



Uttlesford Local Plan 2021-2041 Examination

Inspectors: Guy Davies BSc (Hons) DipTP MRTPI
William Cooper BA (Hons) MA CMLI

Programme Officer: Ian Kemp, ian@localplanservices.co.uk

Examination Webpage: [Uttlesford Local Plan Examination](#)

20 May 2025

Version 3

Examination Hearing Programme

**Uttlesford District Council Offices, London Road, Saffron Walden
CB11 4ER**

10 – 19 June 2025

(reserve days 20 June and 29 - 31 July 2025)

Notes:

The programme should be read alongside the Matters, Issues and Questions document and the Guidance Note which are available on the examination website: [Uttlesford Local Plan Examination](#)

The programme may need to change prior to the hearing, depending on the number of participants who wish to speak. Please check the examination website regularly for any updates.

On the first day, the hearing will open at 10:00am. Subsequent morning sessions will start at 9:30am. Afternoon sessions will start no earlier than 2.00pm.

Hearing Day 1 – Tuesday 10 June 2025

Morning Session (start 10.00am):

Inspectors' Opening Remarks

Opening Statement on behalf Uttlesford District Council

Matter 1: Legal Compliance

Participants:

Uttlesford District Council
Andrew Ketteridge
Bidwells for Hill Residential Ltd
Cerde Planning for Takeley Parish Council
Ceres Property for M Scott Properties
Cllr Bagnall
DLP for Salacia Ltd
Eagle P&D for Weston Homes
Pelham Structures Ltd
Stantec for Landsec
Strutt & Parker for City & Country

Afternoon Session (start 2.00pm):

Matter 2: Spatial Portrait, