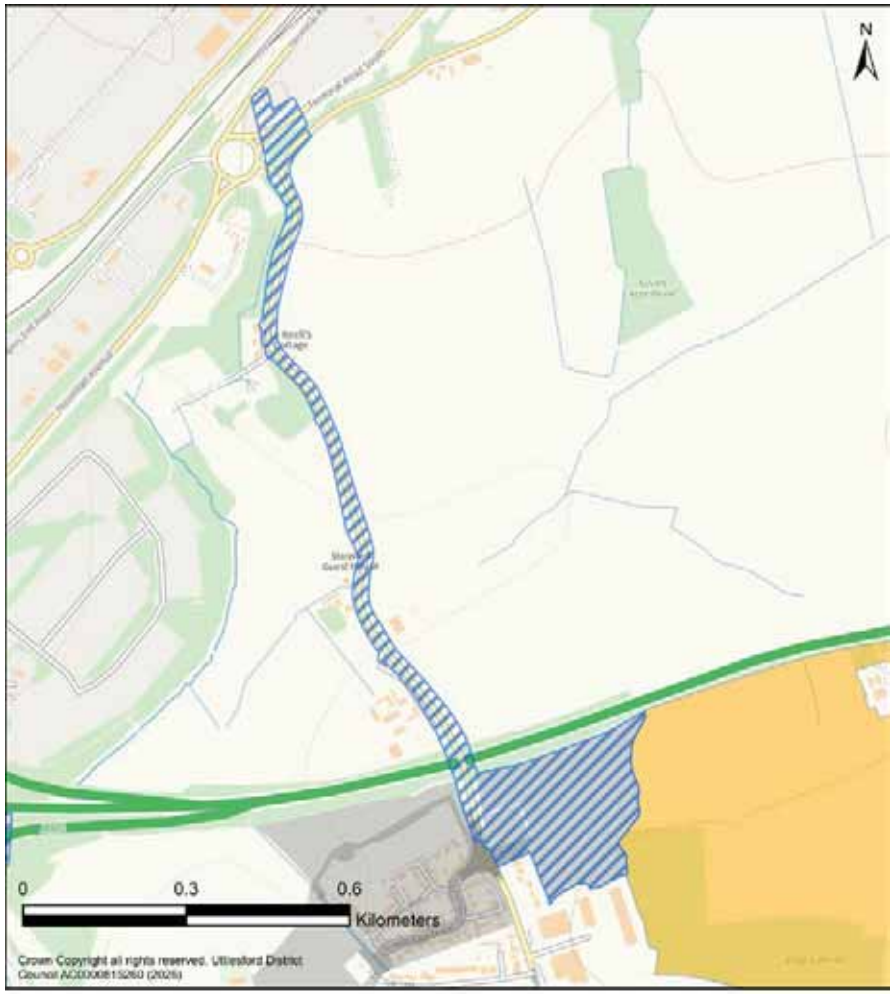
Legend

- Land Safeguarded for Education
- Existing Commited or Completed Sites
- Residential Local Plan Allocation
- Employment Local Plan Allocation
- Mixed Use Local Plan Allocation

Appendix 8:

Safeguarded Land for Transport Uses in relation to Core Policy 14

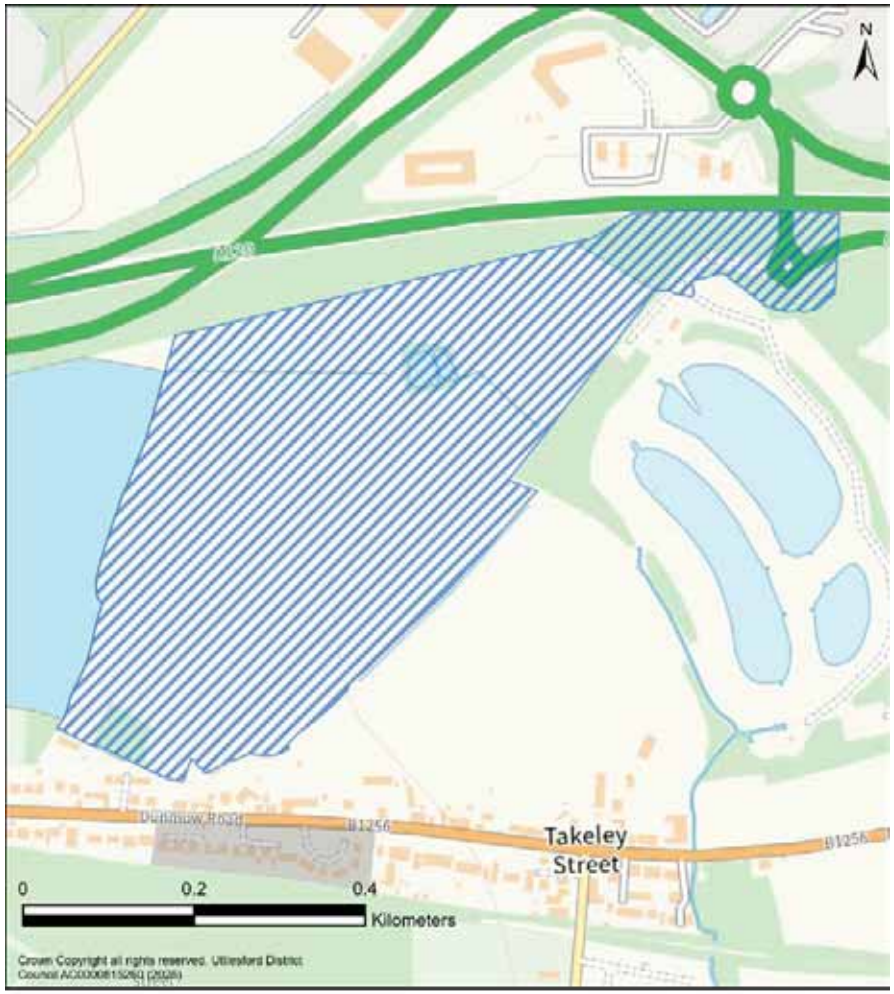
For Illustrative and figurative purposes only



Land safeguarded for a public transport and active travel connection between the Takeley allocation and Stansted Airport, Takeley

Legend

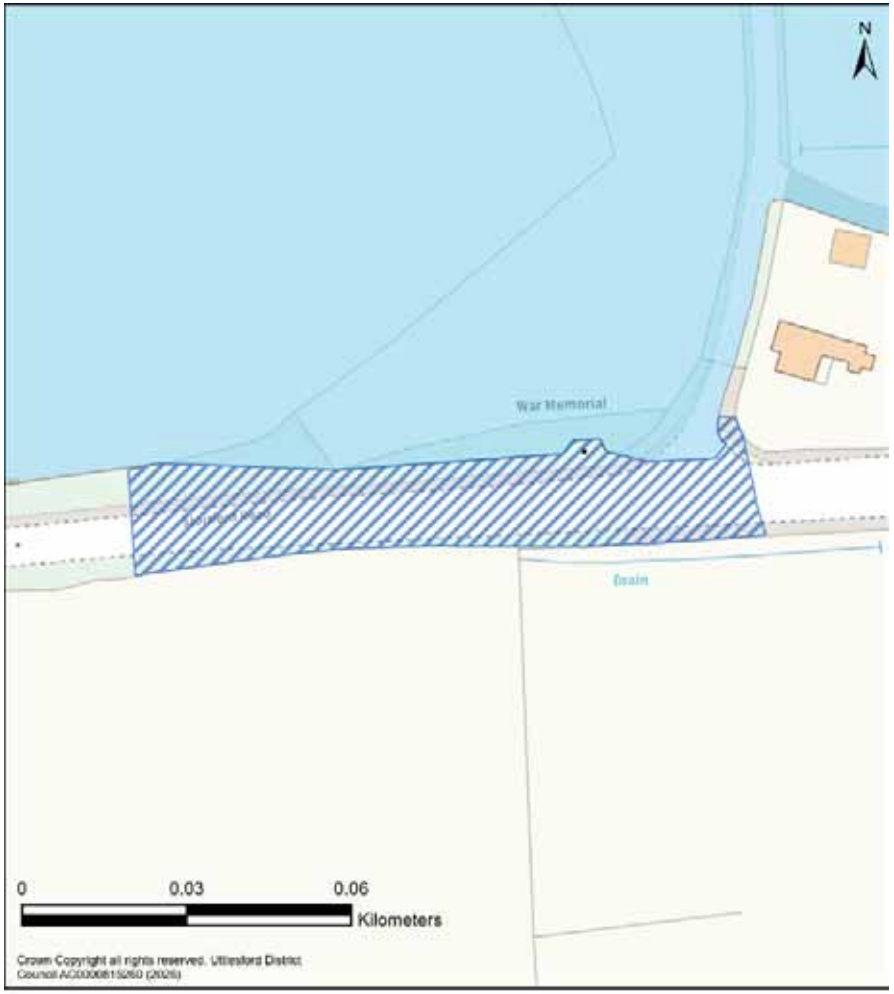
- Land Safeguarded for Transport
- Existing Commited or Completed Sites
- Residential Local Plan Allocation
- Employment Local Plan Allocation
- Mixed Use Local Plan Allocation



Land safeguarded for A120 access, Takeley Street

Legend

- Land Safeguarded for Transport
- Existing Commited or Completed Sites
- Residential Local Plan Allocation
- Employment Local Plan Allocation
- Mixed Use Local Plan Allocation



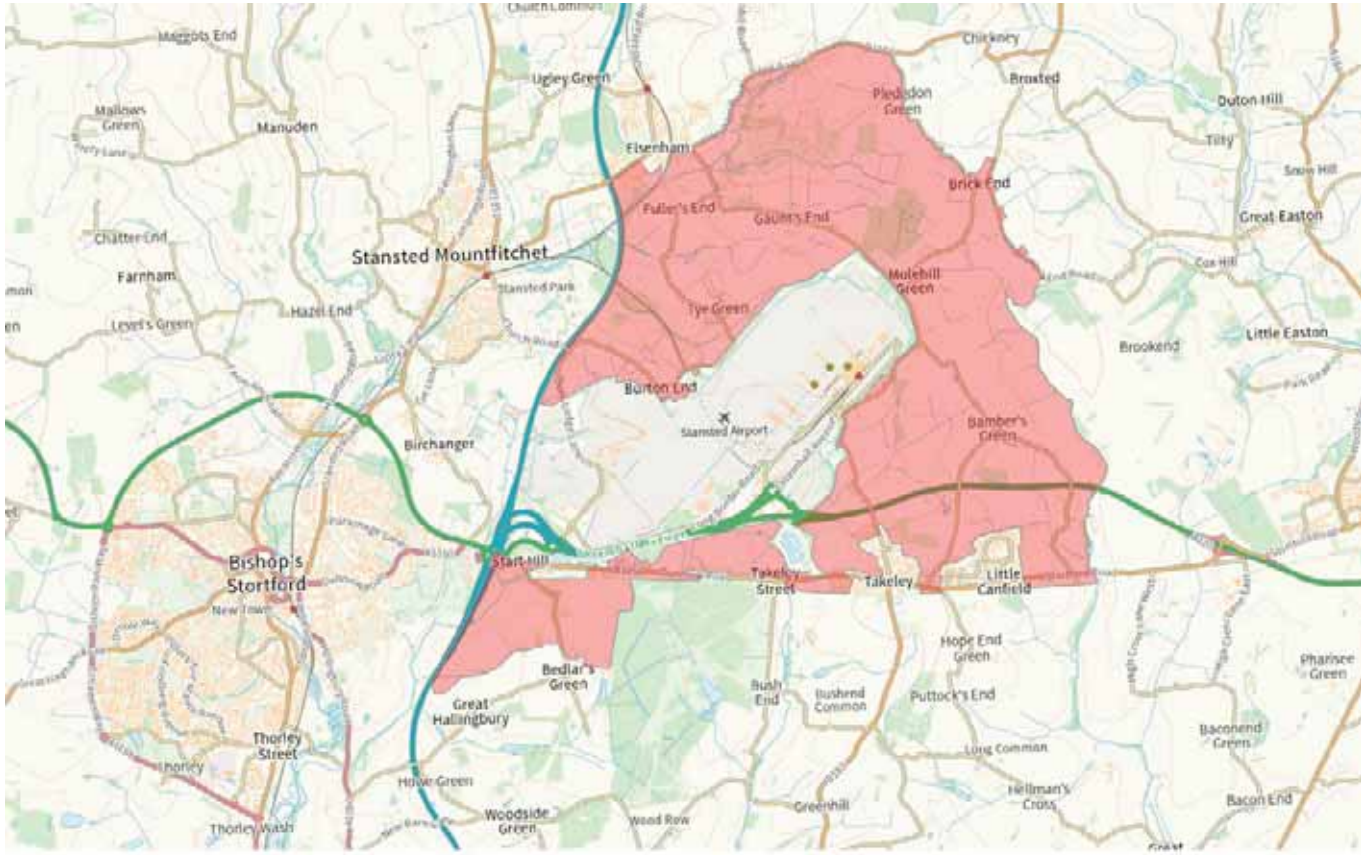
Land safeguarded for mobility hub uses, Little Canfield

Legend

- Land Safeguarded for Transport
- Existing Commited or Completed Sites
- Residential Local Plan Allocation
- Employment Local Plan Allocation
- Mixed Use Local Plan Allocation

Appendix 9: Countryside Protection Zone Changes

For Illustrative and figurative purposes only



0 2 4 6 Kilometers

Legend

2005 Adopted CPZ Boundary

Countryside Protection Zone Boundary Changes

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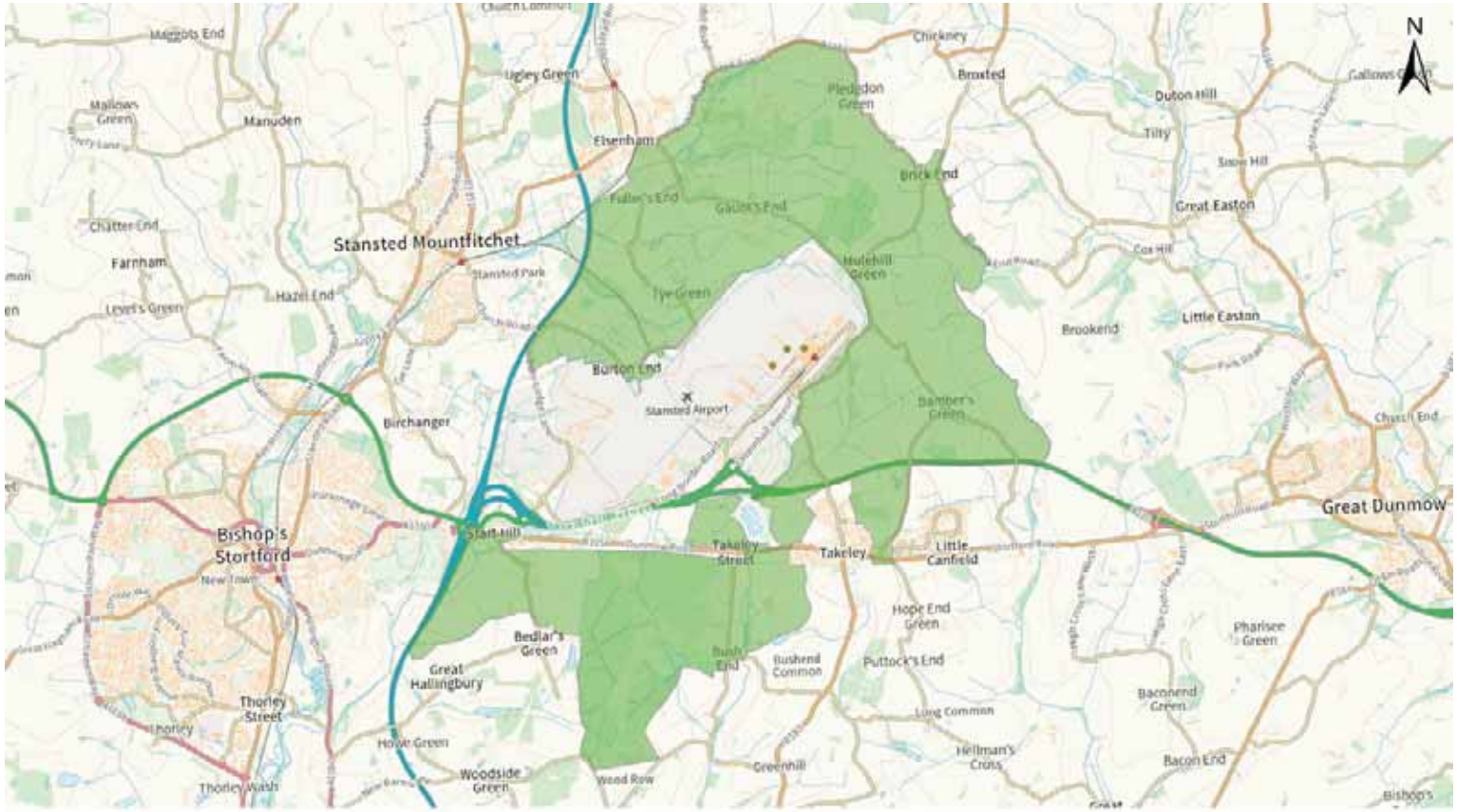

