

Background Studies

The policies in the local plan must be informed by up-to-date evidence and a sound understanding of current and future local issues. To help the council identify what these issues are a number of studies have been commissioned.

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- [Water Cycle Study](#) (Hyder Consulting, January 2010 & November 2012)

Air Quality

Assessment of Uttlesford District's Local Plan on Air Quality in Saffron Walden (Jacobs, October 2013)

Jacobs were commissioned by Essex County Council (ECC) to undertake an air quality assessment of the effects of proposed developments in the Uttlesford District Council's (UDC) Local Plan on nitrogen dioxide (NO₂) concentrations. This assessment is aimed at identifying whether mitigation is required and/or possible in the opening year. Local Air Quality Management (LAQM) assessments conducted by UDC have identified that only NO₂ represents a risk of exceeding air quality standards.

-  [Air Quality in Saffron Walden -Nitrogen Dioxide Dispersion Modelling Report \(October, 2013\) \[3Mb\]](#)
-  [Air Quality in Saffron Walden - Appendices \(October, 2013\) \[2Mb\]](#)

Appropriate Assessment (Uttlesford District Council, 2007)

Appropriate Assessment is carried out to make sure that sites which are important for biodiversity at a European level are protected and will not be damaged by proposals which we may include in our plans. The requirement for AA of plans or projects is outlined in Article 6(3) and (4) of the European Communities (1992) Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora ("Habitats Directive")

-  [Appropriate Assessment of Core Strategy Preferred Options, November 2007 \[86kb\]](#)

Assessment of Development Opportunity Sites (Carter Jonas, 2012)

An assessment of the proposed Development Opportunity Sites in Saffron Walden, Great Dunmow and Stansted Mountfitchet identified in the council's Report of Representations on Employment and Retail following the consultation on Proposals for a draft Local Plan in June/July 2012.

-  [Assessment of Development Opportunity Sites \[1Mb\]](#)

Urban Design Assessment of Development Opportunity Sites (Place Services - Essex County Council, 2012)

-  [Council Depot and Car Park Site, New Street, Great Dunmow, Essex \[1Mb\]](#)
-  [Emson Close/Rose & Crown Walk, Saffron Walden, Essex \[586kb\]](#)
-  [Fire Station & Laundry Site, Saffron Walden, Essex \[1Mb\]](#)
-  [Post Office Car Park Site, High Street, Great Dunmow, Essex \[880kb\]](#)
-  [Site to the rear of Cambridge Road/Chapel Hill, Stansted Mountfitchet, Essex \[1Mb\]](#)

Countryside Protection Zone Study (LUC, June 2016)

This study was commissioned to examine whether the Countryside Protection Zone (CPZ) still meets its defined purposes of

retaining an airport in the countryside and protecting the surrounding areas from encroachment and consolidation of development.

-  [Countryside Protection Zone Study \(LUC, 2016\) \[7Mb\]](#)

Cycling

Uttlesford Cycling Strategy (ECC, October 2014)

Essex Highways was commissioned by Uttlesford District Council via Essex County Council to produce a new Cycling Strategy for the District.

-  [Uttlesford Cycling Strategy \(ECC, October 2014\) \[2Mb\]](#)

Employer and Business Survey (CN Research, 2009)

The results of a questionnaire commissioned by the Uttlesford Strategic Partnership to establish the business needs of small and medium size enterprise within Uttlesford District.

-  [Employer and Business Survey \[1Mb\]](#)

Employment

Commercial Workspace Study (BE Group, June 2015)

This Commercial Workspace Study has been prepared for Uttlesford District Council to provide insight into the supply and demand for commercial workspace in Uttlesford over the next five years.

-  [Commercial Workspace Study \(BE Group, June 2015\) \[1Mb\]](#)

Employment Land Review (UDC, 2011)

This study was commissioned to identify the need for land and premises for employment purposes in Uttlesford District. It considers factories, warehouses and offices together with other similar uses and makes recommendations accordingly.

