



Thaxted Parish Council – UDC Local Plan Response – August 2017

Ref No	Page No	Policy No / Paragraph	Comment	Proposed Change / action / Query
1	13	“Objective 1e” – High Quality Design	Change resisting to refusing	change words
2	13	Objective 2, 2 nd para	Possible conflict with Corporate Plan which states that UDC will oppose 2 nd runway but this paragraph wishes to provide employment growth opportunities at Stansted	UDC to clarify this point
3	16	Policy SP1, 3 rd para	Currently states that where no policy, permission will be granted	Amend to “where no policy, Council will determine one in order for the application to be determined”
4	19	3.13	Needs to reference inclusion of Garden Communities within the Corporate Plan	To add “and in alignment and accordance with UDC’s Corporate Plan”
5	21	Table 3.3 Type B Villages	<p>There appears to be some disparity in relation to Wendons Ambo not being allocated any additional housing or development but we note its proximity to Newport and existing rail links. We also note that the same disparity applies to Ugley, and seek to understand and rationalise this decision.</p> <p>Quendon is identified as a site with ‘non strategic housing’ on the spatial strategy map, however is included within Ricklings with a total of 50 dwellings, this clearly crosses the M11 corridor and Thaxted wishes to seek clarity and understand as to why the opportunities which are clearly present along the old A11 corridor are not being fully considered.</p> <p>A new motorway junction between Chesterford and Stansted (i.e. around the Quendon/Rickley point) would be visually an obvious consideration, therefore making development in these areas more accessible and attractive. This point has been previously raised with no feedback from UDC as to why this is being overlooked.</p>	<p>Could there be further development at Wendons Ambo – seek clarity from UDC</p> <p>Where is the evidence to discount Wendons Ambo from the proposed site allocations?</p> <p>Clarify additional road link proposition along the M11 (old A11) corridor.</p> <p>Query why Ugley appears to have been overlooked in terms of development, when ideally situated- seek clarity from UDC</p>



Thaxted Parish Council – UDC Local Plan Response – August 2017

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6	22	Policy SP2	First line of policy notes that “the majority of development will be focussed at the towns of Saffron Walden and Great Dunmow etc etc...”	This should be amended so that there is no assumption of hierarchy for development in SW and should state “the majority of development will be at the new Garden Communities at Easton Park, West Braintree and North Uttlesford followed by development at the towns of Saffron Walden and Great Dunmow” this changes the hierarchy of proposed development
7	26	3.42	The housing figure for Uttlesford is 14,100 of a total 46,058 across 4 authorities. 14,100 is more than ¼ of the total requirement and represents 30% of the requirement across 4 authorities. It is the opinion of Thaxted Parish Council that Uttlesford must re-visit their Objectively Assessed Housing Need figures. The figures that they are currently using are now out of date and probably hugely inflated giving rise to a requirement for far more housing than is actually needed. Since their figures were produced we have had Brexit (and the latest net migration figures which are a fraction of what they were pre-Brexit); the second runway for Heathrow; and an analysis of Stansted Airport jobs showing that workers don’t actually live in Uttlesford and anticipated growth has been over-stated.	Query this allocation with UDC, why 30% of housing for Uttlesford? If this percentage is based on actual and projected population figures from census, is it fair to assume that because there has been a large percentage increase in past 10 years that this should continue? This should be re considered to reflect a more accurate statement of needs.
8	31	3.55 Garden Communities	Should cross reference to UDC’s Corporate Plan to further support this	Add cross reference in Local Plan to Corporate Plan
9	34	Policy SP6	Community provisions should also include land, sports facilities and pavilions.	This should be included in same paragraph 3 of Policy
10	35	3.61	Should this not state what these strategic highway improvements should be?	Add details of the strategic highway improvements



Thaxted Parish Council – UDC Local Plan Response – August 2017

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11	36	Policy SP7 (point 1)	This state's 5000 homes but on page 35 paragraph 3.61 notes restrictions to 3,300, this is contradictory?	UDC to clarify this point
12	36	Policy 7 (point 4)	Transport Choice, how will this be achieved? What preventative measures will be put in place to reduce or mitigate against increased traffic flow from development from the rural footprint connecting Dunmow or the newly proposed little Easton garden village through to Thaxted?	Policy should include some mitigation for increased traffic in/out of SW & Dunmow and its surrounding rural villages and towns.
13	36	Policy SP7 (point 5)	Access strategy, refers to northbound traffic but what about southbound traffic? This directly relates to the over-use of the B184 and its lack of provisions to host additional traffic flow between the proposed Little Easton Garden village and its neighbouring villages and towns travelling towards both Cambridge and Saffron Walden.	There needs to be contributions towards capacity improvements in Saffron Walden and Southbound traffic too (ie cutting cross country to Stansted/Thaxted/Gt Dunmow and beyond)
14	38	Policy SP8 (point 4)	Transport Choice, seems somewhat limited to Dunmow and Braintree only. Why is this? What provisions are being made to join the West Braintree Garden community to the surrounding neighbouring networks and growing communities?	There is a lack of public transport options between West and North which will need addressing to align the community's opportunities in terms of employment and public accessibility.
15	47	Policy SP11 London Stansted Airport	Airport development- Notes the proposed development will be assessed against the Local Plan but UDC'S Corporate Plan says it will oppose a 2 nd runway at Stansted.	Policy potentially against Corporate Plan?
16	47	Policy SP11	This should make provisions to ban night time flights and with no increase in permitted flightpaths. The statement 'on airport parking help to protect residential amenity' is not necessarily factual, the current levy placed on the users of Stansted airport in relation to car park charges needs to be re considered as is it commonly cheaper to take a taxi	Policy to be amended, and consideration to the statement be investigated with a view to create a more competitive solution to the end user.

Response from Thaxted Parish Council to UDC's Local Plan, August 2017



Thaxted Parish Council – UDC Local Plan Response – August 2017

Ref No	Page No	Policy No / Paragraph	Comment	Proposed Change / action / Query
			therefore local resident are often plagued with cars on streets, near bus stops, or in local rural residential car parks.	
17	51	Policy SP12 (point 2)	What does UDC consider 'Previously Developed Land'? and what is meant by 'Under-Used?'	Define previously developed land and the criteria for Under-used land, is this suggesting compulsory purchase orders will be implemented by UDC?
18	51	Policy SP12	Development should not take place in any areas rated higher than "low risk"	Proposed new bullet point "Development should not take place in any areas rated higher than low risk flooding"
19	52	Housing 4.2	Query greatest need is for 3 or 4 bedroom houses, this is contradicted on page 54 under Housing Mix 4.10 where it is stated 'whilst the greatest need for affordable housing units is for 2 and 3 bedroom houses'. In addition to this, the work of the emerging Thaxted Neighbourhood plan is contradictory to this and suggests that the need is for 1 or 2-bedroom affordable homes.	Query this statement from the SHMA and the statement under Housing Mix 4.10
20	52	Housing 4.3	Addition – 'Necessarily require or qualify for subsidised affordable housing' In addition to this point we should draw back to page 30 Provision of jobs and employment 3.52 'where non-B use class employment will form the majority'	Add in addition in 5 th line of paragraph Query and Consider the strategy for smaller/ affordable housing
21	54	Housing Policy H1	This should state as led by local demand and outlined in the emerging Neighbourhood Plan and according to the character of the area.	Amend and add in the addition
22	54	4.10	Add in 'Market' affordable to note those who need 2 & 3 bedroom houses but do not qualify for 'affordable housing'	Amend wording as proposed
23	55	Policy H2 Housing Mix	Remove the wording ' Majority of the need to market Housing is for 3 & 4+ bedroom market houses' This should also say 2 & 3 bedroom Market affordable housing	Amend wording as proposed



Thaxted Parish Council – UDC Local Plan Response – August 2017

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			There is no provision for families wanting market affordable housing who do not qualify for affordable housing.	
24	56	Policy H3	This should state sub-division of a flat/ property will not be allowed where the dwelling is in a flood risk area and the flat is created with no access to a 1 st floor level for refuge.	Amend wording as proposed
25	57	Policy H4	This should include that the applicant must state why the proposed footprint is larger than the existing footprint.	Amend wording as proposed
26	58	Policy H5 (point b)	Please define 'unreasonably small'. This should state that garden sizes must comply with Essex Design Guide. Essex Design guide requires a garden of 100sqm for a 3 bed houses and no more than 2/5 of the garden in shade on 21 March	Amend wording and refer to Essex Design Guide
27	60	Policy H6	2 nd paragraph –add in 'with reference to the Neighbourhood Plan'	Suggest policy is revised to say;
28	67	Employment 5.3 (point 3)	This statement is the 'Aim' as laid out in the development strategy relating to Thaxted. It is detailed on page 12 of the strategy under the heading 'Town Centres'	What is tangible? how is this to be achieved in a market town with diminishing industry and agricultural land being utilised for new homes.
29	87	Policy RET5	To add 'Appropriate footpaths/cycle paths are provided by developers/applicant to access facility'	Support policy with amended wording as proposed
30	88	7.5	Notes that Low bus use and services are challenging- then the Local Plan should include some incentives to make use of public transport more attractive, viable and affordable.	Additional policies required to make public transport more attractive and viable
31	89	7.6	Thaxted would welcome implementations of the cycling strategy and would support the exploration of a cycle path between Thaxted and Saffron Walden	Include in plan