Legend

Proposed Countryside Protection Zone

Countryside Protection Zone Boundary Changes

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Appendix 10:

Additional Notes to Assist Interpretation and Implementation of Climate Change Policies

Core Policy 1: Addressing Climate Change (Climate Change Sustainability Statement Requirements Table)

Topic to cover in Climate Change & Sustainability Statement [CCSS]	Minor new development (1-9 dwellings or 100-<1,000m2 GIA)	Major new development (10+ dwellings or 1,000m2+ GIA)	Major refurbishment and retrofit and heritage buildings (where permission is needed)
Climate resilience: Overheating	✓ (general design narrative; see Core Policy & 23)	✓ (CIBSE TM52 or TM59; see Core Policy 23)	✓ (CIBSE TM52 or TM59; see Core Policy 23)
Climate adaptation: water efficiency	✓ (see Core Policy 34)	✓ (see Core Policy 34)	✓ (see Core Policy 34)
Climate adaptation: Flood and SUDS	✓ (see Core Policies 34, 36 & 38)	✓ (see Core Policies 34, 36, 37 & 38)	✓ (see Core Policies 34, 36, 37 & 38)
Circular economy: minimising construction waste, maximizing reuse of materials & existing buildings		✓ (see also Core Policy 24)	If any demolition is proposed (see Core Policy 24)
Circular economy: Operational waste and recycling strategy	✓ (see Core Policy 33: Managing Waste)	✓ (Full waste management plan; see Core Policy 33)	(see Core Policy 33: Managing Waste)
Green & Blue Infrastructure Strategy and Nature Recovery Network, including SANG provision		✓ (see Core Policies 38, 39 & 41) (Note: the CCSS does not need to repeat detail provided in separate Landscape & Visual Impact Assessment required by Core Policy 41)	

Topic to cover in Climate Change & Sustainability Statement [CCSS]	Minor new development (1-9 dwellings or 100-<1,000m2 GIA)	Major new development (10+ dwellings or 1,000m2+ GIA)	Major refurbishment and retrofit and heritage buildings (where permission is needed)
Protection of chalk stream and watercourse ecology	✓(Detail depending on location; see Core Policy 35)	✓(see Core Policies 34 and 35)	✓(Detail depending on location; see Core Policy 35)
Biodiversity Net Gain	✓(see Core Policy 40)	✓(see Core Policy 40; full assessment)	✓(see Core Policy 40; full assessment)
Long-term stewardship structure and funding		✓(see Core Policy 39)	✓(see Core Policy 39)
Pollution: Land, water, noise and air	✓(see Core Policies 42, 43 & 44)	✓(see Core Policies 42, 43 & 44)	✓(see Core Policies 42, 43 & 44)
Sustainable transport, public transport and active travel measures	✓(See Core Policies 26, 27, 28, 29, 30, 31, 32) (Note: The CCSS does not need to repeat detail that is separately covered by the Transport Assessment, Transport Statement, Travel Assessment, Travel Statement or Travel Plan, which are variously required by Core Policy 27 depending on impact of development)		
Health and wellbeing, including open space, culture, community space and with reference to guidance in the district-wide Design Code		✓(linking also to green-blue infrastructure qualities set by Core Policy 39)	
Embodied carbon	✓(General narrative; see Core Policy 24)	✓(identify steps taken; hit targets if 100+ homes or 5,000m2; see Core Policy 24)	✓(General narrative on choices; justify any proposed demolition; see Core Policy 24)
Operational energy and carbon (including renewable energy)	[High-level comments only – the detail of this is to be dealt with in the separate Energy Assessment; see Core Policy 22 Net Zero Operational Carbon Development]		

Core Policy 22 **Net Zero Operational Carbon Development** (Requirements 1-5 Detail)

The information set out below should be read in conjunction with the requirements of **Core Policy 22.** This information is key to understand the rationale of individual policy elements and to ensure that all policy elements have been sufficiently addressed. Specific information on what is required from various development types is outlined in this section so that applicants understand the level of detail required for policy compliance.

The policy requirements under Part A apply to all scales (that create at least 1 dwelling / 100m^2 floor space) and all types of new build residential and non-residential development.

For the purposes of the policy ‘residential buildings’ and ‘dwellings’ include:

- Dwellinghouses and flats (C3)
- Houses in multiple occupation (C4 & Sui Generis)
- Developments of self-contained residential units such as extra-care (C3)
- Any residential element of any new mixed-use buildings.

Non-residential development includes:

- C1 (Hotels)
- C2/C2A (Residential Institutions)
- Development falling within use classes B, E, F
- Sui Generis.

For any other residential and non-residential buildings, the policy should be applied in a proportionate manner where relevant and appropriate through the Development Management process.

To meet the requirements 1-5, developments will need to be designed in a way that prioritises a fabric first approach to building design and embeds the energy hierarchy. This means improving building fabric standards and energy efficiency to ensure energy demand is minimised, and then installing renewable energy generation capacity to meet or exceed annual demand where possible, followed by the last resort of offsetting any predicted residual energy demand not met by the on-site renewable energy provision.

Designing new development to be net zero carbon in operation needs to be addressed at both building level and site level and at the earliest possible stage so that factors such as the orientation, built form, building fabric, site layout and landscaping measures can be taken into account to minimise energy demand.

These factors also influence each site’s scope for efficient energy supply arrangements and renewable energy generation potential, and through good design, can help make a development more resilient to a changing climate; for example, through using landscaping measures to mitigate potential overheating risk to the

comfort and well-being of occupants while also reducing the need to use energy for cooling.

It is important that designing for ‘net zero’ is done in a holistic manner at an early stage of the design process, and in a way that considers wider sustainability objectives and issues (such as mitigation of overheating risks as a measure towards adaptation to climate change). Essex County Council *Report 2: Essex Net Zero Policy – Summary of Policy, Evidence and Validation Requirements (July 2023)* contains a 1-page high level design guides for a terrace block and low-rise apartment block. Another helpful resource is the Essex Design Guide which contains practical advice on good solar design which focuses on balancing the needs of daylighting, useful solar gain and mitigating overheating. The Essex Design Guide also includes net zero technical specifications guidance to support the delivery of net zero across Essex.

Requirement 1 – Space heat demand

Space heat demand in all buildings of major development proposals should be demonstrated using predictive energy modelling using a modelling method well-established to be accurate in predicting energy use in operation (SAP and SBEM currently do not meet this requirement).

The space heat demand target applies to all residential and non-residential buildings designed to be used by people (i.e. not agricultural buildings).

Requirement 2 – Fossil fuel free

New buildings must not burn fossil fuels for heating and hot water if Uttlesford, Essex, and the UK, are to stay within carbon budgets. Low carbon heating alternatives, such as heat pumps and direct electric heating, are available. The key benefit of heat pumps is their efficiency. Efficiencies vary but are typically around 250-400% for an air-source heat pump.

Ground-source and water-source heat pumps can also achieve similarly excellent efficiencies. Direct electric heating systems are less efficient, typically 100%. Therefore, heat pumps are more likely to make it easier to hit the required EUI (described below). Heating provided through wood burners, biomass boilers and other solid or liquid fuel boilers has a negative impact on air quality.

Requirement 3 – EUI

Energy Use Intensity (EUI), or metered energy use, is the total energy needed to run a home or building over a year (per square metre). It is a measure of the total energy consumption of the

building (kWh/m^2/yr). Reducing total energy use of buildings to the target level identified is necessary to align with climate targets. It is also beneficial to residents and building users as it would directly reduce energy costs.

Energy Use Intensity in all buildings of major development proposals should be demonstrated using predictive energy modelling using a modelling method well-established to be accurate in predicting energy use in operation (SAP and SBEM currently do not meet this requirement).

For the avoidance of doubt, Energy Use Intensity always refers to total energy use for all energy uses associated with the building, not differentiated between 'regulated' and 'unregulated' energy.

The EUI of a building covers all energy uses (regulated and unregulated): space heating, domestic hot water, ventilation, lighting, cooking and appliances. It does not include energy use for electric vehicle charging as this is not related to the design or operation of the building. Whether the energy is sourced from the electricity grid or from onsite renewables does not affect the calculation of EUI.

The EUI targets set in the policies are based on modelling undertaken in the technical evidence base (*Report 1: Essex Net Zero Policy – Technical Evidence Base, July 2023*) and includes both regulated and unregulated energy uses.

For clarity, the residential EUI target set out in 3a) applies to residential uses which include: dwellinghouses, flats, self-contained residential units (C3) and houses of multiple occupation (C4, Sui Generis).

For non-residential buildings, the EUI's for the uses listed (office, school and light industrial) are based on gross internal floor areas (GIA). The appropriate EUIs limits were identified through the modelling noted above.

For other residential and non-residential typologies (that have not been modelled in the evidence), applicants are expected to comply with all other policy requirements, except Requirement 3: Energy Use Intensity limits. Instead, applicants are expected to report their energy use intensity only. However, applicants are recommended to seek to meet the limits being developed by the UK Net Zero Carbon Building Standard initiative.

District Heat Networks

Developments connected to a district heat network are expected to meet the proposed EUI limits. The limits set for EUI for each building should be the same irrespective of the heating system that is proposed, to allow a fair comparison between different heating options. The EUI calculations for a scheme connected to a district heat network would have to include the energy consumption of the district heating heat generation plant. This means that the EUI includes the heat losses of the district heating system.

Requirement 4 – On-site renewable energy generation

New development presents opportunities to integrate renewable energy technology into a proposal. For example, currently the most universally suitable is rooftop solar photovoltaic panels.

Evidence (*Report 1: Essex Net Zero Policy – Technical Evidence Base (July 2023)*) shows that it is technically feasible for a range of different types of building in Essex to generate sufficient renewable energy to match or exceed the building's predicted annual total energy use and thereby achieve an energy balance on-site, providing that it first meets the previously stated EUI targets required. For clarity, the predicted annual total energy consumption of a building includes both regulated and unregulated energy uses, but excludes energy used for electric vehicle charging.

The policy sets out two options for calculating the renewable energy provision required from a development to be policy compliant; A and B.

- **Option A:** renewable energy generation to match the predicted annual energy use of a building
- **Option B:** set a minimum amount of renewable energy generation to be achieved in a year based on the building footprint (at least 80 kWh/m^2 building footprint per annum[1] for all building types; at least 120 kWh/m^2 building footprint per annum[1] for industrial buildings.

Whichever calculation results in the greater amount of solar PV is the route that must be achieved. The *Report 1: Essex Net Zero Policy – Technical Evidence Base July 2023* sets out some worked examples, and guidance on roof design and orientation is provided in Appendix 2 of that report. The renewable energy generation output should be calculated following the Microgeneration Certification Scheme (MCS) guidance 1 method including the impact of shading.

Matching (or exceeding) predicted total annual energy use on site with annual renewable energy generation achieves a development that is net zero carbon (or carbon negative) in operation from the outset. As well as helping progress towards climate targets, there are other benefits for ensuring that new build development maximises renewable energy generation. For example, it would generate 'free' electricity close to its point of use and help deliver significant energy cost savings for residents and building users. It would also aid the transition to a more sustainable energy system by contributing to the significant increase in renewable energy generation required between now and 2050 in the UK, and make efficient use of land and resources by providing this renewable energy on the building itself rather than having to take up additional greenfield land solely for renewable energy generation.

Renewable Energy Offsetting Mechanism

There may be circumstances where it is not technically possible to match on-site renewable energy generation with annual average energy demand. An offsetting mechanism is therefore provided to enable these developments achieve policy compliance.

1 https://mcscertified.com/standards-tools-library/

For the offset mechanism to be triggered, the applicant must justify and demonstrate, to the satisfaction of Uttlesford District Council, why it is not technically possible for the development to achieve policy compliance with Requirement 4. To do this, applicants should refer to, and meet, the minimum information requirements for policy compliance set out in *Report 2: Essex Net Zero Policy – Policy Summary, Evidence and Validation Requirements (July 2023)*. The information will be critically reviewed by the Council, particularly as evidence shows that it is technically possible to achieve all the policy requirements and at a reasonable cost in Essex, and subsequently Uttlesford, in most development typologies.

If the offsetting mechanism is justifiably triggered by non-compliance with Requirement 4, then the development proposal must still meet the other Policy Requirements 1, 2, 3 and 5, and maximise on-site renewable energy generation as much as possible.

The offset mechanism is expressed as a renewable energy offset and the price is set in £/kWh, which will be periodically reviewed and updated for Essex. The price is set at £1.35 per kWh (as of July 2023) or the most recent cost determined by the Council (this cost is to be updated to reflect inflation and other cost changes during the lifetime of the Plan).

That starting price of £1.35/kWh (as published in the *Report 1: Essex Net Zero Policy – Technical Evidence Base, July 2023*) was calculated using a robust methodology based on the cost of providing roof top solar PV in Essex and incorporating an allowance for maintenance and administration. The cost of solar PV in Essex is highly likely to be the same in Uttlesford. The calculation of the contribution required will be made at the time of planning application determination, using the most up to date offset price (£/kWh) for Uttlesford, which is likely to be based on any further updated figures for Essex.

The offset contribution will be used to fund additional renewable energy capacity elsewhere in the District. The aim is to make up for the shortfall in renewable energy that cannot be generated on-site. The offset mechanism is purposely limited in role and scope and is only intended for use as a last resort.

Further information on how the offsetting mechanism will operate will be available in the Essex-level Renewable Energy Offsetting Framework document that is in preparation. Current proposals are for a countywide funding mechanism to be administered by Essex County Council. It is not yet determined whether offsets collected through development in Uttlesford will feed into a countywide offset fund. The offset tariff will be collected as a single payment (via a direct payment / Section 106 / Unilateral Undertaking). It is anticipated that it will be used to provide rooftop solar PV on public amenity facilities (to be determined). Spending of the offset fund is preferred to be within reasonable distance of the original development, and in the same council area as the development. However, pooling may be necessary to enable installation of sufficient scale schemes in a cost-efficient way.

The energy offsetting mechanism meets the legislated criteria for levying of planning obligations, in that it is:

- directly related to the development (i.e. the development's energy use and associated carbon)
- fairly and reasonably related in scale to the development (the payment is calculated to reflect the amount of energy use that the development doesn't match with onsite renewable energy, and is priced to allow exactly that amount of energy to be provided off site within the District or County), and
- necessary in order to make the development acceptable in planning terms (as the offset payment will only be levied where the development cannot otherwise achieve operational zero carbon status as per the policy goal, policy definition, Essex and UDC commitments, NPPF requirement to proactively mitigate climate change in line with the Climate Change Act, and necessary actions for the UK's carbon reduction trajectory as per Committee on Climate Change analysis previously cited).

Other rooftop uses

There may be certain circumstances where it is considered more appropriate for developments' rooftops to accommodate uses other than solar PV (which, depending on the extent of these other uses, might inhibit on-site compliance with the renewable energy targets set by policy requirement 4 as above). Consideration should be given to the co-benefits of this on a case-by-case basis in accordance with wider sustainability objectives, but it is envisaged to likely be only in exceptional circumstances. The Council notes that it is possible to successfully combine rooftop PV with green roofs in the form of biosolar roofs (where these are proposed, it should be demonstrated in the design that the green roof element will be able to thrive in this situation, can be suitably maintained, and will not overshade the PV).

Any demonstration of a need for alternative rooftop uses, preventing the fulfilment of the policy renewable energy targets, will nevertheless not waive the requirement for renewable energy offsetting. Rather this would be an incidence where it would be acceptable to use the offsetting mechanism instead of fully meeting the renewable energy targets on site.

Requirement 5: As-built performance confirmation and in-use monitoring

In order for the Net Zero Carbon buildings policy to be effective, it is important that new buildings deliver their intended performance. The first step towards this is to use effective methods to accurately predict the building's energy performance.

Using predictive energy modelling (which is a requirement for major applications), such as Passivhaus Planning Package or CIBSE[2] TM54, will help improve accuracy of energy performance assessments and reduce the potential gap between the design and actual in-use energy. After this, excellent detailed design needs to be matched by high quality construction and commissioning in order for the 'energy performance gap' to be minimised.

2 Chartered Institution of Building Services Engineers

The information that must be submitted at completion stage (prior to occupation) to demonstrate to the satisfaction of the LPA that the building / development has been built to the approved design and energy standards, is set out in *Report 2: Essex Net Zero Policy – Policy Summary, Evidence and Validation Requirements (July 2023*) and includes the indicators listed in Table 1 below. Requirement 5 will be enforced by planning conditions attached to the Planning Permission.

Table 2: As-built stage performance indicators (required information to be submitted at completion, prior to occupation)

Requirement	Major new-build	Minor new-build	Extensions & conversions (except listed/conservation)
1 Update parameters:			
• Use or typology	✓	✓	✓
• GIA (m^2)	✓	✓	✓
• Energy supply (i.e. type, and that this is fossil fuel free)	✓	✓	optional
2 Update performance modelling:			
• Space heat demand using predictive energy model ($kWh/m^2/year$)	✓	optional	optional
• Energy Use Intensity using predictive energy model ($kWh/m^2/year$)	✓	optional	optional
• As-Built stage EPCs (U-values and airtightness check)	✓	✓	✓
• Draft DEC for non-residential (regardless of user)	✓	✓	✓
3 Confirm renewable energy installation: • Installed solar PV (kWp) • Any other installed renewable (i.e. solar thermal)	✓	✓	✓
4 Update offset contribution: • Assess energy balance based on data supplied and confirm whether any further offset payment is required, and how much	✓	optional	no
5 Confirm process for collecting 'in-use' data: • Confirm if in-use monitoring and reporting will be carried out • If yes, state what monitoring strategy is in place and confirm how data collected will be reported and published	✓ if 100+ dwellings	no	no

*Note that for performance modelling (indicator 2), minor applications following the “minimum standards approach” (without an energy model), do not have to report their space heat demand, energy use intensity and offset contribution at as-built stage. Minor applications instead need to re-confirm the specifications to which the development has been built. Further guidance is provided in paragraph 9.25 of the Local Plan.

However, it is only through in-use energy monitoring (post occupancy evaluation) that a building / development can be truly evaluated to ascertain whether the energy targets have been met in practice.

Consequently, for development proposals of 100 dwellings or more, the Council requires in-use energy monitoring to be undertaken on a representative sample of at least 10% of homes for a period of 5 years. The information must be evaluated to understand how buildings are performing, minimise the performance gap, and to aid the learning, innovation and skills development in the design and construction industry. Qualitative feedback from building users via occupant satisfaction questionnaires should ideally also be undertaken to assess performance post occupation. This information can be used to enhance the training and advice given to residents / occupiers of new homes and buildings.

Alternative routes to policy compliance

Passivhaus

Passivhaus is an international energy standard and certification for buildings. It sets stringent limits on energy consumption for heating and overall energy demand and design requirements to control the quality of the internal environment.

In recognition of the high sustainability standards required to achieve a Certified Passivhaus Classic standard (or higher) scheme and the rigorous quality assurance process that must be followed to achieve certification, Passivhaus is considered an acceptable alternative route to compliance with policy requirements 1 and 3.

Proposals seeking to follow this route will be required to provide evidence from an accredited Passivhaus Certifier that the proposed design would be capable of and is expected to achieve the full certified Passivhaus Classic standard (or higher). The proposals would still be required to meet policy requirements 2, 4 and 5.

BREEAM

The use of BREEAM is encouraged in terms of addressing broader sustainability objectives and providing a level of independent quality assurance for development. However, the use of BREEAM as an alternative approach to policy compliance will not be accepted.

Table 3: Minimum Standards Approach Fabric Specifications (Domestic)

Residential developments - Fabric	Block of flats (low rise)	Terrace / semidetached /detached house	Bungalow	Applies also to conversions?	Applies also to extensions?
Floor U-value	0.08 – 0.10	0.08 – 0.10	0.08 – 0.10	✓	✓
External wall U-value	0.10 – 0.14	0.10 – 0.13	0.10 – 0.12	✓	✓
Roof U-value	0.09 – 0.11	0.09 – 0.11	0.09 – 0.10	✓	✓
Windows U-value	0.80 – 0.90	0.80 – 0.90	0.80 – 0.90	✓	✓
Windows G-value	0.45 – 0.55	0.45 – 0.55	0.45 – 0.55	✓	✓
External doors U-value	-	0.9 – 1.2	0.9 – 1.2	✓	✓
Thermal bridging	0.04 W/m^2K	0.04 W/m^2K	0.04 W/m^2K	Strive towards; but not requirement	✓
Air permeability	<1ach	<1ach	<1ach	Strive towards; but not requirement	Strive towards; but not requirement

Source: Adapted from *Report 2: Essex Net Zero Policy – Policy Summary, Evidence and Validation Requirements (July 2023)*

Applicability of energy and offsetting requirements to Outline Applications

For outline applications, the Council accepts that the degree of detail provided in the Outline Energy Assessment will be less than for full and reserved matters applications. It is also recognised that this means the energy modelling will often be largely based on assumptions from which the eventual detailed reserved matters application may differ to an extent. The aim of an Energy Assessment for an outline application should be to demonstrate that options have been identified by which the development could comply with the policy targets, taking into account the broad mix of anticipated floorspace, typologies and site conditions. This could, for example, be informed by the element specifications described in the Essex energy modelling evidence (domestic and non-domestic).

Where more detail is known, it should be reflected in the Outline Energy Assessment. For example, if expecting to connect to a site-specific low-carbon energy source; or if expecting a limited number of repeated house types, then the energy modelling would ideally reflect similar archetypes and identify a specification by which they could meet the policy targets for space heat, EUI and renewable

energy (taking into account site conditions). The modelled homes could be, for example, a sample of a relevant housebuilder's 'products' most likely to be built on site. This exercise benefits the developer in that it gives an early understanding of the degree of amendment needed to their existing regular specifications, allowing them to set up supply chains and economies of scale well in advance of commencing on site, as outline proposals typically are large-scale and take several years from outline application, to detailed design, to commencement.

The estimated offsetting contribution of Outline applications should be stated in the outline Energy Assessment, but not paid at the time of the outline application. In that case the offset contribution must be recalculated within the subsequent reserved matters application and paid on or prior to commencement of works on site for the reserved matters scheme. The reason for payment into the offset fund prior to commencement of works is so that the offset fund administrators can deliver the offset projects on a timescale not too dissimilar from the timescale for completion and occupation of the development. The aim is to enable, wherever possible, the offsetting project to be producing renewable energy no later than the development's occupants begin to place their demands on the grid.

Core Policy 24 **Embodied Carbon** (Definitions to assist policy)

Embodied carbon arises differently from different times during a building's lifecycle, some of which are in the far future and about which there is therefore less certainty. Responding to this, the industry's best-practice embodied carbon assessment methodology and targets (upon which Core Policy 24 targets are based) divides the embodied carbon into a number of 'modules' broken up by the period in the development's life cycle when these carbon emissions arise.

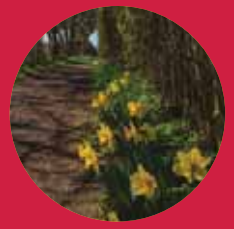
- "Upfront embodied carbon": All carbon emissions up until the completed delivery of the building. In the RICS methodology, this equates to modules A1 – A5 (see Table 9.1 in the local plan climate change chapter).

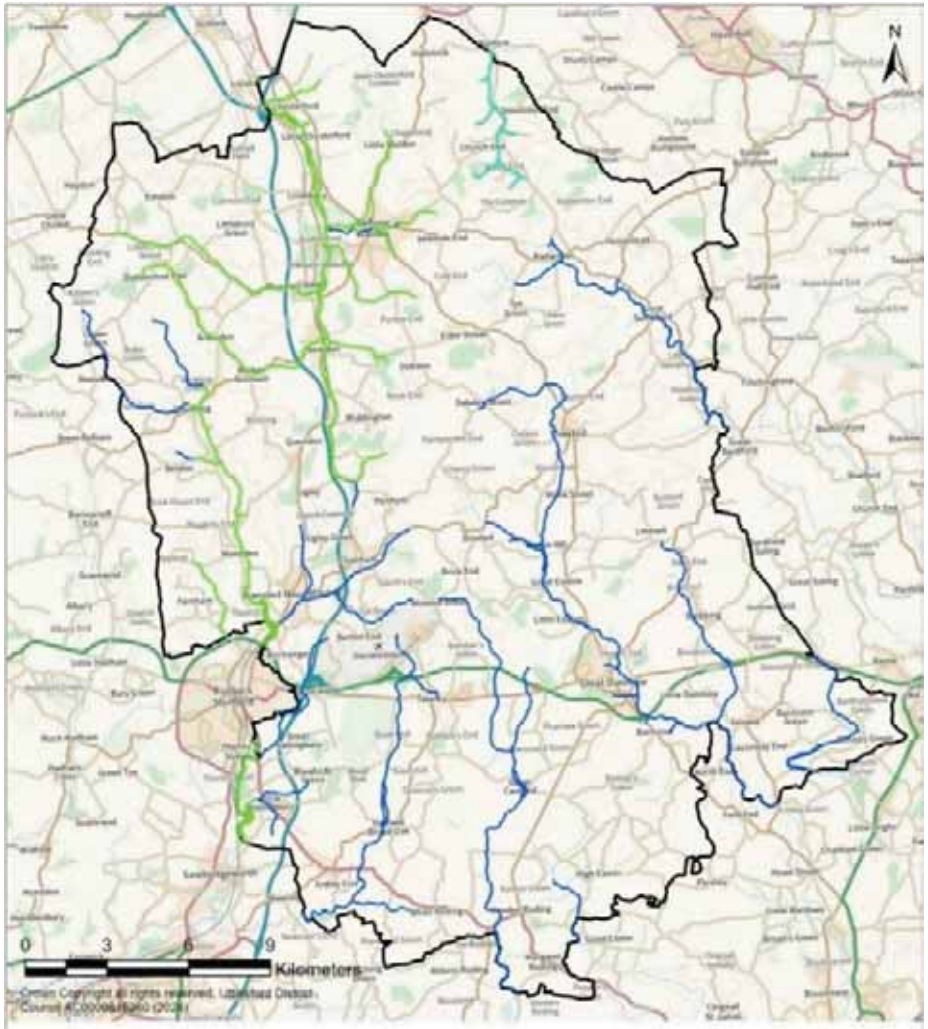
- "Total embodied carbon" (also known as "whole life embodied carbon" or "life cycle embodied carbon): In the RICS methodology, this includes modules A1-A5, B1-B5 and C1-C4 (see Table 9.1 in the local plan climate change chapter). This includes all of the following:
  - The upfront embodied carbon as noted above,
  - Plus, the carbon emissions due to maintenance of the building and embodied carbon of replacement parts across the building's anticipated lifetime,
  - Plus, the carbon emissions anticipated to arise during the eventual demolition and disposal of the building at the end of its lifetime.

Appendix 11:

Chalk Streams in Uttlesford

For Illustrative and figurative purposes only





Chalk Streams within Uttlesford

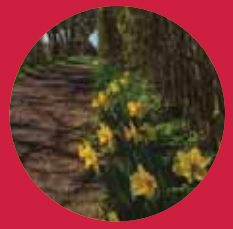
Legend

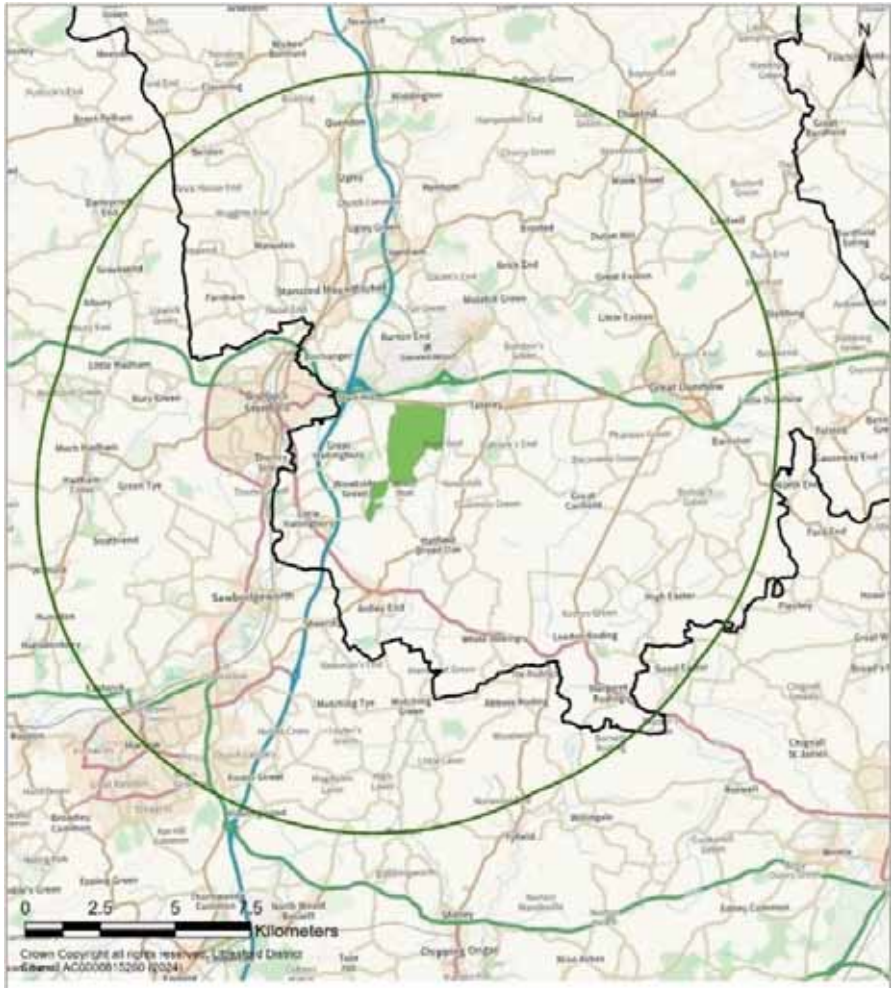
- Chalk Stream
- Partial Chalk Stream
- Statutory Main River

