



**Uttlesford District
Council**

Statement of Common Ground

With

**North Hertfordshire District
Council**

June 2024

Statement of Common Ground

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1. List of Parties involved:

North Hertfordshire District Council
Uttlesford District Council

2. Signatories:

North Hertfordshire District Council
Ian Fullstone
Service Director - Regulatory

Signature: 

Date: 01 July 2024

Uttlesford District Council
Andrew Maxted
Planning Policy Manager

Signature:

Date:

3. Introduction:

Uttlesford District Council is currently developing a new Local Plan for the district, which will replace the existing Adopted Local Plan 2005. We are at the Regulation 19 Submission stage, which sets out the Council's Spatial Strategy and planning framework for Uttlesford District between 2021-2041. Consultation on the Regulation 18 Draft Local Plan was undertaken between October and December 2023. The outcomes of that consultation have fed into the preparation of the Regulation 19 Submission Local Plan, in addition to the updated evidence base.

The Plan makes provision for at least 14,819 new homes to be delivered during the Plan period (2021 to 2041). This reflects the Objectively Assessed Need for Housing for Uttlesford District up to 2041 as identified in the updated Local Housing Need Assessment (JG Consulting, May 2024), which is 13,500 new homes. Therefore, we are meeting the requirement in full, with extra headroom (9.8%), to provide greater plan resilience and flexibility, and to help ensure the Plan can achieve and maintain a five-year housing land supply, as required by national policy. Uttlesford has engaged with its neighbouring authorities, however they are at different stages of plan making and do not require the Council to assist them and Uttlesford do not need to ask any

of its neighbouring authorities to take any of its housing requirements, as it can meet its own needs.

Over the Plan period, the land requirement for office development is 27.7ha and industrial development, 52.2ha. To meet this requirement a further 10ha is needed for office development and 25-30ha is needed for industrial development beyond known completions and commitments (figures correct as of 29th May 2024). 54ha of employment land is identified for future development in the Local Plan on proposed strategic allocations. These may vary slightly as figures are finalised for Consultation.

Statements of Common Ground (SoCG) set out how strategic matters or issues of a common nature between a local authority and a statutory body or organisation are being addressed and progressed throughout the plan-making process to provide transparency, and wherever possible, show where parties are working towards areas of agreement.

See Appendix A for maps of the district and it in context with its neighbouring districts and county councils.

4. Strategic Matters

The strategic matters of interest to North Hertfordshire District Council are housing; employment; transport; education; and Gypsy, Traveller's and Travelling Showpeople.

Working collaboratively over the development of the plan making process, these issues are not considered to cause any cross-boundary concerns at this stage. These are discussed further below.

Housing

Housing is covered in the introduction above. The strategic requirements are set out in Core Policy 2: Meeting Our Housing Needs. North Hertfordshire District Council currently have an adopted Local Plan which covers up to 2031. An initial review of the Local Plan is currently being undertaken which could extend the timeframe of their Local Plan to 2041 or beyond. We will continue to engage on housing numbers throughout the preparation of this Local Plan and as their Local Plan Review develops. However, the timing of their Plan's adoption is unlikely to affect Uttlesford's proposed plan preparation.

Employment

The scale of development proposed in the Uttlesford Local Plan is set to meet local employment needs and identified to be provided in the most accessible locations by air, road, rail and by sustainable and active modes of travel, in accordance with the updated evidence, including supporting the planned expansion of Chesterford Research Park, which is covered under Core Policy 4: Meeting Business and Employment Needs.

Transport and education

Transport and education are largely being addressed working with National Highways and Essex County Council (ECC) and Hertfordshire County Council as the Highways and Education Authority. The Uttlesford Local Plan aims to ensure that appropriate measures are put in place to manage and mitigate any impact from new development on the strategic and local highway network and ensuring adequate education provision in the district. Core Policy 26: Providing for Sustainable Transport and Connectivity and Core Policy 68: Community Uses, seeks to achieve

this. In addition, Core Policy 7: Delivery of Transport Schemes within the North Uttlesford Area supports the delivery of transport schemes.

Junction improvements, sustainable transport, promoting active modes of travel and providing proposed schooling in the Local Plan will help meet the needs of proposed growth in the appropriate local authority area. However, it is noted that existing shortfalls may exist from previous developments over the years. Wherever possible and where meeting prescribed tests, new infrastructure provision will attempt to close this gap as part of delivery. Core Policy 5: Providing Support for Infrastructure and Services, seeks to achieve this.

Gypsy, Traveller's and Travelling Showpeople

The Council is committed to working with ECC and its neighbouring authorities, including North Herts District Council to ensure the needs of the Gypsy and Traveller community is met. The Council is currently finalising its evidence in relation to the allocation of sites which will meet these needs whilst ensuring the appropriate mitigation of any planning constraints. These site allocations will be set out in the Reg 19 publication of the Uttlesford Local Plan for consultation. It is noted that Uttlesford will be meeting its local need within the District's boundaries and without reliance on sites within neighbouring authorities.