-  [Employment Land Review: Report \[3Mb\]](#)
-  [Employment Land Review: Appendices \[4Mb\]](#)

Employment Land Review Update (Aecom, 2016)

Uttlesford District Council (UDC) commissioned AECOM Infrastructure and Environment UK Ltd (AECOM) to undertake an update to the previous Employment Land Review (ELR) for the District. This ELR update assesses the quantity and quality of the District's employment land and forecasts future land and floorspace requirements.

-  [Employment Land Review Update - 2016 \(Aecom\) \[1Mb\]](#)

Assessment of Land North East of Bury Lodge Lane (Carter Jonas, November 2012)

This study was commissioned to assess the potential impact of development on the land north east of Bury Lodge Lane on Bishops Stortford.

-  [Assessment of Land North East of Bury Lodge Lane \[2Mb\]](#)

Employment Land Monitoring (UDC, October 2014)

This report looks at the availability of Employment Land within the District in terms of allocated land and land with planning permission for employment uses.


-  [Employment Land Monitoring \(UDC, October 2014\) \[370kb\]](#)

Equalities Impact Assessment

The EquIA for the Uttlesford Local Plan Pre-Submission Consultation April 2014 assesses the impact of the Plan on people in respect of disability, gender and racial equality, and, where appropriate, wider equality areas.

-  [Equalities Impact Assessment \(UDC, April 2014\) \[215kb\]](#)

Green Belt

The purpose of a Green Belt Review is to provide evidence of how different areas perform against the Green Belt purposes set out in national policy; the Council will take this into account alongside other evidence in making decisions about possible changes to Green Belt boundaries.  [Uttlesford Green Belt Review Report \[3Mb\]](#)

-  [Uttlesford Green Belt Review Annex \[13Mb\]](#)

Gypsy and Traveller Accommodation

Essex Gypsy and Traveller Accommodation Assessment - Fordham Research Report 2009

Quantifies the accommodation and housing-related support needs of gypsies and travellers.






-  [Essex Gypsy and Traveller Accommodation Assessment - Fordham Research Report 2009 \[2Mb\]](#)

Essex Gypsy and Traveller Accommodation Assessment (July 2014)

-  [Essex Gypsy and Traveller Accommodation Assessment \(July 2014\) \[3Mb\]](#)
-  [Gypsy and Traveller Accommodation Assessment - Update Report \(September 2014\) \[413kb\]](#)

Gypsy and Traveller Issues and Options Sustainability Appraisal (ECC, December 2014)

Uttlesford District Council commissioned Place Services of Essex County Council to undertake an independent Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) on the District's Gypsy and Traveller Local Plan.

-  [Uttlesford District Council Gypsy and Traveller Local Plan - Issues and Options Consultation. Environmental Report: Non-Technical Summary \[232kb\]](#)
-  [Uttlesford District Council Gypsy and Traveller Local Plan – Issues and Options Consultation. Environmental Report \[406kb\]](#)
-  [Uttlesford District Council Gypsy and Traveller Local Plan – Issues and Options Consultation. Environmental Report: Annex A - Plans and Programmes \[161kb\]](#)
-  [Uttlesford District Council Gypsy and Traveller Local Plan – Issues and Options Consultation. Environmental Report – Annex B: Baseline Information \[3Mb\]](#)
-  [Uttlesford District Council Gypsy and Traveller Local Plan – Issues and Options Consultation. Environmental Report: Annex C – Sustainability Framework and Site Proforma \[146kb\]](#)

Looking Back, Moving Forward - Assessing the Housing Needs of Gypsies and Travellers in Essex (Salford Housing & Urban Studies Unit and Salford University for EPOA, 2006)

Assesses the accommodation needs of gypsies and travellers in Essex.

-  [Looking Back, Moving Forward - Executive Summary \[151kb\]](#)
-  [Looking Back, Moving Forward - Assessing the Housing Needs of Gypsies and Travellers in Essex \[560kb\]](#)

Habitats Regulation Assessment (UDC, April 2014)

This report documents the process and findings of a Habitats Regulations Assessment (HRA) of the Uttlesford Pre Submission Local Plan. The purpose of the HRA Screening Stage is to determine whether any of the site allocations, strategic policies and development management policies are likely to have a significant effect on any of the following:

- Special Area of Conservation (SAC)



- Special Protection Area (SPA)
- Or Ramsar Site

Collectively Ramsar sites, SPA's and SAC's are referred to in this assessment as European Sites.









-  [Habitats Regulation Assessment of Pre Submission Draft Local Plan \[776kb\]](#)

Health - Joint Strategic Needs Assessment (2008)

A Joint Strategic Needs Assessment (JSNA) is a means by which Primary Care Trusts and local authorities will describe the future of health and wellbeing needs of local populations and the strategic direction of service delivery to meet these needs. The following documents represent the latest profile for Uttlesford and the earlier JSNA report for Uttlesford which was completed in 2008. More details can be found on www.essexpartnershipportal.org.

-  [Uttlesford District Profile \[1Mb\]](#) (ECC, Draft August 2010)
-  [Joint Strategic Needs Assessment \(JSNA\) for Uttlesford \[2Mb\]](#) (2008)

Historic Settlement Character Assessment (Uttlesford District Council, 2007)

-  [Historic Settlement Character Assessment Introduction \[449kb\]](#)
-  [Historic Settlement Character Assessment Great Chesterford \[632kb\]](#)
-  [Historic Settlement Character Assessment Great Dunmow \[524kb\]](#)
-  [Historic Settlement Character Assessment Henham \[707kb\]](#)
-  [Historic Settlement Character Assessment Newport \[716kb\]](#)
-  [Historic Settlement Character Assessment Saffron Walden \[615kb\]](#)
-  [Historic Settlement Character Assessment Stansted \[390kb\]](#)
-  [Historic Settlement Character Assessment Thaxted \(Uttlesford District Council, 2009\) \[1Mb\]](#)

Housing

Affordable Housing Viability Assessment (Levvel, August 2010)

Consultants Levvel were appointed by the London Commuter Belt (East)/M11 Sub Region comprising Brentwood Borough Council, East Hertfordshire District Council, Epping Forest District Council, Harlow Council and Uttlesford District Council to undertake an Affordable Housing Viability Assessment. The purpose of the study is to undertake a strategic assessment of the viability of a range of housing developments that will inform planning policy.

-  [Affordable Housing Viability Final Report \[2Mb\]](#)
-  [Affordable Housing Viability Appendices \[4Mb\]](#)

Affordable Housing Viability Update (Levvel, March 2012)

In March 2012, Uttlesford District Council requested that Levvel undertake an 'update' of the [2010 Affordable Housing Viability Assessment](#) (above) study in order to assess:

1. How do current market conditions compare with the upside, middle or downside market scenarios assessed in the 2010 study;
2. Provide commentary on the potential impact on development viability of the introduction of the 2011-2015 Affordable Homes Programme - Framework and the associated changes to Annex B of Planning Policy Statement 3: Housing June 2011;
3. Provide commentary on the impact of the National Planning Policy Statement published on the 27 March 2012;
4. Provide commentary on the changes to the definition of zero carbon homes, announced in May 2011 and the associated potential impact upon the likely costs associated with the mandatory requirement for all residential dwellings to achieve Code for Sustainable Homes Level 6 in 2016

This report is the result of that updated assessment.

-  [Affordable Housing Viability Update Report \[351kb\]](#)







Demographic Forecasts (Edge Analytics, March 2012 - September 2014)

During 2010-12, the Essex Planning Officers Association (EPOA) commissioned a programme of work which delivered a range of

demographic forecasts for its member authorities, providing a suite of scenarios from which future growth trajectories might be evaluated. This project was conducted in four phases and concluded in summer 2012.

EPOA has now extended this commission to provide an annual update to the demographic forecasting evidence for its member authorities. This new evidence continues to include a variety of scenarios, including migration-led, dwelling-led and economic-led approaches to demographic forecasts.

It will be for Uttlesford to determine its use of the forecasts and other outputs from this project to inform its future spatial policy development.

