



UTTLESFORD DISTRICT COUNCIL

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Chief Executive: Dawn French

27 July 2016

Our ref: SKN

Please ask for Sarah Nicholas on 01799 510454
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Dear Sir/Madam,

UTTLESFORD LOCAL PLAN: RESIDENTIAL ALLOCATIONS IN TOWNS AND VILLAGES

At the meeting of Full Council on the 26th July, Members approved a distribution strategy. This preferred distribution strategy involves a dispersal of the housing across new settlement(s), the towns, and villages. The committee report can be viewed on the Council's website.

The Council needs to plan for the period up to 2033 and identify sites for an additional 4,600 dwellings over and above those dwellings with planning permission as at April 2016. Officers are suggesting the following distribution of these dwellings.

New settlement(s)	2800 dwellings	
Towns and villages	1800 dwellings	<ul style="list-style-type: none">• Saffron Walden and Great Dunmow• Great Chesterford; Newport; Elsenham; Stansted Mountfitchet; Takeley' Thaxted and Hatfield Heath (Key Villages) and• those villages with a primary school (Type A Villages)

The Council has yet to make a decision as to where these sites should be allocated. It would therefore like to work with you in identifying deliverable sites in your village or town to provide a total of 1800 dwellings across the District, for you to consider the benefits which development can bring by sustaining facilities and community life and the role your town or village can play. This would also be an opportunity for parish council's to discuss whether the village would benefit from a small development providing affordable homes for people with a local connection also known as Rural Exception Sites. If you wish to discuss this further please contact Stephanie Baxter, Housing Enabling Officer on sbaxter@uttlesford.gov.uk or 01799 510633.

The location of new settlement(s) is not being considered here.

To provide some context, at this stage officers are considering that

- The two towns of Saffron Walden and Great Dunmow could provide sites to deliver between 600 - 750 dwellings each.
- There are 7 key villages, one of which is in the Green Belt, which could provide between 30-70 dwellings each.
- There are 19 Type A villages some of which are in or on the edge of the Green Belt and some have no suitable sites submitted. Officers consider that the remaining Type A villages could provide between 10-20 dwellings each.

It is important to remember that not all villages have suitable sites and sites may deliver more or less than the average required. Therefore parishes must be aware that there has to be some flexibility in the distribution of these dwellings across the towns and villages. The Council will also be contacting Essex County Council seeking views on education and highways on this scale of development in the towns and villages. In preparing the Local Plan and determining planning applications the Council has always to have in mind the National Planning Policy Framework which requires authorities to boost significantly the supply of housing and the presumption in favour of sustainable development. Town and Parish Councils must also recognise that in meeting the housing target the Council will need to allocate sites within the countryside which will result in the loss of agricultural land and have an impact on the landscape setting of the village. However it is hoped that sites with the least impact can be allocated and that the overall impact can be minimised by the scale of development being proposed in the villages.

Attached is a separate sheet setting out the information relating to your town or village. This sheet sets out

1. The number of dwellings with outstanding planning permissions on large sites as at April 2016 which have already been taken into account in determining the overall number of new houses to allocate sites for.
2. Any planning permissions on large sites which have been granted permission since April 2016 which will contribute to the number of new houses we are finding sites for.
3. Whether any further sites have been submitted to the Council under the Strategic Land Availability Assessment (SLAA) which have not yet been assessed and published and you can consider as part of this process.
4. A list of sites which officers consider are worthy of further consideration and would appreciate your views on. The number of dwellings shown is that indicated by the site promoter. Please comment on any other sites you consider are appropriate for development.

The SLAA has been updated with factual corrections and any comments received from yourselves and site promoters. These can be viewed at www.uttlesford.gov.uk/tableofsites .

Officers would welcome your views on which site(s) you would prefer to be allocated. If you have a Neighbourhood Plan Steering Group you are recommended to discuss this with them. Evidence supporting the preparation of the neighbourhood plan may indicate the need for a type of development or amenities which a development could help provide. It is important to stress again that at this stage, the Council has not taken a view on which sites to allocate.

You are welcome to undertake any consultation in the village as you wish. Officers are happy to discuss the issues with the Parish Council.

Your comments will be taken into account in the preparation of the Local Plan which will be subject consultation and governance at UDC before finally being the subject of an independent examination.

We would welcome your comments as soon as possible but by Friday 2 September at the latest.

Yours faithfully

Sarah Nicholas
Senior Planning Office