Appendix 12:

Hatfield Forest Zone of Influence

For Illustrative and figurative purposes only





Hatfield Forest Recreation Mitigation Zone of Influence

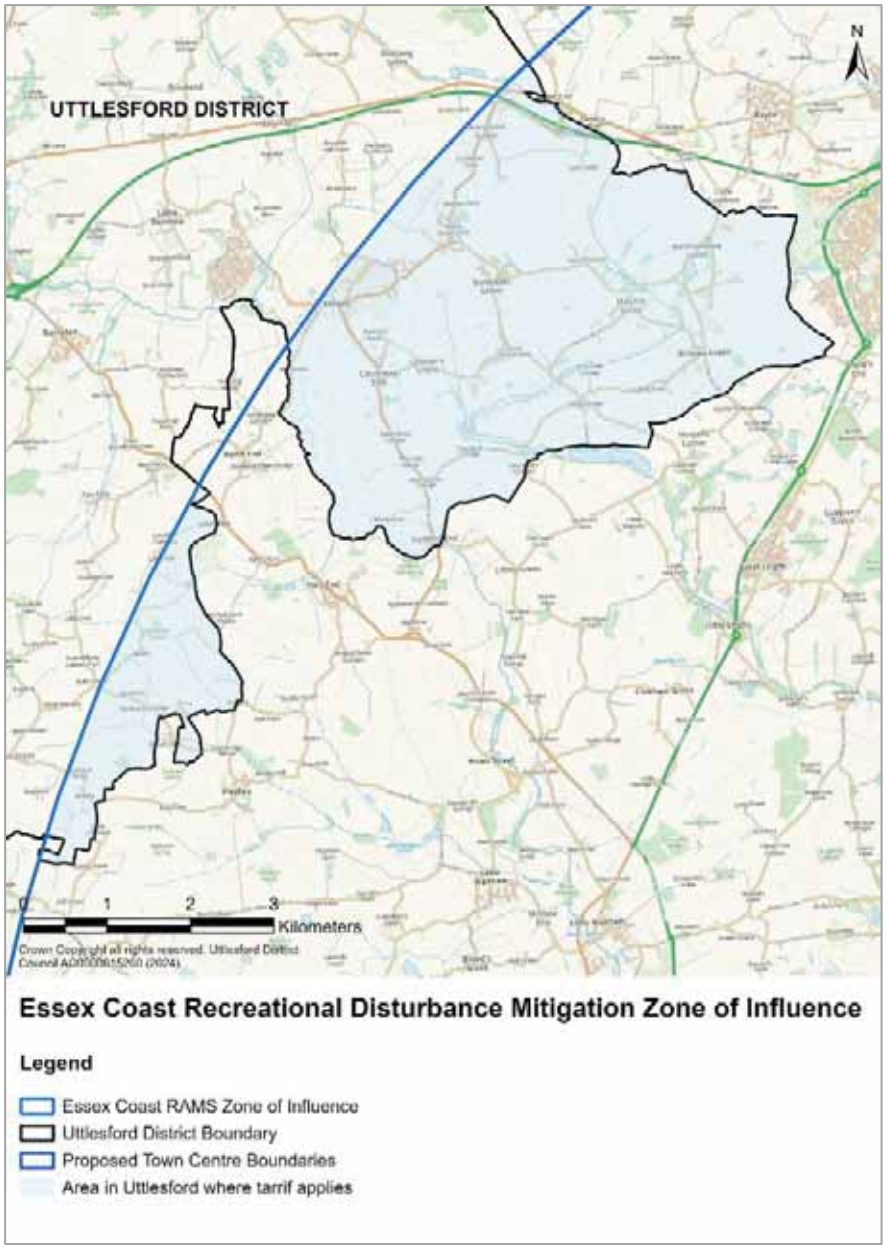
Legend

- Hatfield Forest Mitigation Zone of Influence
- Hatfield Forest SSSI
- Uttlesford District Boundary

Appendix 13:

Essex RAMS Zone of Influence

For Illustrative and figurative purposes only



Appendix 14: Existing Employment Sites in relation to Core Policy 45: Protection of Existing Employment Sites

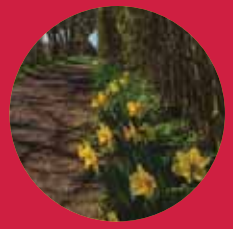
Site Name	Site Size
Elsenham Old Mead Road, Elsenham	1.6
Elsenham Gold Nurseries, Elsenham	1.1
Gaunts End, Elsenham, CM22 6DS	8.2
Woodgates Farm, Broxted, CM6 2BN	1.1
Waltham Hall Farm, Hall Road, Bamber's Green	2.7
Stansted Courtyard, Takeley	1.6
Parsonage Road / Weston Group Business Centre, Parsonage Road	3.2
The Jaguars, Dunmow Road	0.67
Takeley Business Centre , Dunmow Road	1.3
Winfresh Ripening Centre, Little Canfield	8
Haslers Yard Industrial Estate, Great Dunmow	0.44
Station Road Industrial Estate, Great Dunmow	0.47
Flitch Industrial Estate, Great Dunmow	2
Chelmsford Road Industrial Estate, Great Dunmow	4.2
Oak Industrial Estate, Great Dunmow	2.1
Hoblongs Industrial Estate, Chelmsford Road, Great Dunmow	2.6
Waste Processing Facility, Great Dunmow	0.8
Martels Industrial Estate, Barnston	1.6
Kinvar Business Centre, Felsted	0.67
Stansted Distribution Centre, Start Hill, Great Hallingbury	10.1
Thremhall Park, Great Hallingbury	5.3

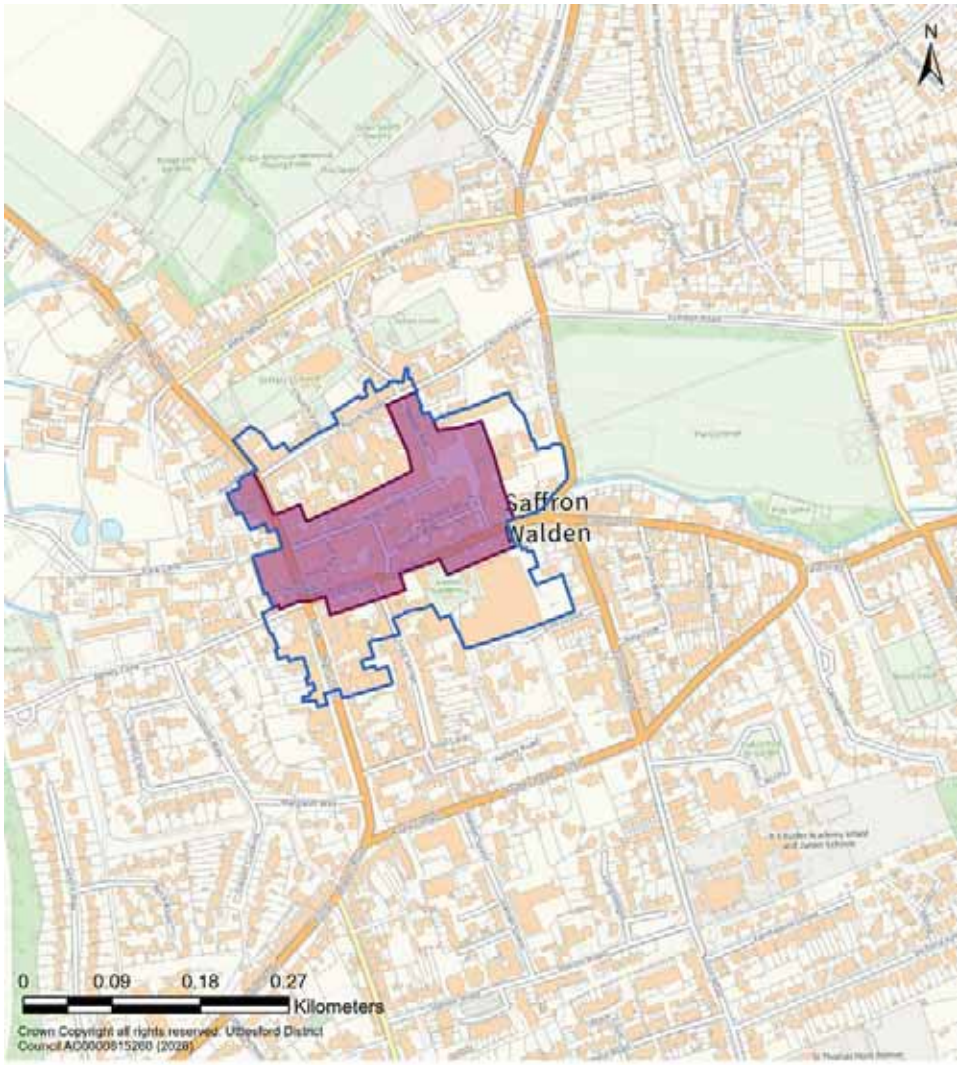
Site Name	Site Size
Taylors End, Stansted	15.4
Stansted Business Park / Northside, Stansted Airport	64.7
M11 Business Park, Parsonage Lane, Stansted Mountfitchet	3.6
Sion Park, Birchanger	2.7
Riverside Business Park, Stansted Mountfitchet	0.5
Sworders Auction House, Cambridge Road, Stansted Mountfitchet	2.8
Alsa Business Park, Alsa Street, Stansted Mountfitchet	0.48
The Maltings, Station Road, Newport	0.21
Hill Green Farm, Clavering	0.53
Britannica Works, Clavering	0.65
Bearwalden, Wendens Ambo	1.1
Audley End Business Centre, Wendons Ambo	0.26
Shire Hill Industrial Estate, Saffron Walden	11.3
South of Radwinter Road, Saffron Walden	0.58
Saffron Business Centre, Saffron Walden	0.3
Ashdon Road Commercial Centre, Saffron Walden	3.6
Hall Farm, Little Walden	0.35
Chesterford Research Park, Great- Chesterford	16.1
Station Road Industrial Estate, Great Chesterford	1.7
Plextek, Ickleton Road, Great Chesterford	0.47

Appendix 15:

Town/Local Centre Boundaries and Primary Shopping Areas for Key Settlements and Local Rural Centres

As identified by Core Policy 50: Retail and Main Town Centre Uses and Hierarchy

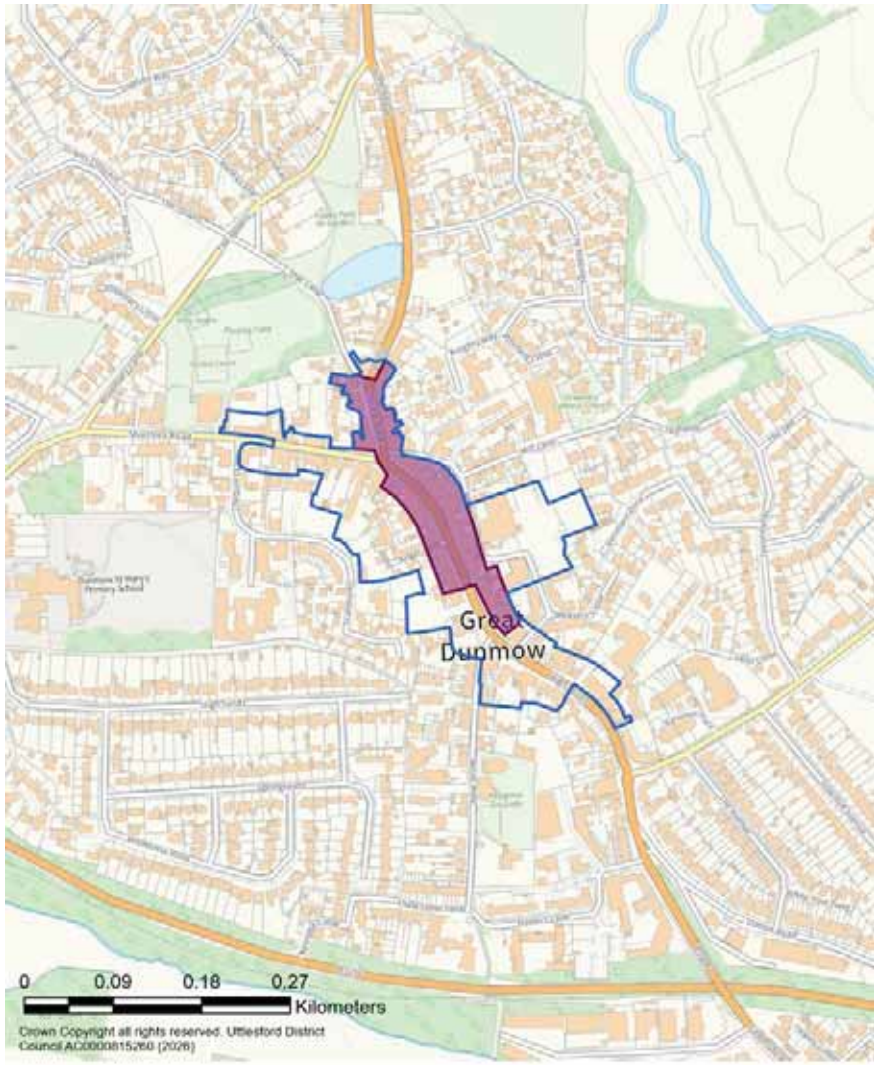




Saffron Walden

Legend

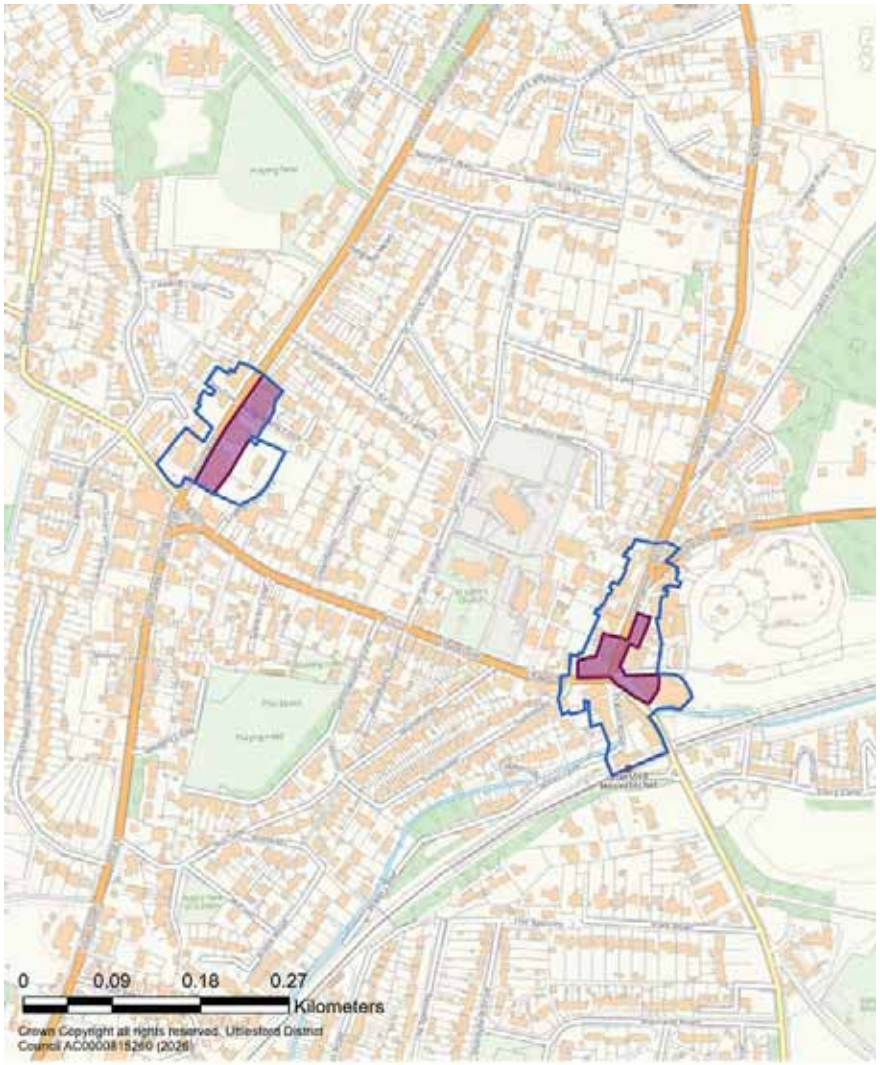
- Proposed Primary Shopping Areas
- Proposed Town Centre Boundaries