-  [Demographic Forecasts - Phases 1 & 2 \[2Mb\]](#) (March 2012)
-  [Demographic Forecasts - Phase 3 \[1Mb\]](#) (July 2012)
-  [Demographic Forecasts - Phase 4 \[2Mb\]](#) (March 2012)
-  [Demographic Forecasts - Phase 5: Main Report \[4Mb\]](#) (April 2014)
-  [Demographic Forecasts - Phase 6: Main Report \[5Mb\]](#) (September 2014)
-  [Demographic Forecasts - Phase 7: Main Report \[3Mb\]](#) (May 2015)

Developer Contribution Guidance Viability Testing (KIFT Consulting, February 2014)

This report tests whether Uttlesford District Council's proposed developer financial contribution for affordable housing on small sites is reasonable and meets the requirements of the National Planning Policy Framework (NPPF) for financial viability.




-  [Developer Contribution Guidance Viability Testing Report \[1Mb\]](#)

The Developer Contributions Guidance was adopted as a 'Material Consideration' in March 2014. This was updated in September 2015 and Adopted as a 'Material Consideration' in February 2016.

-  [Developer Contributions Guidance \[291kb\]](#)

Economic Evidence to Support the Development of the OAHN for West Essex and East Herts (Hardisty Jones Associates, September 2015)

Hardisty Jones Associates (HJA) was commissioned to provide economic evidence that will be used to help calculate the Objectively Assessed Housing Need (OHAN) within the West Essex and East Hertfordshire Strategic Housing market Assessment.

-  [Economic Evidence to Support the Development of the OAHN for West Essex and East Herts Final Report \[2Mb\]](#)
-  [Uttlesford East of England Forecasting Model \(EEFM\) Stansted Scenarios Workbook \[140kb\]](#)
-  [Uttlesford East of England Forecasting Model \(EEFM\) Stansted Scenarios Briefing Paper \[92kb\]](#)

Housing Strategy 2012-15 (Uttlesford District Council, 2012)

The Council's new Housing Strategy has been written alongside the new Local Plan for the District. The documents show the future housing priorities in the District and how they can be delivered. The targets are challenging in a housing market that is still unpredictable.

-  [Housing Strategy 2016-2021 \[659kb\]](#)

Housing Supply as at 31 March 2014 (Uttlesford District Council, 2014)

-  [Housing Supply at 31 March 2014 \[304kb\]](#)

Housing Supply Windfall Allowance (Uttlesford District Council, 2014)

-  [Housing Supply Windfall Allowance - Consideration of a Windfall Allowance for Uttlesford \[397kb\]](#)

Housing Trajectory and Five-Year Land Supply 2015 (Uttlesford District Council, 2015)

-  [Housing Trajectory and Five-Year Land Supply \(UDC, April 2015\) \[327kb\]](#)

-  [Housing Trajectory and Five-Year Land Supply Update \(UDC, November 2015\) \[413kb\]](#)

Objectively Assessed Housing Need, Technical Assessment (Uttlesford District Council, October 2013)

The Local Plan is required to provide for the Districts objectively assessed housing need. This report looks at the objectively assessed need in the light of Government Advice, more recent demographic information and emerging practise. The conclusion of the report is that the Local Plan should be prepared on the basis of the 2010 based SNPP, and there are no demonstrable reasons why the District should not be able to meet its objectively assessed housing need.

-  [Objectively Assessed Housing Need, Technical Assessment \(UDC, October 2013\) \[569kb\]](#)



Sites Viability Assessment (BNP Paribas Real Estate, March 2014)

This report tests the viability of fourteen major proposed developments in Uttlesford District and their ability to meet planning policy requirements of Uttlesford District Council ('the Council'). The study tests the cumulative impact of the Council's requirements, in line with the requirements of the National Planning Policy Framework ('NPPF') and the Local Housing Delivery Group guidance 'Viability Testing Local Plans: Advice for planning practitioners'.

-  [Sites Viability Assessment \[825kb\]](#)

Economic Viability Study (Pathfinder Consultants and Malins Associates, 2016)

These reports tests the viability of eight New Settlement/Neighbourhood Proposals and seventeen residential allocations in the towns and villages put forward by promoters/developers in the Call for Sites. In relation to the latter the sites are a sample of deliverable sites in order to test whether similar developments would also be generally deliverable.

-  [Economic Viability Study – New Settlements \[642kb\]](#)
-  [Economic Viability Study – Towns and Villages \[648kb\]](#)

Strategic Land Availability Assessment 2015

The Strategic Land Availability Assessment (SLAA) will consider all sites capable of delivering 5 or more dwellings or economic development on sites of 0.25 ha (or 500m² floorspace) or above, or Gypsy and Traveller sites which could accommodate 1 or more pitches. The type of sites to be assessed is set out in section 1.3 of the [methodology](#). In making the assessment the Council will consider the "suitability", "achievability" and "availability" of a site. If the Strategic Land Availability Assessment identifies land as being deliverable or having potential to be delivered, it will not imply that the land will automatically be allocated for development. In deciding which sites should be developed and allocated in the Local plan the Council will need to consider its overall development strategy.

It is important to remember that the SLAA is part of the evidence base to support the preparation of the Local Plan. Sites assessed in the SLAA may also be submitted as planning applications and the decision on applications will be based on the adopted local plan policies and government guidance.

The Draft Strategic Land Availability Assessment methodology was published for consultation on 21 August and closed on 2 October 2015. Details of the comments received, officer responses and the final methodology statement were be considered by members of the [Planning Policy Working Group](#) on 16 December.

- [Details and assessment of the sites submitted ►](#)
- [Summary of Comments received on Draft methodology and Officer Responses \[183kb\]](#)
- [Strategic Land Availability Assessment 2015 Housing and employment Land Methodology \[470kb\]](#)

Strategic Housing Market Assessment (2015)

The Council together with its partner authorities of East Herts, Epping Forest and Harlow commissioned consultants ORS to carry

out a strategic Housing Market Assessment (SHMA). The primary purpose of the Assessment is to inform the production of the Local Plan (which sets out the spatial policy for a local area). Their key objective is to provide the robust and strategic evidence base required to establish the objectively assessed need for housing in the Housing Market Area and provide information on the appropriate mix of housing and range of tenures needed.

-  [Strategic Housing Market Assessment \(2015\) \[9Mb\]](#)

Infrastructure Development Plan (UDC, April 2014)

















In order to make sure that new development delivers sustainable communities, the associated infrastructure needs of these populations must be properly planned so that the facilities and services needed are provided on time and to an appropriate standard. The IDP includes details of the infrastructure identified by the Council and other service providers as being needed to support the implementation of the Local Plan.

-  [Infrastructure Development Plan \(UDC, April 2014\) \[2Mb\]](#)

Landscape Character Assessment (Chris Blandford Associates, September 2006)

This study provides a comprehensive assessment of the landscape character within the study area to inform land use planning and land management decisions. The study was jointly commissioned from Chris Blandford Associates by Uttlesford, Braintree, Chelmsford, Maldon and Brentwood Councils and the study covers all these district/borough areas. Click on the links below to view the parts of the study about Uttlesford. You can look at a full copy of the study at the Council Offices in Saffron Walden. Contact 01799 510461 for more information.

Contents and Summary

-  [Title \[106kb\]](#)
-  [Introduction \[48kb\]](#)
-  [Fig 1.1 Map of Study Area \[421kb\]](#)
-  [Overview of Study Area \[102kb\]](#)
-  [Fig 2.1 Surface Geology Map \[131kb\]](#)
-  [Fig 2.2 Landform and Drainage Map \[354kb\]](#)
-  [Fig 2.3 Nature Conservation Areas Map \[932kb\]](#)
-  [Fig 2.4 Historic Character Map \[524kb\]](#)
-  [Fig 2.5 National Joint Character Areas \[183kb\]](#)
-  [Fig 2.6 National Landscape Typology \[137kb\]](#)
-  [Fig 2.7 County Landscape Character Types \[131kb\]](#)
-  [Fig 2.8 District and Borough Landscape Character Types \[227kb\]](#)
-  [Landscape Character of Uttlesford District \[17Mb\]](#)
-  [Fig 7.1 Uttlesford District Landscape Character Types and Areas \[4Mb\]](#)
-  [Recommendations \[45kb\]](#)
-  [Appendices \[90kb\]](#)

Local Wildlife Site Review (Essex Ecology Services, October 2007)

A re-assessment of selected Local Wildlife Sites. Copies are available for inspection at the Council Offices, London Road, Saffron Walden.

