



Comment on the Draft Reg 18 Local Plan

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Please note that it is a requirement of the Local Plan process that comments can only be accepted if they are received in writing (online, via email or via post). Comments made verbally or anonymously cannot be accepted, including those made at public exhibitions. The Council is obliged to make all representations available for public inspection on its website.

The consultation runs from **Monday 6 November to Monday 18 December 2023**.

Please return your consultation form:

The Local Plan Team, Planning Policy, Uttlesford District Council, London Road, Saffron Walden CB11 4ER

Email: localplan@uttlesford.gov.uk

Your details

Your Name*	
Your Address*	
Building and Street*	
Town or City*	
Postcode*	



Please indicate which chapter, policy or evidence document you want to comment on in the box below:

1. Core Policy 3: Settlement Hierarchy
2. Chapter 8 - Rural Area Strategy
3. Uttlesford Settlement Services and Facilities Topic Paper – Updated Oct 2023
4. Evidence - Uttlesford Draft HELAA - Appendix 1 - Sites Pro Formas

Please add your comment in the box below:

As a resident of Littlebury, I would like to submit the following comments in respect of Uttlesford's draft Local Plan:

1. Core Policy 3: Settlement Hierarchy

It is noted that Littlebury has been classified as a 'Smaller Village' although it has few services or facilities to support sustainable development. It is suggested that further weight should be given within the scoring system set out in Uttlesford Settlement Services and Facilities Topic Paper, to key services such as nursery education, primary and secondary education, healthcare, shops and good quality and regular public transport. Littlebury lacks all of these. There is also no mention in the scoring system of essential infrastructure such as a connection to the gas grid, or the capacity of foul drainage, water and electrical supplies. Had these aspects been properly considered I believe Littlebury would have been categorised as 'Open Countryside' instead.

Core policy 3 states that at the Smaller Villages, 'limited infill development may be appropriate within the existing built areas of these settlements'. Can limited infill development be defined? To be sustainable, and in the context of the lack of services and facilities set out above, I consider this to mean a handful of dwellings or small employment facility at most.

2. Chapter 8 - Rural Area Strategy

With regards to chapter 8 of the draft Local Plan, I strongly support the statement at paragraph 8.8 which says 'the Local Plan does not support ANY development (strategic or non-strategic) at Smaller Villages, or Open Countryside'.

However, where paragraph 8.8 goes on to say 'unless any small proposals come forward' this should be clarified and the term 'small proposals' should be clearly defined and limited - e.g. to be a handful of dwellings or small employment facility.

3. Uttlesford Settlement Services and Facilities Topic Paper – Updated Oct 2023

I welcome the recognition that Littlebury has been identified as being one of a handful of 'settlements with a relatively low service level and [is] not considered suitable for any proposed development allocations other than the potential for limited infill.' However, I suggest that 'limited infill' ought to be defined.

4. Evidence - Uttlesford Draft HELAA - Appendix 1 - Sites Pro Formas

Two plots of land were promoted by Audley End Estate in the 'Call for Sites'. Their details are as follows:

- Littlebury 001 RES / 002 EMP – 1.08 hectares – assumed capacity 34 houses or 1000 m2 of employment use
- Littlebury 003 RES – 5.11 hectares – assumed capacity 134 houses

The HELAA states that together the sites could accommodate up to 168 houses across 6.19 hectares which is not considered a sustainable form of development, and would be wholly unacceptable as it would result in a 70% increase in the number of houses in Littlebury.

It is noted that quite rightly, these sites were not allocated in the draft Local Plan, and I fully support this decision and ask that these sites remain excluded from the Local Plan as they are not suitable and do not constitute sustainable development.