Great Dunmow

Legend

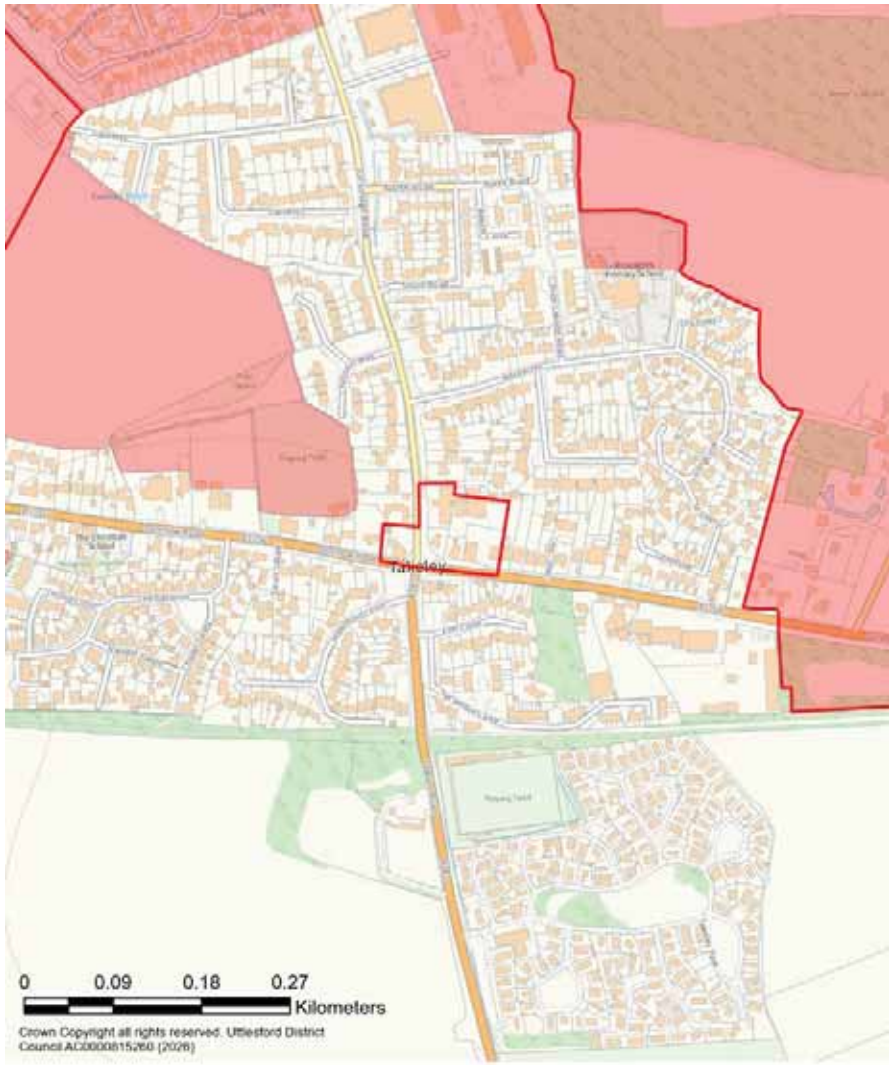
- Proposed Primary Shopping Areas
- Proposed Town Centre Boundaries



Stansted Mountfitchet

Legend

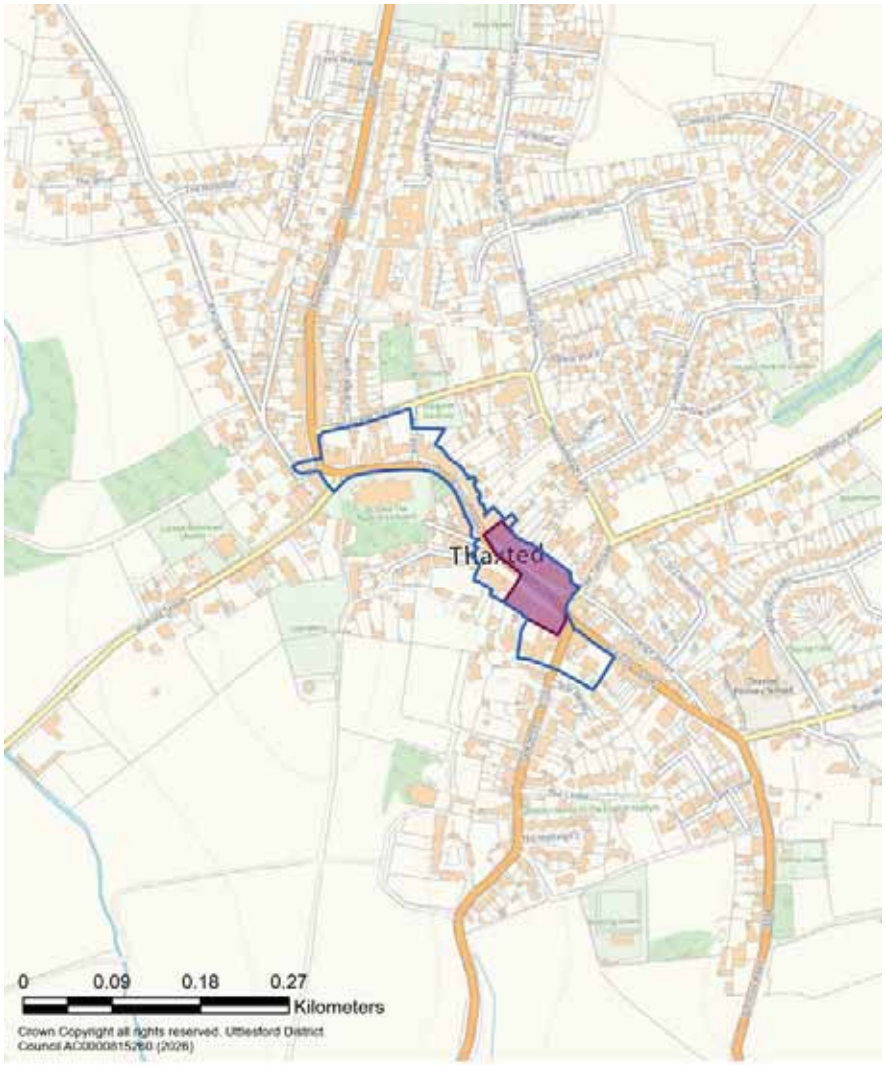
- Proposed Primary Shopping Areas
- Proposed Town Centre Boundaries



Takeley

Legend

- Proposed Regulation 19 CPZ Boundary
- 2005 Adopted CPZ Boundary
- Recommended Local Centre Boundary



Thaxted

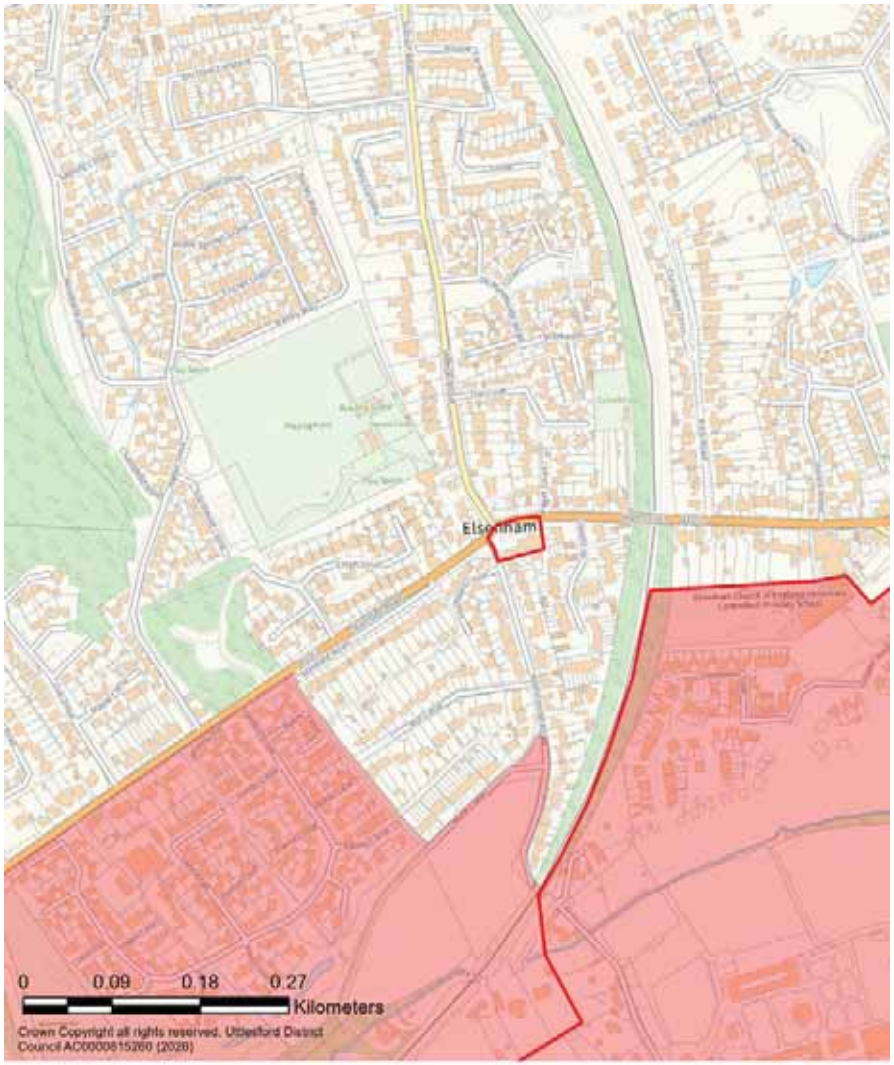
Legend

- Proposed Primary Shopping Areas
- Proposed Town Centre Boundaries

Newport

Legend

Recommended Local Centre Boundary



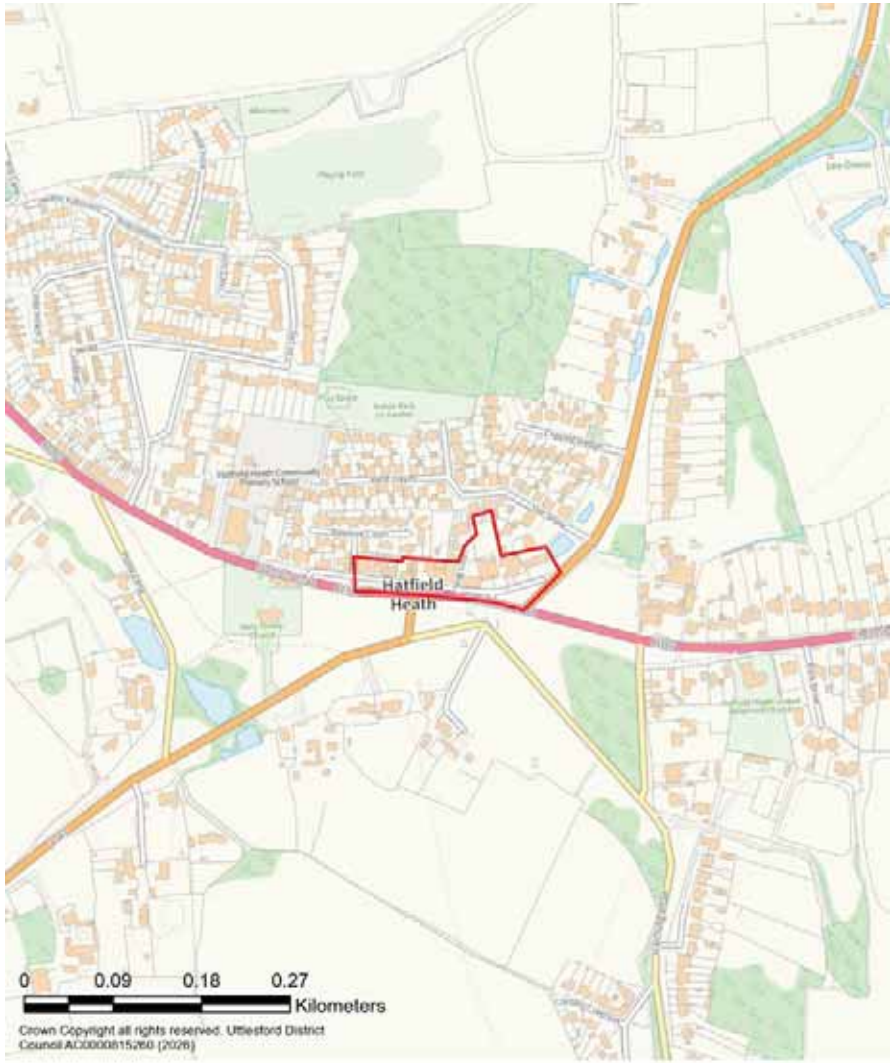
Elsenham

Legend

Proposed Regulation 19 CPZ Boundary

2005 Adopted CPZ Boundary

Recommended Local Centre Boundary



Hatfield Heath

Legend

Recommended Local Centre Boundary

Appendix 16:

Metropolitan Green Belt Amendments

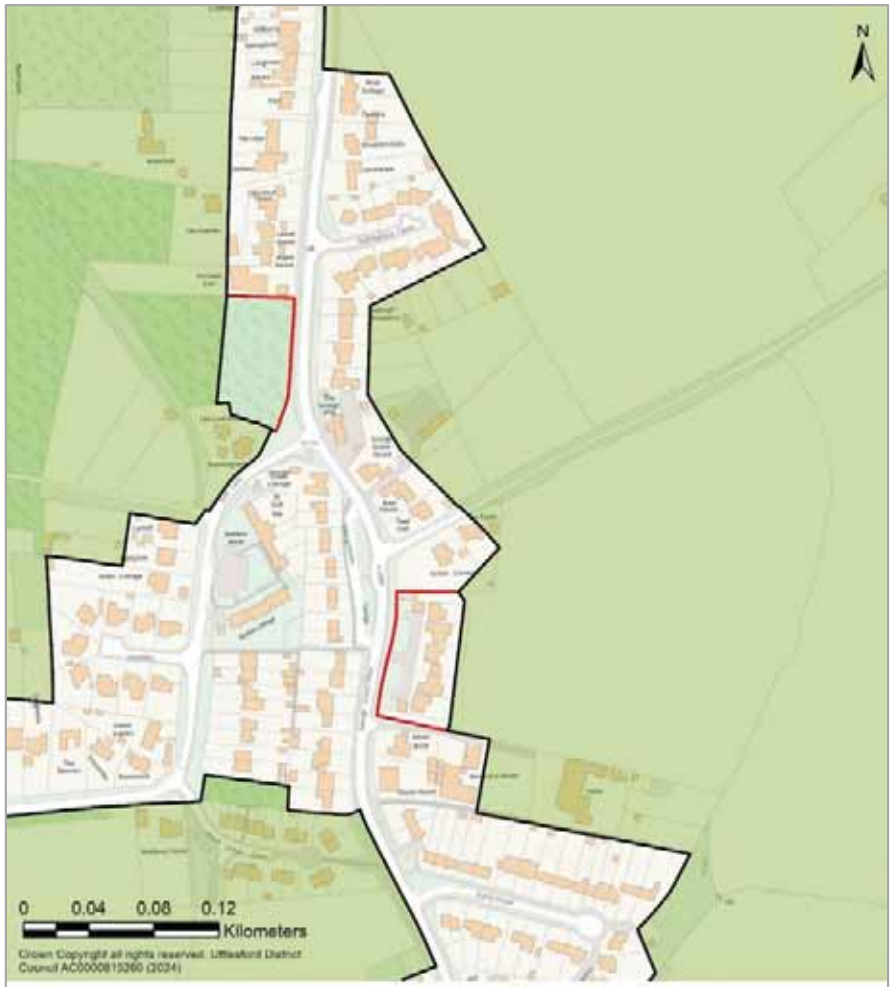
As identified by Core Policy 59:

The Metropolitan Green Belt

Broomsfield Road, North of Hatfield Heath

Legend

- Proposed Regulation 19 Metropolitan Green Belt Boundary
- 2005 Adopted Metropolitan Green Belt Boundary



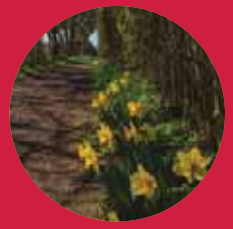
Latchmore Bank, North of Little Hallingbury

Legend

- Proposed Regulation 19 Metropolitan Green Belt Boundary
- 2005 Adopted Metropolitan Green Belt Boundary

Appendix 17:

Minimum Open Space Standards associated with Core Policy 67: Open Space, Sport and Recreation



The table sets out the minimum open space standards derived from locally derived quantity standards which ensure more reflective standards based on existing levels of provision. They should be treated as a minimum requirement as opposed to an absolute goal and applicants are encouraged to deliver higher levels of open space where possible.

The formula to determine the initial amount of open space provision required is:

$$\frac{\textit{New or Additional population from development} \times \textit{quantity standard}}{1000}$$

The table also sets out the accessibility catchments for each type of open space. New development proposals should seek to ensure that the open space provided is accessible to residents by considering these catchments as part of the design process.

Typology	Quantity Standards (per 1000 population)	Accessibility catchments
Parks & gardens	0.10	15-minuite walk time
Natural & semi-natural greenspace3	1.39	30-minute drive time 15-minute walk time
Amenity greenspace	1.60	15-minute walk time
Allotment	0.20	10-minute walk time
Provision for children & young people	0.11	15-minute walk time for skate parks 15-minute walk

3 The quantity standard doesn't take account of the provision at Hatfield Forest. The SSI/NNR is sensitive to overuse and suffers from the impacts of recreational pressures, and it is not appropriate to rely on it as a suitable source of existing open space to serve new development.

Appendix 18: Monitoring Framework

Monitoring is an essential part of implementation of a Local Plan it is key to ensuring that Plan policies are delivered and implemented. This monitoring framework lists the Local Plan objectives and relevant policies set out to achieve them, together with key targets and performance measures to monitor progress towards achieving our Strategic Objectives. It also sets out what actions the Council will take if the Authority's Monitoring Report (AMR) shows that implementation of the Plan, either in part of as a whole, is not taking place as envisaged. The implementation of the plan will be reported against the targets through the Authority's Monitoring Report.

Environmental

Strategic Objective 1
To plan for the climate and ecological emergency, and to avoid or mitigate the environmental impacts from development, including reducing energy usage and embodied carbon of new builds.

Relevant Policies

- Core Policy 1: Addressing Climate Change
- Core Policy 22: Net Zero Operational Carbon Development
- Core Policy 23: Overheating
- Core Policy 24: Embodied Carbon
- Core Policy 25: Renewable Energy Infrastructure
- Core Policy 26: Providing for Sustainable Transport and Connectivity
- Core Policy 33: Managing Waste

Target	Performance Measure
All new residential development of 1 or more new dwellings to be designed and built to operational net zero carbon	Number of dwellings and percentage of new residential development built to operational net zero carbon
All new non-residential development of 100+ m^2 non-residential floorspace to be designed and built to operational net zero carbon	Total floorspace and percentage of non-residential development built to operational net zero carbon
All new residential buildings (apart from bungalows) to achieve a space heating demand of less than 15 kWh/m^2 GIA/yr	Number of dwellings (apart from bungalow) and percentage of new residential development achieving a space heat demand of less than 15 kWh/m^2 GIA/yr
All new bungalows to achieve a space heating demand of less than 20kWh/m^2 GIA/yr	Number and percentage of new bungalows achieving a space heat demand of less than 20 kWh/m^2 GIA/yr
All non-residential buildings to achieve a space heating demand of less than 15 kWh/m^2 GIA/yr	Total floorspace and percentage of non-residential development achieving a space heat demand of less than 15 kWh/m^2 GIA/yr
No new development to be connected to the gas grid	Number of new development (number of dwellings or non-residential development floorspace) connected to the gas grid
No new development to be designed to provide space heating, domestic hot water or cooking through the use of fossil fuels on site. Space heating and domestic hot water must be provided through low carbon fuels.	Number of planning permissions where fossil fuels are used on-site to provide space heating, domestic hot water or cooking
All C3 and C4 new residential development to achieve an Energy Use Intensity of no more than 35 kWh/m^2 GIA/yr	Number of dwellings and percentage of new residential development achieving an Energy Use Intensity of no more than 35 kWh/m^2 GIA/yr
All new office development to achieve an Energy Use Intensity of no more than 70 kWh/m^2 GIA/yr	Floorspace and percentage of new office development achieving an Energy Use Intensity of no more than 70 kWh/m^2 GIA/yr
All new schools to achieve an Energy Use Intensity of no more than 65 kWh/m^2 GIA/yr	Floorspace and percentage of new school achieving an Energy Use Intensity of no more than 65 kWh/m^2 GIA/yr
All new light industrial development to achieve an Energy Use Intensity of no more than 35 kWh/m^2 GIA/yr	Land area and percentage of new light industrial development achieving an Energy Use Intensity of no more than 35 kWh/m^2 GIA/yr

All new developments (1 or more new dwellings or 100+m^2 non-residential floorspace) must generate renewable on-site	Percentage of new development generating renewable energy on-site. Amount of renewable energy generation through new development (kWh)
All new developments to resubmit as-built information at completion and prior to occupation	Percentage of new development re-submitting as-built information at completion and prior to occupation
All residential extensions and conversions (excluding listed buildings and development within Conservation Areas) to meet the minimum standard approach fabric specifications	Percentage of residential extensions and conversions meeting the minimum standard approach fabric specifications
Residential extensions and conversions to incorporate renewable energy generation technology where practical and feasible	Percentage of residential extensions and conversions incorporating renewable energy generation technology
All development proposals to demonstrate how the cooling hierarchy has been integrated into design decisions via the Climate Change and Sustainability Statement	Percentage of major development proposals meeting the CIBSE TM52 or TM59 standards
All development proposals to demonstrate what measures have been taken to reduce embodied carbon content as far as possible, through the Climate Change and Sustainability Statement	Percentage of large scale new residential development (100 dwellings or more) meeting 'upfront' embodied carbon emission below or equal to 500kgCO_2/m^2 and total embodied carbon (excluding modules B6 and B7 below or equal to 800kgCO_2/m^2 Percentage of large scale new non-residential development (500m2 or more non-residential floorspace) meeting 'upfront' embodied carbon emission below or equal to 600kgCO_2/m^2 and total embodied carbon (excluding modules B6 and B7 below or equal to 970kgCO_2/m^2
All proposals for new development to include adequate recycling facilities in line with the Design Code	Percentage of new development providing adequate recycling facilities

Mitigation Actions

- Liaise with the relevant stakeholders on the challenges around delivery of renewable energy proposals and increasing overall renewable energy generation in the district
- Liaise with Environmental Health Team, Environment Agency and the Development Management team to review challenges around delivery of the different criterion of this policy.

Strategic Objective 2
Protect high-quality landscapes by ensuring new development conserves and enhances landscape assets and achieves high quality design standards.

Relevant Policies

- Core Policy 12: Stansted Airport Countryside Protection Zone
- Core Policy 41: Landscape Character
- Core Policy 52: Good Design Outcomes and Process
- Core Policy 52a: Good Design Outcomes and Process for Strategic Allocations
- Core Policy 59: The Metropolitan Green Belt
- Development Policy 1: New Dwellings in the Open Countryside
- Development Policy 2: Replacement Dwellings in the Open Countryside
- Development Policy 3: Rural Workers' Dwellings in the Open Countryside
- Development Policy 4: Extensions to Dwellings in the Countryside
- Development Policy 5: Change of Use of Agricultural Land to Domestic Gardens
- Development Policy 9: Public Art

Target	Performance Measure
To ensure the rural setting of Stansted Airport continues to be protected through the countryside protection zone	The number of development approvals and appeals allowed within the designated countryside protection zone
To protect the valued landscapes across the district and ensure developments reflects local landscape character	The number of developments allowed that are inconsistent with local character and cause an unacceptable visual intrusion into the open countryside
Development either delivered through development management or local plan allocations accords with the high-quality design guidance especially from the Uttlesford Design Code and Essex Design Guide	Number of developments that accord with the standards set out in the various national and local design standards
Developments above 50 dwellings that make use of a Design Review to assess the design of development	Number of developments above 50 dwellings that use a design review panel during the planning phase
To deliver public art projects located on or off new development sites with clear benefit for the local community	Number of public art projects delivered within the plan period

Mitigation Actions

- Work with development management and other relevant stakeholders to uphold the integrity of the countryside protection zone
- Coordinate with local communities, including parish and town councils, to ensure the most beneficial public art projects.

Strategic Objective 3
Protect and preserve the natural environment, have full regard to the Essex Local Nature Recovery Strategy. Protect and maximise opportunities for biodiversity net gain and the enhancement of Uttlesford's natural capital assets, including soils, woodlands, hedges and ponds to capture and store carbon as well as providing for appropriate access for health and recreational benefits, together with effective multifunctional Green Infrastructure. Protect and restore the natural ecology and health of the District's chalk streams and rivers.

Relevant Policies

- Core Policy 9: Green and Blue Infrastructure in the North Uttlesford Area
- Core Policy 15: Green and Blue Infrastructure in the South Uttlesford Area
- Core Policy 35: Watercourses Protection and Enhancement
- Core Policy 38: Sites Designated for Biodiversity or Geology
- Core Policy 39: Green and Blue Infrastructure
- Core Policy 40: Biodiversity and Nature Recovery
- Core Policy 42: Pollution and Contamination
- Core Policy 43: Air Quality
- Core Policy 44: Noise

Target	Performance Measure
The delivery of projects and opportunities set out within the Green and Blue infrastructure Strategy for Uttlesford	Number of projects delivered as identified in the Green and Blue Infrastructure Strategy for Uttlesford
To deliver SANG in accordance with Natural England Standards to mitigate recreational damage to Hatfield Forest	Number of SANG delivered that are identified in the SANG and country park study
To protect sites internationally, nationally and locally designated for their importance to nature conservation, ecological or geological value as well as non-designated sites of ecological or geological value	Condition of SSSIs and NNR Number of Local Wildlife Sites under Positive Conservation Management
All development to demonstrate a minimum of 20% net gain in biodiversity (measured using the DEFRA biodiversity metric 3.1 or successor)	Percentage of planning permission demonstrating a minimum 20% net gain in biodiversity Continued maintenance of Biodiversity Offset market
No new noise sensitive uses in areas exposed to noise at the Unacceptable Adverse Effect Level	Number of new noise sensitive development permitted in areas exposed to noise at the Unacceptable Adverse Effect Level

Mitigation Actions

- Work with Natural England, the Environment Agency and other relevant stakeholders to ensure the protection of designated environmental sites
- Work with the Development Management team to assess the delivery of BNG through planning permissions
- Continue to monitor air quality in Uttlesford and to develop the Saffron Walden Clean Air project.

Strategic Objective 4
Protect Uttlesford's water resources by delivering developments that efficiently use local resources, prioritise water resilience, use the latest sustainable consumption techniques and avoid abstraction of chalk aquifers that adversely affects Chalk Rivers and Streams. Ensure new development is resilient to the impacts of climate change including flooding, drought and heatwaves.

Relevant Policies
- Core Policy 34: Water Supply and Protection of Water Resources
- Core Policy 35: Watercourse Protection and Enhancement
- Core Policy 36: Flood Risk
- Core Policy 37: Sustainable Drainage Systems
- Core Policy 39: Green and Blue Infrastructure

Target	Performance Measure
All development proposals to demonstrate how they contribute positively towards achieving 'good' status under the Water Framework Directive for surface and groundwater bodies	Current and Objective Status of the District's watercourse Number of planning applications granted contrary to the Environment Agency's advice on water quality grounds
All new dwellings to achieve a minimum water efficiency of 110 l/p/d (or 90 l/p/d which will be supported by the council)	Percentage of new dwellings achieving the minimum water efficiency described in the Building Regulations G2 and 90l/p/d
No development of any kind (including permitted development) within the riparian buffer zone of water courses (15m from the water course bank top and 10m from the ditch bank top according to current BNG user guidance)	Number of new development (apart from the exception uses) within the riparian buffer zone of water courses

Mitigation Actions
- Liaise with water companies, Natural England, the Environment Agency and other stakeholders to ensure water quality is protected especially in the various chalk streams located in the northwest of the district
- Liaise with the Environmental Health Team, the relevant water authority, Environment Agency and Development Management to review challenges around delivery of the different criterion of this policy.

Strategic Objective 6
Protect and enhance the historic environment, including protecting and enhancing the significance of heritage assets and their settings, including archaeology.

Relevant Policies

- Core Policy 61: The Historic Environment
- Core Policy 62: Listed Buildings
- Core Policy 63: Conservation Areas
- Core Policy 64: Archaeological Assets
- Core Policy 65: Non-Designated Heritage Assets of Local Importance

Target	Performance Measure
To proactively safeguard heritage assets at risk identified on the Local Buildings at Risk Register and the national Heritage at Risk Register	Number of heritage assets on the 'heritage at risk' assessment (including Conservation Area, Listed Buildings, Scheduled Monuments and Registered Parks and Gardens)

Mitigation Actions

- Liaise with Place Services and Historic England to establish challenges of conserving and/or enhancing the historic environment.

Economic

Strategic Objective 5
Protect the best and most versatile agricultural land whilst balancing the needs for, local nature recovery, rural employment and diversification.

Strategic Objective 7
Recognise the influential role of the district's employment offer, including the international gateway of Stansted Airport, including the Northside development and the research and development offer at Great Chesterford Research Park, by embracing the planned expansion, whilst seeking to maximise their sustainability and infrastructure need.

Strategic Objective 8
Foster sustainable economic development opportunities.
By promoting a strong, diverse, resilient, sustainable, and competitive economy. And supported with a range of rewarding employment and learning opportunities and a multi skilled workforce in a range of sectors including tourism, high-tech, biotech, research and development, aviation, sustainable agricultural and rural business.