-  [Selected Local Wildlife Site Review \[7Mb\]](#)










Neighbourhood plans

 [The Chesterfords Neighbourhood Plan Historic Environment Assessment \[5Mb\]](#) (ECC Place Services, 2016)

Open Space, Sport Facility and Playing Pitch Strategy (The Landscape Partnership, 2012)

This study provides information on the networks of accessible, high quality open spaces, sports and recreation provision for existing and future needs; the need for new provision and the enhancement of existing provision; and provides clarity for developers in

terms of the requirements for open space provision.

-  [Introduction \[478kb\]](#)
-  [Assessment of Need \[205kb\]](#)
-  [Green Space Audit and Strategy \[4Mb\]](#)
-  [Assessment of Playing Pitches \[3Mb\]](#)
-  [Assessment of Sports Facilities \[7Mb\]](#)
-  [Open Space, Sport and Recreation Planning Policy \[152kb\]](#)
-  [Action Plan \[166kb\]](#)
-  [Summary \[119kb\]](#)
-  [Appendices 1-4 \[725kb\]](#)










Protected Lanes Assessment (Essex County Council, March 2012)

Essex County Council's Historic Environment Branch was commissioned by Uttlesford District Council in 2012 to undertake an assessment of the District's existing Protected Lanes using the new Protected Lanes criteria developed for the County (ECC 2009). This report presents the findings of that assessment.

-  [Uttlesford Protected Lanes Assessment \[1Mb\]](#)

Renewable Energy Study of the District of the District (Altechnica, January 2008)

This study is a comprehensive review of the renewable energy resources and potential for renewable energy technologies within Uttlesford District. The study was commissioned by Uttlesford Futures, the local strategic partnership, and was prepared by Dr Derek Taylor of Altechnica Ltd.

-  [Renewable Energy Study Section 1 - Summary \[836kb\]](#)
-  [Renewable Energy Study Section 2 - Solar \[1Mb\]](#)
-  [Renewable Energy Study Section 3 - Wind Energy \[1Mb\]](#)
-  [Renewable Energy Study Section 4 - Ground Coupled Energy \[701kb\]](#)
-  [Renewable Energy Study Section 5 - Biofuel \[930kb\]](#)
-  [Renewable Energy Study Appendix A - Wind speed map \[4Mb\]](#)
-  [Renewable Energy Study Appendix B - London Stansted Airport: Wind Turbine Development Consultation Area \[1020kb\]](#)
-  [Renewable Energy Study Appendix C - London Stansted Airport: Aerodrome Safeguarding Map \[149kb\]](#)
-  [Renewable Energy Study Appendix D - Mains gas availability map \[4Mb\]](#)

District Retail Study (Savills, 2016)

Savills were commissioned by Uttlesford District Council to carry out a Retail Study in 2016. The Study was commissioned to form the evidence base to inform the retail strategy for the emerging Uttlesford Local Plan 2011- 2033.

Savills' previous study was published in 2012 and updated in 2014. It was determined that given the time that has lapsed since the previous survey an updated Household Survey of retail spending patterns was required to form the basis of a further assessment of retailing provision and capacity in the district in 2016 and through the plan period to 2033.

-  [Uttlesford Retail Capacity Study \(Savills, July 2016\) \[23Mb\]](#)

Schools Organisational Plan (Essex County Council)

Commissioning school places in Essex 2012/17 sets out the requirement for places in maintained primary and secondary schools until 2017, and identifies the areas where providers will need to match supply with demand. It provides the context for the future organisation of school places in Essex and sets out the principles that need to be given serious consideration when commissioning school places.