Thaxted Parish Council – UDC Local Plan Response – August 2017

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32	90	7.12	Not only improve existing services but add to the provisions where possible to encourage use of public transport.	Amend wording
33	93	Policy TA1	Define what is meant by severe congestion? Also to note; back to inconsistency see point 16	Opportunity for NP to go into more detail in terms of appropriate surfaces, fencing, lighting etc. Shared ROWs should be 2 m wide
34	96	Policy TA3	Support but request that a higher percentage of charging points are installed.	Amend policy to allow greater provision of charging points
35	97	Policy TA4	To add 'and/or any policy as identified within the local Neighbourhood Plans' The local NP should be able to determine these based on parking issues and levels of car ownership. Development Management should not allow discounting.	Amend policy as proposed
36	99	TA5	No Mention of the road link between Dunmow and Cambridge, those using the already over capacity B184 will flood rural communities. What will be done to mitigate this? There could be some consideration to weight limits of vehicles using this route, in particular to prevent construction traffic using the Thaxted route. Please see our additional point under the heading 'Land east of the mead – Thaxted'	UDC to respond and consider suggested points re weight limits.
37	102	8.7	Is this factually correct. Only 3 public gardens in Uttlesford?	Query this
38	102	8.12	Should define 'Local community' also as town/parish council and Neighbourhood Plan team.	Amend
39	104	Policy INF2	But note the protection of allotment land under 1904 allotment act. Each Parish Council has a DUTY to make provisions for allotments.	Amend policy as proposed and note query re allotment land. And in addition, consider Using standards set by Fields in Trust and Natural England in relation to Green Space
40	107	Policy INF3	The limit of 50 means that smaller settlements like those in rural communities such as Thaxted make no contribution.	Consider reduction



Thaxted Parish Council – UDC Local Plan Response – August 2017

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41	113	Policy D2	Support this but the policy should also include that rear Courtyards should be avoided.	Amend as proposed
42	114	9.10	Define 'Large scale development'	UDC to define
43	114	9.14	Add to this paragraph: 'Particular regard and consideration must be afforded to the delivery of local community or shopping centres and school provision. Early delivery of these facilities will ensure provisions for the 1 st / 2 nd cohort of residents'	Amend as proposed
44	115	Policy D4	2 nd Bullet point – Add to this policy – 'and community facilities' Also add regarding phasing of works to ensure community provision is supplied to the first cohort of residents.	Amend as proposed
45	116	9.19	Amend to: All major developments will be subject to design review	Amend as proposed
46	116	Policy D5	Add to policy: 'Design will be in accordance with any specific requirements laid out in the adopted in the Neighbourhood Plan, and will complement the area as identified within the Heritage and character assessment'	Amend as proposed
47	117	9.23	Include after final sentence, 'however, the plot owner must consider that the design will be in accordance with any specific requirements laid out in the adopted Neighbourhood Plan, and will complement the area as identified within the Heritage and charter assessment'	
48	117	Policy D7	How is this land to be identified for self-build?	UDC to Clarify land identification policy



Thaxted Parish Council – UDC Local Plan Response – August 2017

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49	118	Policy D8	Needs to be more specific around provision of waste areas for flats to ensure they are accessible by both residents and refuse lorries.	Amend policy to include additional re waste access
50	120	Policy D9	Should add 'Houses with roof solar panels and water recycling schemes will be encouraged'	Suggest inclusion
51	122	10.5	Amend after town and village design statements: in addition, some who have emerging or adopted Neighbourhood Plans.	Amend as proposed
53	123	PolicyEN1	Should there also be a cross reference here to the local listing within the conservation area appraisals?	Query with UDC
54	124	Policy EN2	Define 'substantial pollution'	UDC to clarify
55	126	Policy EN4	Should there be a reference here to locally listed buildings under the conservation area appraisal?	Query with UDC
56	127	Policy EN5	Archaeological finds need to remain as an asset and integrated into the landscape as an attraction / monument of local interest and contribute to the public realm.	Reconsider the design to compliment the archaeological find e.g glass pavement coverings. Also note Typo first paragraph line 4 final word reads FORT, should be 'for the develop....'
57	128	Policy EN6	No this should say NO development should be permitted	Amend policy
58	130	Policy EN9	Should this policy also reference the creation of additional parks & sites? It currently only seeks to protect the existing rather than create any new space.	Amend policy to include new parks and sites.
59	132	Policy EN10	This policy should also seek to increase existing traditional open space and trees. Provision should therefore be made to encourage new creation of these.	Amend policy
60	132	10.34	Support this favour that all development should be located in areas at low risk of flooding. As per amendment suggested in EN11	