Relevant Policies

- Core Policy 3: Settlement Hierarchy
- Core Policy 4: Meeting Business and Employment Needs
- Core Policy 6: North Uttlesford Area Strategy
- Core Policy 11: London Stansted Airport
- Core Policy 10: South Uttlesford Area Strategy
- Core Policy 16: Stansted and Elsenham Area Strategy
- Core Policy 22: Rural Diversification
- Core Policy 45: Protection of Existing Employment Space
- Core Policy 46: Development at Allocated Employment Sies
- Core Policy 47: Ancillary Uses on Existing or Allocated Employment Sites
- Core Policy 48: New Employment Development on Unallocated Sites
- Core Policy 49: Employment and Training
- Core Policy 50: Retail and Main Town Centre Uses Hierarchy
- Core Policy 51: Tourism and the Visitor Economy
- Development Policy 6: Hot Food Takeaways
- Development Policy 7: New Shops and Cafes in Smaller Settlements

Target	Performance Measure
To deliver at least 14.6 hectares of office and R&D development land and 31.5 hectares of industrial land within the plan period to meet the residual need	Net and type of additional economic land supply (or equivalent economic floorspace) completed
To safeguard existing employment areas unless there is evidence which demonstrates that it has reached its useful economic life	Change in area (hectares or equivalent economic floorspace) of identified safeguarded employment land
To ensure large-scale development provides an Employment and Skills Plan (ESP)	Percentage of large-scale development permissions which have submitted an Employment and Skills Plan and its cumulative economic outcomes, including the number of apprenticeships delivered within the plan period
To maintain Main Town Centre Uses at ground floor level within the primary shopping areas	Net loss of Main Town Centre Uses within primary shopping areas, as monitored through the Town Centre Use Floorspace Land Supply Survey

Mitigation Actions

- Liaise with Economic Development Team and stakeholders to establish challenges around delivery of employment. Investigate appropriate mechanisms to accelerate delivery. Review permissions granted and consider appropriate action
- Liaise with the Development management team and relevant stakeholders around the delivery of employment land and that all the relevant development policies surrounding employment are followed.

Community / Social

Strategic Objective 10
Help sustain existing and deliver new local community facilities, education, sport, leisure, open space, health and retail provision through development to promote healthy, attractive, sustainable and safe communities.

Relevant Policies

- Core Policy 5: Providing Supporting Infrastructure and Services
- Core Policy 9: Green and Blue Infrastructure in the North Uttlesford Area
- Core Policy 15: Green and Blue Infrastructure in the South Uttlesford Area
- Core Policy 26: Providing for Sustainable Transport and Connectivity
- Core Policy 50: Retail and Main Town Centre Uses Hierarchy
- Development Policy 6: Hot Food Takeaways
- Core Policy 66: Planning for Health
- Core Policy 68: Community Uses

Target	Performance Measure
To deliver strategic infrastructure items in accordance with the timeframes identified within the Infrastructure Delivery Plan	Delivery of infrastructure alongside allocated sites in each area strategy through the relevant funding mechanism
To promote the continued role and function of town centres and contribute to the vitality of the public realm	The success of infrastructure delivery funding in supporting the schemes identified in the Planning permission relating to Main Town Centre Uses as per Core Policy 50
To ensure the protection of existing community spaces	Amount of ‘Assets of Community Value’ in the district and their status

Mitigation Actions

- Liaise with infrastructure providers, development management and other stakeholders to establish challenges around delivery. Investigate appropriate mechanisms to accelerate delivery e.g. funding, S106. Keep the Infrastructure Delivery Plan under regular review as a mitigation to ensure infrastructure is delivered in Uttlesford
- Liaise with local community groups to ensure the assets of community value are considered when reviewing planning applications.

Strategic Objective 11
Meet the identified housing needs, including provision for specialist and supported housing needs (e.g., elderly/disabled) and ensure that an appropriate contribution of affordable housing is met.

Relevant Policies

- Core Policy 2: Meeting Our Housing Needs
- Core Policy 3: Settlement Hierarchy
- Core Policy 6: North Uttlesford Area Strategy
- Core Policy 10: South Uttlesford Area Strategy
- Core Policy 16: Stansted and Elsenham Area Strategy
- Core Policy 19: Rural Area Housing Requirement Figures
- Core Policy 53: Standards for New Residential Development
- Core Policy 54: Specialist Housing
- Core Policy 55: Residential Space Standards
- Core Policy 56: Affordable Dwellings
- Core Policy 57: Sub-Division of Dwellings and Homes in Multiple Ownership
- Core Policy 58: Custom and Self-Build Housing
- Core Policy 60: The Travelling Community
- Development Policy 8: Tourist Accommodation

Target	Performance Measure
To deliver 13,500 homes over the plan period between April 2021 and March 2041	**Housing Delivery** - Net additional dwellings completed within the plan period
To provide a five-year housing land supply of deliverable sites[4]	**Housing Supply** - Housing Trajectory of for 5- and 15-year period
To ensure that new residential developments deliver a housing mix that meets local needs as set out in the most up to date LHNA and Core Policy 53	**Housing Delivery Test** - Net additional and percentage of dwellings completed within the plan period by dwelling size (no. of bedrooms) and tenure
The timely delivery of Neighbourhood plans to ensure that housing in larger villages is delivered within the plan period	The number of neighbourhood plans for the larger villages made within two years of Local Plan adoption and the quantum of housing allocated within those plans for delivery within the plan period to 2041

4 As per paragraph 77 of the NPPF (2023)

All residential schemes to be 100% M4(2) compliant and all major residential schemes to include 10% of market homes to be m4(3)(a) compliant for market homes and 20% M4(3)(b) compliant for affordable homes	Percentage of new dwellings which meet the M4(2) Percentage of major residential developments that meet the M4(3) standard
All strategic housing sites (100+ dwellings) to provide at least 5% of dwellings as specialist housing (C3)	Number and percentage of new specialist accommodation units completed through strategic housing development
All new dwellings to comply with the nationally described space standards	Percentage of new dwellings that comply with the nationally described space standards
All new residential dwellings to have direct access to an area of private and/or communal amenity space	Percentage of new dwellings that have direct access to an area of private and/or communal amenity space
New residential development of 10 or more self-contained units to provide 35% of the total units as affordable dwellings	Net additional affordable dwellings completed within the plan period
To deliver a mix of affordable housing including 30% of homes to be available under affordable home ownership schemes and the remaining 70% to be affordable/social rent	Number and percentage of affordable dwellings completed within the plan period by tenure
To deliver a sufficient supply of custom and self-build housing plots to meet the identified need through requiring proposals for 100 or more dwellings to provide at least 5% of the total number of dwellings on-site as self-build or custom build homes, where there is an identified need on the register	Net additional self-build and custom build homes completed within the plan period
To provide sufficient pitches and plots to meet identified needs for Gypsies, Travellers and Travelling showpeople	Number of Gypsy, Traveller and Travelling showpeople pitches and plots provided within the plan period
To provide an appropriate level of transit pitches to meet an identified need within the district	Number of Transit Sites provided in accordance with an identified need in the district

Mitigation Actions

- Liaise with the key stakeholders, including the development industry, to establish challenges around the delivery of new housing in Uttlesford. Investigate appropriate mechanisms to accelerate housing delivery whilst ensuring the development that is delivered is of high quality
- Support Neighbourhood Planning Groups when preparing a neighbourhood plan.

Strategic Objective 12
Prioritise increased opportunities for high-quality and safe travel by public transport and active travel encouraging modal shift away from the car.

Relevant Policies

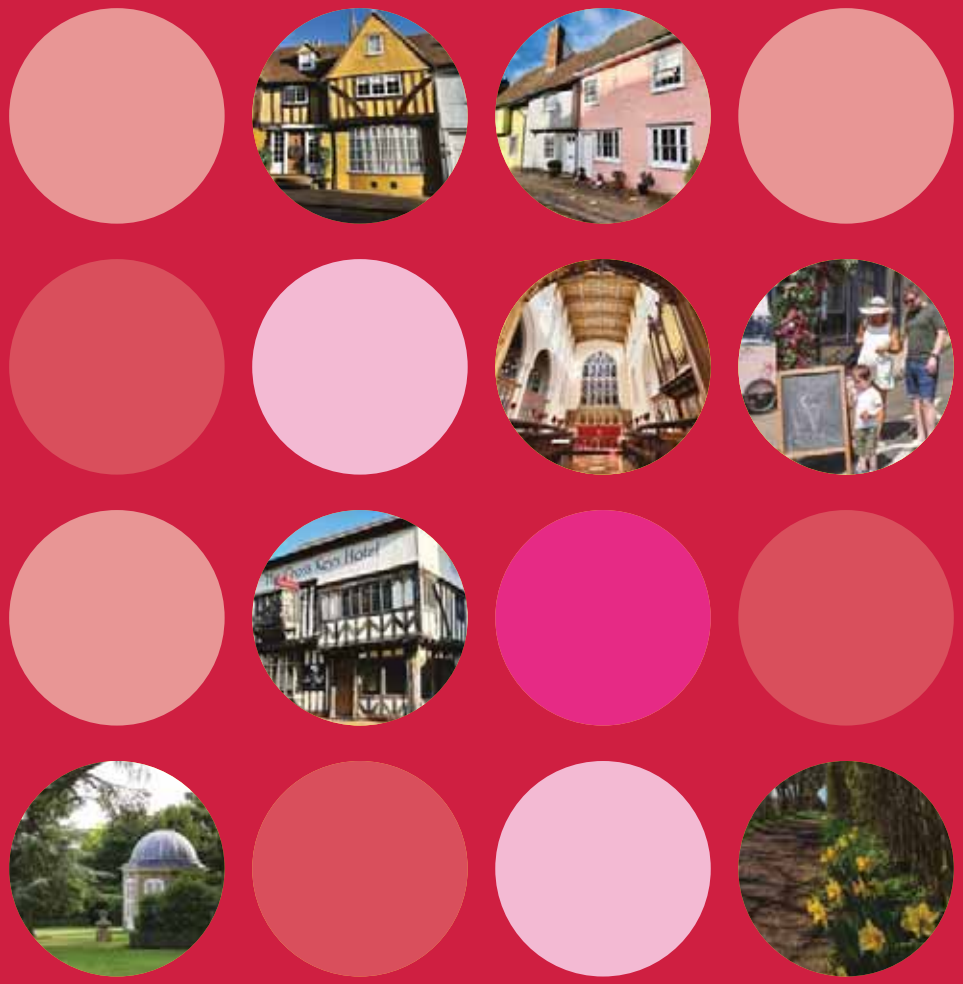
- Core Policy 7: Delivery of Transport Schemes within the North Uttlesford Area
- Core Policy 8: Safeguarding of Land for Strategic Transport Schemes in the North Uttlesford Area
- Core Policy 11: London Stansted Airport
- Core Policy 13: Delivery of Transport Schemes within the South Uttlesford Area
- Core Policy 14: Safeguarding of Land of Strategic Transport Schemes in the South Uttlesford Area
- Core Policy 27: Providing for Sustainable Transport and Connectivity
- Core Policy 28: Assessing the impact of Development on Transport Infrastructure
- Core Policy 29: Active Travel – Walking and Cycling
- Core Policy 30: Electric and Low Emission Vehicles
- Core Policy 30: Public Rights of Way
- Core Policy 31: Parking Standards
- Core Policy 32: The Movement and Management of Freight

Target	Performance Measure
To safeguard and deliver transport improvements and/or infrastructure identified in the relevant area strategies and Infrastructure Delivery Plan	Status of transport proposals identified in the area strategies in Uttlesford
To enhance the provision of walking and cycling infrastructure in the district	Net additional cycle parking spaces delivered within the plan period Strategic improvements to cycle routes, pedestrian facilities and improvements to the highway network for walking and cycling
To increase the percentage of journeys made by public transport or active travel modes	Modal shift in travel patterns in Uttlesford, including the achievement of Travel Plan targets where these are imposed on development sites
To maximise the opportunity of occupiers and visitors to use electric and low emission vehicles	Number of EV charging points delivered through new developments within the plan period, including residential and public EV charging points or make ready infrastructure for charging stations

Mitigation Actions

- Liaise with Essex County Council, Active Travel England and other relevant stakeholders to ensure the efficient delivery of transport infrastructure within Uttlesford
- Work with landowners to ensure that safeguarded land identified for strategic proposals is properly safeguarded and that the delivery of the long-term proposals is negotiated with the relevant stakeholders
- Liaise with the Development Management team and Essex County Council to review the challenges in ensuring new developments follow the latest Essex Parking Standards and parking standards in the Uttlesford Design Code.

Appendix19: Glossary



Affordable Housing
Available to eligible households whose housing needs cannot be met on the social market. It can include social rent, affordable rent and shared ownership. Eligibility criteria vary according to tenure, and can include consideration of local incomes, local house prices, and connections to the local area.

Air Quality Management Areas (AQMA)
Local Authorities are required to carry out regular reviews and assessments of air quality in their area. Areas which do not meet required standards are designated as AQMAs and a plan put in place to improve the air quality in that area.

Air Quality Assessment
A detailed study of the effects of a development on air quality.

Ancient Monuments
Usually earthworks or unoccupied structures. Nationally important sites are added to a list or “schedule” and they are protected from disturbance.

Ancient Woodland
An area of woodland that has been wooded continuously since at least 1600AD.

Authority Monitoring Report (AMR)
A report published annually by the Local Planning Authority showing progress in delivering Local Plan policies and allocations.

Appeal
The process in which a planning applicant can challenge an adverse decision. Appeals can also be made on the failure of the planning authority to issue a decision within a given time, against conditions attached to a permission and against the issue of an enforcement notice.

Aquifer
An underground water source.

Archaeological Interest
The archaeological potential of a heritage asset (designated and undesignated).

Area Strategy
Locally distinct areas that where we are planning for in the spatial strategy to suit their individual needs.

Assets of Community Value (ACV)
Facilities which have been identified by local communities as being important to village life e.g. village hall, village green, shop, public house etc and which have been designated as Assets of Community Value by the Council.

Biodiversity
The variety of life on earth or in a specified region and area.

Biodiversity Offsetting
A way of providing compensation for loss of biodiversity as a result of development activity.

Biodiversity Net Gain
An approach to development that aims to leave the natural environment in a measurably better state than it was beforehand.

Bird Hazard Risk
The risk of a collision between a bird and an aircraft (often referred to as ‘bird strike’), which presents a significant threat to flight safety.

BREEAM
A set of standards for measuring the environmental performance of a range of new and existing building types. It covers energy and water performance, construction materials, waste, ecology, pollution and health. Under this scheme, buildings that meet the standards are rated either ‘pass’, ‘good’, ‘very good’.

BRES
UK Business Register and Employment Survey. The official source of employee and employment estimates by detailed geography and industry.

Brownfield Land
Land which has been previously developed. See Previously Developed Land (PDL).

Chalk Streams
Streams that rise from springs in landscapes with chalk bedrock.

Climate Change
Long term changes in climate.

Community Facilities
Facilities and services which are of benefit to the wider community.

Community Infrastructure Levy (CIL)
A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

Community Land Trust (CLT)
Community Land Trusts are a form of community led housing, set up and run by residents to develop and manage homes and other assets. CLTs act as long-term stewards of housing ensuring that it remains affordable.

Conservation Areas
Areas designated by the Council, which have special architectural or historic interest, which makes them worth protecting and improving as per the Planning (Listed Building and Conservation Areas) Act 1990.

Conservation Area Appraisal
Examines the qualities of the Conservation Area and identifies potential changes that are positive and others that may be damaging. The Appraisal includes a review of the Conservation Area boundaries and identifies appropriate environmental and highway improvements.

