

**S62A/2023/0019 Land to the north of Roseacres, between Parsonage Road and Smiths Green Lane, Takeley, Essex, CM22 6NZ (Land known as Bull Field, Warish Hall Farm, Takeley, Essex)**

**Agreed Statement of Status of Reg 18 (Emerging Local Plan) and Implications for Settlement Boundary for Takeley.**

*The current settlement boundary for Takeley is set out on the Uttlesford Local Plan Adopted Proposals Map 2005.*

*Policy S7 was formulated to protect the countryside beyond settlement boundaries with those boundaries having been established to accommodate housing growth within the district required as part of the Essex and Southend Structure Plan 2001 and that was transposed as part of the settlement strategy to accommodate new housing that was allowed for by Policy H1 (Housing Development. Policy H1 which served to identify housing needs to 2011 is therefore out of date. All such allocations have been long built out including Priors Green in Takeley.*

*In light of the above almost all significant major housing delivery in recent years across the district has had to have regard Policy S7 which has proven to be partially consistent with the NPPF. In light of this the majority of significant has taken place on land outside of the settlement boundaries.*

*The Council has agreed to consultation taking place on the Emerging Local Plan (ELP) Draft Uttlesford Local Plan 2021-2041 (Regulation 18) which will run from the 3<sup>rd</sup> November until 15<sup>th</sup> December 2023.*

*Insofar as any changes for Takeley might be impacted it is proposed that the settlement boundary to the village will need to be expanded not least to reflect existing commitments to the east and west of Takeley, south of the A120.*

*The Council's draft preferred spatial strategy as set out in the ELP distributes most housing to the south of the district (2895 of 4587 dwellings) the district and the largest allocation of which is to Takeley (1,636).*

*The proposed draft allocation provides for a comprehensive package of open space, green infrastructure, protection for environmental and heritage assets as well as providing important new infrastructure and a local centre for the area.*

*Key considerations for planning for these sites will include:*

- a new primary school, adjacent to a new local centre and on a public transport corridor*
- a new Secondary school along the north-eastern boundary of the site, adjacent to new local centre and on a public transport corridor*
- a new local centre in the eastern parcel positioned to maximise its catchment, providing for a range of uses including for health care, whilst also minimising any adverse impact on the existing local centre at Little Canfield*

- *the new neighbourhoods should be arranged around a green wedge at the centre along Smiths Green Lane providing amenity for new and existing communities and by providing extensive open space and protection for the environment and heritage assets, and*
- *an active travel and public transport spine should be provided connecting the new neighbourhoods and new local centre.*

*Insofar as the application site is included within this draft application this would not prejudice any aspect of the ELP, it is likely that any revised settlement boundary would be extended to include the full extent of built development within Bull Field as proposed in the application but exclude the proposed open space that will enable it to be retained as such in perpetuity.*

*At this early stage the weight to be given to the ELP a matter that is not agreed between the applicant and the Council. The document was agreed for Regulation 18 consultation on 30 October and that consultation runs until 15 December. The ELP does not currently benefit from public consultation nor that of stakeholders.*

*Insofar as the application site is included within this draft application this would not prejudice any aspect of the ELP as currently drafted, it is likely that any revised settlement boundary would be extended to include the full extent of built development within Bull Field as proposed in the application but exclude the proposed open space that will enable it to be retained as such in perpetuity. The Council anticipate that some proposed housing allocations may change given that existing commitments for 2023/4 are not reflected in the current ELP. However, this process is yet to be concluded and will need to take place following the consultation.*