- [Commissioning school places in Essex 2012/17](#) (external site)

Sports Facilities Development Strategy (Ploszajski Lynch Consulting, January 2016)












The Council has commissioned the production of a Sports Strategy to build on the 2012 [Open Space, Sport Facility and Playing](#)

Pitch Strategy. The aims of the strategy are:

- To contribute to the Council's wider aims and objectives for improving health and well-being and increasing participation in sport.
- To relate facility needs to sports development programmes and patterns of participation.
- To develop a list of deliverable projects which will help to meet any current deficiencies, provide for future demands and feed into wider infrastructure planning work.
- To provide evidence to help secure internal and external funding.

-  [Sports Facilities Development Strategy, January 2016 \[1Mb\]](#)

Strategic Environmental Assessment Baseline Information Profile

-  [Strategic Environmental Assessment Baseline Information Profile \(Essex County Council 2006\) \[7Mb\]](#)
-  [Strategic Environmental Assessment Baseline Information Profile \(Essex County Council 2007\) \[5Mb\]](#)
-  [Strategic Environmental Assessment Baseline Information Profile \(Essex County Council 2008\) \[6Mb\]](#)
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 -  [Executive Summary \[140kb\]](#)
 -  [Plans and Programmes \[310kb\]](#)

Uttlesford Strategic Flood Risk Assessment (JBA Consulting, May 2016)

A study to identify the extent of flood risk in Uttlesford and to supplement current flood policy guidelines.




-  [Uttlesford Strategic Flood Risk Assessment, May 2016 \[2Mb\]](#)
-  [Uttlesford Strategic Flood Risk Assessment Maps, May 2016 \[12Mb\]](#)

Sustainability Appraisal of the Local Plan (Place Services)





The purpose of a Sustainability Appraisal is to improve the quality of the Local Plan by assessing its policies and proposals in a consistent and transparent manner and testing them against alternatives.

-  [An Introduction to Sustainability Appraisal \[47kb\]](#)

The Scoping Report sets the context and objectives of the Sustainability Appraisal, establishes the baseline and decides on the scope of forthcoming Environment Reports. The Scoping Report was subject to a 5 week consultation in July 2015 and a number of comments and recommendations were made. The Scoping Report below includes at Section 2.4 a list of these comments, along with a response. The Scoping Report therefore incorporates a number of changes.

-  [Scoping Report 2015, September 2015 \[1Mb\]](#)
-  [Scoping Report Annex A Plans and Programmes, September 2015 \[590kb\]](#)
-  [Scoping Report Annex B Baseline Information, September 2015 \[8Mb\]](#)

In preparing the Local Plan the Council will be consulting three times, The Environmental Report below relates to the first of these three consultations and is the Sustainability Appraisal on the 'Issues and Options' consultation incorporating Areas of Search and Strategic Scenarios.

-  [Environmental Report – Non-Technical Summary, September 2015 \[3Mb\]](#)
-  [Environmental Report, September 2015 \[3Mb\]](#)
-  [Environmental Report: Annex A - Plans and Programmes, September 2015 \[591kb\]](#)
-  [Environmental Report: Annex B – Baseline Information, September 2015 \[3Mb\]](#)

Town and Village Profiles (Uttlesford District Council, January 2012)

The following profiles for District's two towns and the seven Key Villages include details about housing, employment, infrastructure

and transport, minerals and waste, the historic environment and recreational land.

-  [Elsenham \[69kb\]](#)
-  [Great Chesterford \[354kb\]](#)
-  [Great Dunmow \[631kb\]](#)
-  [Hatfield Heath \[85kb\]](#)
-  [Newport \[81kb\]](#)
-  [Saffron Walden \[3Mb\]](#)
-  [Stansted Mountfitchet \[305kb\]](#)
-  [Takeley \[235kb\]](#)
-  [Thaxted \[198kb\]](#)

Transport

Comparative Transport Analysis (Essex County Council, 2010)

This report analysis the requirements and potential issues of the preferred options. It focuses on the strategic site at Elsenham and the alternative sites for new settlements being suggested to the district council; and the maximum development being proposed at Saffron Walden, Great Dunmow, Stansted Mountfitchet and Takeley under options 1 and 2.