Commitments
Homes that have been approved for development through planning permission.

Completions
Homes that have already been built since the start of the planning period.

Department for Levelling Up, Housing and Communities (DLUHC)
The government department responsible for housing, communities, and local government in England. It is the successor to the Ministry of Housing, Communities and Local Government (MHCLG), the Department for Communities and Local Government (DCLG), and the Office of the Deputy Prime Minister (ODPM).

Developed Footprint
The continuous built form of a settlement which excludes individual buildings, the gardens, agricultural buildings and outdoor sports facilities at the edge of a settlement.

Design Code
A set of simple, concise, illustrated design requirements that are visual and numerical wherever possible to provide specific, detailed parameters for physical development in the area.

Development Opportunity Sites
Areas with potential for comprehensive redevelopment for town centre uses.

Drainage Strategy
An assessment which demonstrates that the most sustainable foul and surface water drainage solutions have been considered for a development.

Duty to Corporate
Created under the Localism Act 2011 and amends the Planning and Compulsory Purchase Act 2004. It places a legal duty on all public bodies to engage constructively and on an ongoing basis to maximise the effectiveness of local plan preparation.

East of England Forecasting Model
Built by Oxford Economics, the model brings together a range of key linked

variables including economic output, productivity, employment, and housing. It is updated every 6 months. The model shows what impact decisions in one policy or geographical area might have on others.

Embodied Carbon
The carbon dioxide emissions that arise from the manufacturing, transportation, installation, maintenance and disposal of building materials, and the whole lifecycle of a building or infrastructure, including its construction, operation and demolition.

Employment Land Review (ELR)
A study to assess the demand and supply of land for employment including the suitability of existing employment land for continued employment use.

Essex County Council (ECC)
In the context of planning, is responsible for minerals, waste and county council development, Strategic Highway Decisions, the lead authority on flooding and education.

Essex Design Guide
A set of design standards to achieve high quality new development.

Extra Care Housing
very sheltered housing, catering for less mobile people and wheelchair users. Schemes may have care staff and may provide meals.

Exception Site
An exception can be made to normal planning policies restricting development in the countryside to allow a suitable site to be developed in order to provide affordable housing.

First Homes
New dwellings only available for purchase by qualifying first-time buyers which are to be sold at a discount of at least 20% of the market value and for less than the price cap (of £250,000 outside Great London) and are subject to restrictions on sale or letting for the initial 5-year period of occupancy.

Five Year Housing Land Supply (5YHLS)
Under paragraph 76 of the NPPF local authorities are required to identify deliverable sites to provide a minimum of 5 years' worth of housing against their locally identified housing requirement under the local housing needs assessment.

Fluvial Flooding
Fluvial flooding occurs when rivers overflow and burst their banks.

Geodiversity
The natural range (diversity) of geological features (rocks, minerals, fossils, structures), geomorphological features (landforms and processes) and soil features that make up the landscape.

Green Belt
A statutory designation made for the purposes of checking the unrestricted sprawl of large built-up areas; preventing neighbouring towns from merging into each other; assisting in safeguarding the countryside from encroachment; preserving the setting and special character of historic towns and assisting in urban regeneration by encouraging the recycling of derelict and other urban land.

Green Infrastructure
A strategically planned and delivered network of high-quality green spaces which may include parks and gardens, village greens, woodlands, cycling routes, allotments, churchyards and other environmental features.

Groundwater Protection Zones
Zones that show the risk of contamination to groundwater sources from any activities that might cause pollution in the area.

Gypsy and Traveller Accommodation Assessment (GTAA)
A piece of research work to establish what the needs are for Gypsy and Traveller sites over the plan period.

Habitat Regulations Assessment (HRA)
The Conservation of Habitats and Species Regulations 2017 (also known as the Habitats Regulations) requires 'appropriate assessment' of plans and projects that are, either alone or in combination with other plans and projects, likely to have a significant impact on sites designated under these regulations.

Heritage Asset
A building monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

Health Impact Assessment (HIA)
A method of considering the positive and negative impacts of development upon human health.

Heritage Statement
A document that outlines the historic or archaeological significance of a building or landscape within its wider setting. It includes an outline of any proposed works, and assessment of their impact on the building or landscape and a mitigation strategy.

Historic Environment
All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Housing and Economic Land Availability Assessment (HELAA)
A technical document which assesses the availability, suitability and deliverability of land which could be identified for housing or employment development.

Houses of Multiple Occupancy (HMO)
A house occupied by unrelated individuals.

Key Diagram
The Key Diagram illustrates the spatial strategy set out in the local plan.

LAPs, LEAPs and NEAPs
Children's play space. LAPs are generally small landscaped Local Areas of Play space for younger children within a 5 minute walk from home. LEAPs are Local Equipped Areas for Play, normally designed for unsupervised play for 4-12 year olds within a 10 minute walk from home and NEAPs are Neighbourhood Equipped Areas for Play within a 15 minutes walk from home. NEAPs cater for a wide spectrum of users but generally in the 4-14 age group.

Learning Disability Scheme
Housing which offers supported independent living for adults with learning difficulties.

Legal Obligation/Agreement
Normally referred to as a Section 106 agreement, which sets out what the developer is legally obliged to provide

as part of the planning approval for a development.

Lifetime Homes Standards
16 design criteria devised by the Joseph Rowntree Foundation to make housing more flexible and adaptable to respond to the changing needs of occupiers.

Lifetime Neighbourhoods
An environment that is accessible, inclusive, attractive and safe. A community that offers services, facilities and open space with a strong local identity, volunteering networks and a culture of consultation and user empowerment.

Listed Building
A building of special historic or architectural interest listed by the Government under the Town and Country Planning (Listed Buildings/Conservation Areas) Act 1990.

Local Cycling and Walking Infrastructure Plan (LCWIP)
A Strategic Assessment that identifies cycling and walking improvements at a local level.

Local Enterprise Partnership (LEP)
A body designated by the Secretary of State for Housing, Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

Local Wildlife Sites (LoWS)
Non-statutory sites designated for their nature conservation value.

Low Carbon Development
Development which is designed and built in such a way that it reduces the use of natural resources both during construction and in use.

Master Plan
A document prepared by the Development Company and approved by the Council to show how the development will be carried out. The Master Plan should be subject to public consultation.

Major Development
For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development, where it means additional floorspace of 1,000m^2 or more is created, or a site has a total site area of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Metropolitan Green Belt (MGB)
A statutory designation made for the purposes of checking the unrestricted sprawl of large built-up areas; preventing neighbouring towns from merging into each other; assisting in safeguarding the countryside from encroachment; preserving the setting and special character of historic towns and assisting in urban regeneration by encouraging the recycling of derelict and other urban land.

National Planning Policy Framework (NPPF)
National Framework for planning policies.

National Nature Reserve (NNR)
Established to protect important habitats, species, and geology.

Neighbourhood Plan
A plan prepared by a Parish Council, Neighbourhood Forum, or other locally constituted community group, for a particular neighbourhood.

Noise Preferential Routes (NPR's)
These direct aircraft where possible over less densely populated areas to reduce potential for disturbance by aircraft noise.

Non-designated Heritage Assets
These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets.

Open Space
All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Pargetting
Traditional decoration in the plasterwork on the outside of buildings.

Permitted Development (PD)
Comprises certain categories of minor development as specified in the General Permitted Development Order, which can be carried out without having first to obtain specific planning permission.

Planning Performance Agreements
Voluntary undertakings that enable local planning authorities and applicants for planning permission to agree the timescales, actions and resources necessary to process a planning application.

Policies Map
Map to show the geographic application of policies in the Local Plan in compliance with part 4(9) of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Previously Developed Land (PDL)
Land which is, or was, occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through. development control procedures; land in built-up areas such as private residential garden s, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Public Safety Zone
Areas of land at the end of runways established at the busiest airports in the UK, within which certain planning restrictions apply. These aim to control the number of people on the ground at risk in the unlikely event of an aircraft accident on take-off or landing.

Red Data List
Reports on the conservation status of species under threat.

Registered Parks and Gardens
Parks and Gardens included on a non-statutory list of parks and gardens of special historic interest maintained by Historic England.

Scheduled Monument/Scheduled Ancient Monument
Archaeological sites, buried deposits or structures of national importance by virtue of their historic, architectural, traditional or archaeological interest. The Secretary of State for Culture, Media and Sport schedules them under the Ancient Monuments and Archaeological Area Act 1979.

Safeguarded Land
Land that comprises areas and sites which may be required to serve development needs in the longer term.

Section 106 Agreements
A binding legal agreement requiring a developer or landowner to provide or contribute towards facilities, infrastructure or other measures, in order for planning permission to be granted. Planning obligations are normally secured under Section 106 of the Town and Country Planning Act 1990.

Settlement Hierarchy
A method of putting settlements in rank order and in the context of this local plan they were ranked by their level of services and facilities they provide.

Sheltered Housing
Independent self-contained homes for older people with some support available usually through an alarm service.

Sites of Special Scientific Interest (SSSI)
Sites which have national importance for wildlife. The site can be important because it is an important habitat or because of the species of plants, birds animals and/or insects which it supports.

Special Roadside Verges
Often remnants of old hay meadows and are recognised for their floristic diversity.

Starter Homes
See First Homes above.

Statutory
Required by law, usually through an act of parliament.

Statutory body
A body appointed by the government to give advice and be consulted on for development plans and planning applications affecting matters of public interest.

Strategic Environmental Assessment (SEA)
A generic term used to describe environmental assessment, as applied to plans, policies and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment of certain plans and programmes, including those in the field of planning and land use.'

Strategic Housing Market Assessment (SHMA)
A study of local housing markets to assess needs and demand for different types of housing in the district.

Sui Generis
Unique or of its own kind. Usually used to describe any planning use not falling within a specific class in the Use Classes Order which separates different land uses into different classes.

Supported Housing
A housing service where housing, support and/or care services are provided to help people to live as independently as possible. Supported housing provides homes for a wide range of people including older people, people with a learning disability and autistic people, people with mental health related needs, vulnerable young people and people who have experienced homelessness.

Sustainability Appraisal (SA)
The SA examines the impacts of the Local Plan's policies against economic, social and environmental objectives. It also provides an indication of what measures may need to be taken to minimise or eliminate any adverse impacts and promote sustainable development. The Planning and Compulsory Purchase Act requires an SA to be undertaken for all Local Plans throughout the plan making process.

Sustainable Community Strategy
Prepared by the Local Strategic Partnership setting out a long-term vision for the area to tackle local needs. In Uttlesford the LSP is known as Uttlesford Futures and the current strategy runs until 2018.

Sustainable Development
Development that is in accord with economic, social and environmental objectives. Development that meets today's needs without comprising the ability of future generations to meet their own needs.

Sustainable Drainage Systems (SuDs)
Areas which are designed to collect surface water run off and to allow slow discharge into the ground or into water courses to reduce the danger of flooding. The water can also be filtered to improve its quality.
Town and Village Design Statements
These are community led plans prepared through local consultation to guide the future development of the town/village.

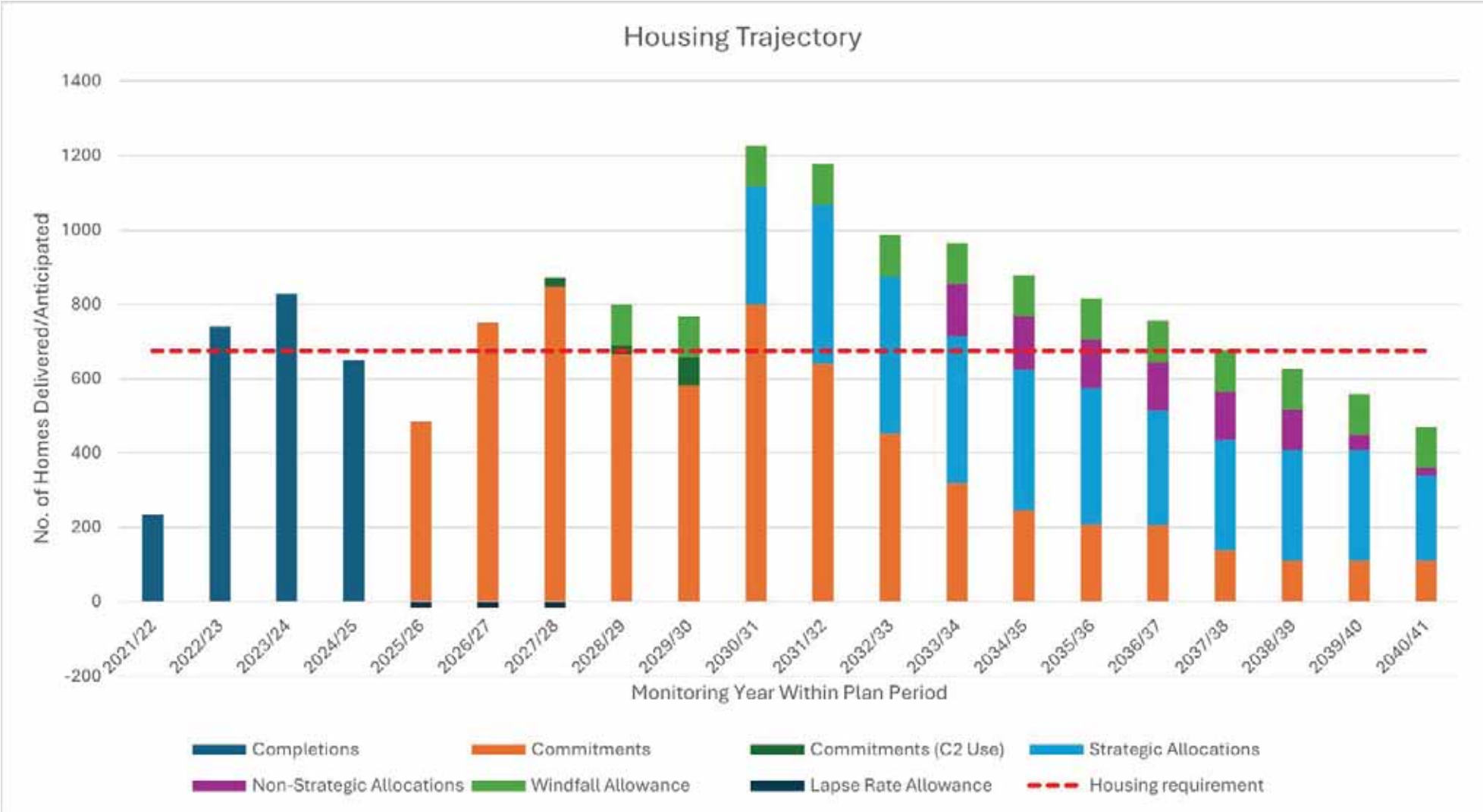
Transport Assessment
A comprehensive and systematic process that sets out transport issues relating to a proposed development and measures to be taken to deal with the anticipated transport impacts of the scheme and to improve accessibility and safety for all made of travel.

Transport Modelling
Uses comprehensive survey data and mathematical data models to understand how the transport system works, to predict how it will perform in the future, and to evaluate the impact of different transport policies and projects.

Use Classes Order
The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as use classes. More detail on what types of uses fall within each use class is set out below. Planning permission is not needed when both the present and proposed uses fall within the same class. For example, a greengrocer's shop could be changed to a shoe shop without permission as these uses both fall within use class E. However, planning permission may still be required if the change of use involves any physical changes to the building's structure.

Windfall Site
A site not specifically allocated for development through a development plan but becomes available for development during the lifetime of a plan.

Appendix 20: **Housing Trajectory 2021-2041**



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