Thaxted Parish Council – UDC Local Plan Response – August 2017

Ref No	Page No	Policy No / Paragraph	Comment	Proposed Change / action / Query
61	134	Policy EN11	<p>Add the word 'Any' to paragraph 4 'and for any development in flood zones'</p> <p>Add 'Development in flood zones 3(a) and 3(b) will only be considered where all other sites and opportunities have been exhausted and in exceptional circumstances'</p>	Amend policy
62	135	Policy EN12	<p>Must include carparks.</p> <p>Possible to have a preference on surface area material, i.e. –not tarmac, but some sort of wet/pour or porous material?</p>	Amend policy to include car parks and make provision for other surface materials.
63	137	Policy EN13	<p>Should include some reference here to sustainable water supply? E.g. – 'Development which incorporates water recycling (i.e. rain water used for toilet facilities) will be considered favourably'</p>	Amend policy
64	140	Policy EN16	<p>How to measure or mitigate against this?</p> <p>How to prove that the development has contributed to any worsening pollution?</p>	Policy should be amended to include provision for the measuring or mitigation of this and also make reference to the impact of new development
65	142	Policy EN18	<p>To include: All activity should comply with BS 5228:2009 Code of Practice for noise and vibration control on construction and open sites.</p>	Amend as proposed.
66	146	Policy C2	<p>Is this a simple typo at the end of the policy? Should this last bullet point be deleted?</p>	Query with UDC
67	269	Land east of the mead - Thaxted	<p>This site was included in the 'Call for sites' ref 17Tha15 which was subsequently withdrawn from the local plan, speculation as to the use of the site requires further clarification. In addition to this the site holds significant environmental interests and has the potential to host an ecological significance to species such as newts, bats and rare orchids. It was therefore rejected for consideration by both Thaxted Parish council and UDC.</p> <p>Three points are to be considered:</p>	<p>Clarity as to why this site is included at all, TPC suggest its complete removal from the local plan.</p> <p>The conclusions of the neighbourhood plan process are that this site is not a preferred location for housing and that there are other better located sites (principally the</p>

Response from Thaxted Parish Council to UDC's Local Plan, August 2017



Thaxted Parish Council – UDC Local Plan Response – August 2017

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			<p>1) the wildlife habitat 2) the Heritage setting and 3) Road Access.</p>	<p>former Claypits Farm buildings off Bardfield Road).</p> <p>1) habitat. Following the development of neighbouring land off Sampford Road and on the Wedow Road extension, many species have migrated to this site. A report on wildlife and habitats has been prepared involving representatives of the Essex Biodiversity Team from Essex Wildlife Trust and The Essex Reptile and amphibian Club. This report discovered that this site is host to one of the largest colonies on lizards in Essex, together with slow worms and grass snakes and 3 species of bats. With the site now surrounded by new housing development or fully cultivated land this has become the only remaining area of wild habitat. It is rich in many species of both flora and fauna and there is no prospect of off-setting what would be lost through development, onto any other nearby site. A particularly valuable habitat rich in wildlife would therefore be lost if this site was to be developed.</p> <p>2) the Heritage setting. Concerns as to the view which would be compromised in particular the grade 1 listed Church of St. John the Baptist, the views across the Samford road of the church tower and Spire are of immense importance</p>



Thaxted Parish Council – UDC Local Plan Response – August 2017

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				<p>and significant relevance to Thaxted as identified in the Neighbourhood Plan.</p> <p>3) Road Access.</p> <p>There is no road access in relation to this site and all option of creating one would appear to be unsatisfactory. In addition to this the networking roads are already congested, thus driving traffic of varying weights directly through Thaxted when travelling in the direction of Saffron Walden or Cambridge by way of seeking an alternative route or short cut form the A120 and M11 links.</p> <p>The Thaxted Neighbourhood Plan Chairman has prepared a comprehensive alternative to the road access issues which has been sent to UDC Planning Policy team under separate cover.</p>
68	n/a	Claypits farm site	The site identified in the 'Call for Sites' report 2016, known as 'Claypits farm' is not included within the local plan, whereby this was identified as a more viable option than the site known as 'land east of the mead' which has been included. This was submitted and accepted under the call for sites ref 14Tha15.	UDC to clarify the inclusion or omission of this site.
69	290	Policy M1, 2 nd point	Should state "rolling 5 year land supply"	Amend policy as proposed
70	290	Policy M1, point b	amend "for the market towns and key villages AND (not OR) additional support for Neighbourhood Plans ..."	Amend policy as proposed
71	299	Glossary	Definition of "Neighbourhood Plan" should be included within the glossary	Add "Neighbourhood Plan" to glossary