-  [Comparative Transport Analysis \[1Mb\]](#)
-  [Comparative Transport Analysis Table \[24kb\]](#)

Essex Local Transport Plan 2011 (Essex County Council)


- [Essex Transport Strategy: the Local Transport Plan for Essex](#)

Great Chesterford Cycle Route Feasibility Study (Essex Highways, April 2014)

-  [Great Chesterford Cycle Route Feasibility Study \[4Mb\]](#)

Local Plan Highway Impact Assessment (Essex Highways, October 2013)

Essex Highways were commissioned to undertake a study to assess the existing situation in key locations, and then assess the implications of the Uttlesford Local Plan (ULP) in highways terms at key junctions, and identify and evaluate mitigation measures, if required. Two future years, 2018 and 2026 have been assessed, with a base year of 2012. This is in order to more clearly understand the impact of already committed development, and then the cumulative effect of the ULP proposals. The study has included extensive co-ordination with both Uttlesford District Council and Essex County Council in order to provide the necessary evidence base to support the ULP framework.

-  [Local Plan Highway Impact Assessment \[6Mb\]](#)
-  [Local Plan Highway Impact Assessment - Appendices \[11Mb\]](#)

Local Plan Highway Impact Assessment (Essex Highways, March 2014)

This study follows on from the October 2013 report in which Essex Highways assessed the potential impact on the highway network of various development and site allocation proposals within Uttlesford District up to 2026. This report considers the updated development proposals as detailed by Uttlesford District Council officers and a new assessment year of 2031. Consistent with the earlier study, the same development trip rates have been used, but updated traffic growth factors have been applied to reflect the 2031 assessment year.

-  [Local Plan Highway Impact Assessment to 2031 \[6Mb\]](#)

Uttlesford District Historic Environment Characterisation Project (Essex County Council, 2009)

The historic environment is sensitive to change and needs to be properly understood before change is planned. This document assesses the historic environment to come to some conclusions about the sensitivity, diversity and value of the historic environment

resource within the district.

-  [Uttlesford District Historic Environment Characterisation Project Report \[4Mb\]](#)

Uttlesford Local Plan 2005 - National Planning Policy Framework Compatibility Assessment (Ann Skippers Planning, July 2012)

The Uttlesford Local Plan 2005 - National Planning Policy Framework Compatibility Assessment has been adopted for Development Management purposes.

Uttlesford Local Plan was adopted on 20 January 2005. The National Planning Policy Framework (NPPF) was published by the Government on 27 March 2012 which consolidated and replaced much of the national planning policy guidance. It was published along with Technical Advice on development in areas at risk of flooding and in relation to mineral extraction. The District Council commissioned Ann Skippers Planning to independently review the saved policies of the Local Plan to determine whether they are consistent with the NPPF.

-  [Uttlesford Local Plan 2005 - National Planning Policy Framework Compatibility Assessment \[179kb\]](#) (Adopted for Development Management purposes)

Water Cycle Study (Hyder Consulting, January 2010 & November 2012)

A water cycle study has been undertaken by Hyder Consulting in association with the district council and key stakeholders such as the Environment Agency and the water companies to make sure that the most sustainable water infrastructure is provided where and when it is needed. It is normally produced in three parts:

1. Initial scoping study
2. Outline report
3. Detailed strategy

The first stage of the work - the scoping and outline report was published in 2010.

-  [Uttlesford District Water Cycle Study Stage One: Scoping and Outline Strategy \(January, 2010\) \[2Mb\]](#)

The second stage - the detailed strategy was published in November 2012.

-  [Uttlesford District Water Cycle Study Stage Two: Detailed Strategy \(November, 2012\) \[10Mb\]](#)
-  [Uttlesford District Water Cycle Study Stage Two: Appendices \[5Mb\]](#)

Contact Planning

- Tel: 01799 510617 - The Planning Duty Officer is available Monday to Friday 9.30am to 12.30pm every day.
- Email: planning@uttlesford.gov.uk