No other strategic issues have been identified between North Hertfordshire District Council and UDC at this stage. North Hertfordshire District Council were given the opportunity to comment on the Reg 18 Draft Local Plan, and this Regulation 19 Submission Plan Consultation document and at subsequent stages, where their comments will be considered and any future strategic cross boundary matters, as might be necessary.

5. Governance Arrangements

North Hertfordshire District Council have been invited to meetings throughout the preparation of this SoCG and the Local Plan up until Regulation 19 Submission Plan at an Officer and Policy Manager level and engagement is still open. Decisions on this SoCG have been managed by email and no strategic matters at this stage that require further Duty to Cooperate meetings have been identified. But on-going co-operation would be required.

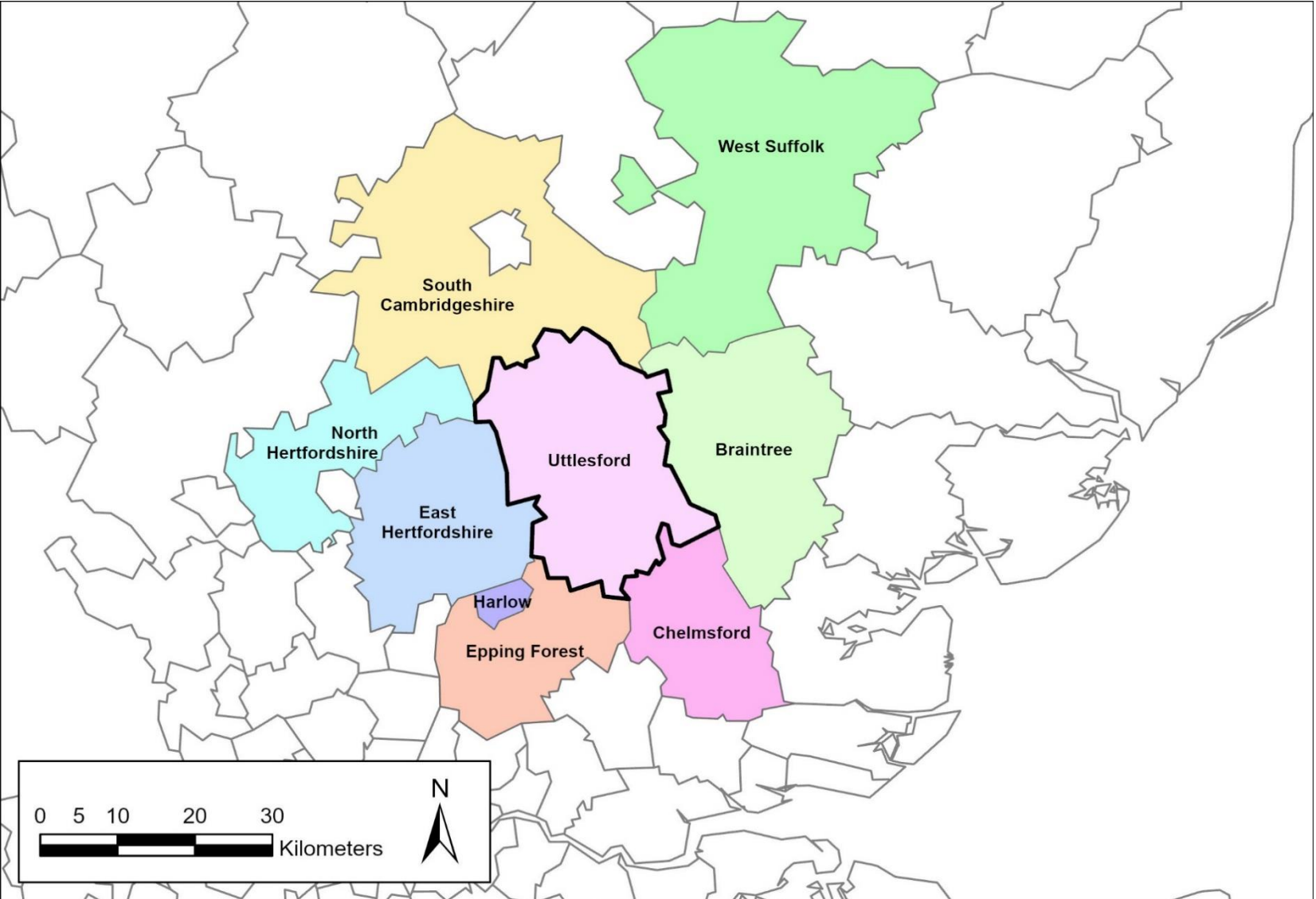
6. Timetable for review and ongoing cooperation

The SOCG will be reviewed prior to submission of the Draft Local Plan to the Secretary of State, where appropriate. The Council will also keep North Hertfordshire District Council up to date throughout the Examination in Public process, as may be necessary, and inform them of the outcome of the Inspectors decision and the Council's decision on the Adoption of the Plan.

Once the Plan is adopted, we will continue regular on-going engagement with North Hertfordshire District Council (at least annually) in connection with the Plan's 5-year review. That process will however commence swiftly upon the Plans adoption and not wait until 5 years have passed.

Appendix A

Map 1: Uttlesford and its neighbouring local authorities



Map 2: Uttlesford District in context with its neighbouring County Councils