Thaxted Parish Council – UDC Local Plan Response – August 2017

Ref No	Page No	Policy No / Paragraph	Comment	Proposed Change / action / Query
72	310	Objective 1a / target box	States 100 affordable homes pa but this is insufficient build to meet the requirements of the Local Plan. 14,100 homes required of which 40% are affordable = 5640 affordable homes 5640 divided by 22 years (of the Local Plan) = 256 homes required pa	Review and amend target as those set do not meet requirements of the Local Plan
73	313	Target Box	Do these targets for provision of allotments, sports pitches and public open space meet Sport England standards?	Query to Sport England standard. If not, they should be
74	317	Reduction in levels of air pollution	What will be the frequency and publication of this information?	Should be issued at defined time and at least annually
75	320	Appendix 4, point 3	“A suitable body will need to be established” this infers that this will be a body separate to UDC.	Please clarify this point
76	322	Point 9 (19.2)	Add “or better connectivity is developed as part of the Garden City principle and infrastructure development”	Amend as proposed
77	-	General Comment	There does not appear to be an additional provision within the Local Plan for cemetery / burial ground. Would any be required within the Local Plan period and if yes, any proposed sites? There is also no reference to the planning permission granted for the crematorium at Great Chesterford and is this a material consideration for any of the policies?	UDC to advise
78	-	General Comment	The Plan should cross-reference to CIL to cover an eventuality where UDC may adopt CIL (rather than S106 agreements)	To insert (and or CIL) after each reference to S106 agreements within the document and to also include CIL within the glossary



Thaxted Parish Council – UDC Local Plan Response – August 2017

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79	-	General Comment	In relation to the additional air traffic generated by Stansted airport, and the additional road traffic by way of its increased services. Thaxted Parish Council feel that Special attention should be paid to vulnerable groups of the population in sensitive buildings or areas, for instance, in schools and hospitals close to the airport (Thaxted being one of these such areas) and under flight paths. listed building of significant heritage importance should be granted compensation in order to facility repairs from increased pollution and air traffic vibration. Noise assessments should be undertaken on a 24-hour basis so that cumulative impacts can be assessed in built up areas where towns and villages are directly affected, not on the fringe of rural communities where building vibration has little or no impact.	

In addition to the above proposed comments, changes action and queries, Thaxted Parish Council would also like to submit their support to the following policies found and contained within the Local Plan.

Ref No	Page No	Policy No / Paragraph	Comment	Proposed Change / action / Query
80	77	Policy EMP 2	To be commended	Support policy
81	78	Policy EMP3	To be commended	Support policy
82	83	Policy RET1	Supported	Support Policy
83	93	Policy TA1	Support this policy	
84	94	Policy TA2	Support this policy	
85	109	Policy INF4	Broadly support	
86	110	9.3	Support UDC's adoption of the Design companion for planning & place making.	

Response from Thaxted Parish Council to UDC's Local Plan, August 2017



Thaxted Parish Council – UDC Local Plan Response – August 2017

87	111	9.7	Support these principles	
88	112	Policy D1	Broadly support Support the inclusion of DCLG space standards	
89	113	Policy D3	Support this policy	
90	116	Policy D6	Support but delete the last sentence – it is unenforceable and unmanageable	Amend as proposed
91	117	Policy D7	Support this policy	
92	118	9.29	Support this	
93	119	9.30	Support this	
94	120	Policy D9	Support this	
95	121	Policy D10	Support this	
96	122	10.3	Support this it seeks to protect historic buildings and fabric.	
97	123	10.8	Support this inclusion	
98	124	Policy EN2	Support this especially that outline applications in a conservation area will not be considered.	Define 'substantial pollution'
99	124	Policy EN3	Welcome and support this policy	
100	125	10.11	Support return to original characteristics	
101	129	Policy EN7	Support this	
102	129	Policy EN8	Support this	Is there a typo in this? The Last paragraph quotes NE1 but should this be EN1?
103	141	Policy EN17	Broadly support this policy	
104	143	Policy EN19	Broadly support this policy	
105	145	Policy C1	Support this policy especially the protection of the panoramic views (2 nd bullet point)	
106	147	Policy C4	Support this policy	
107	293	Policy M2	Support policy	
108	293	14.22	Support statement.	
109	322	Point 4	Welcome and support this	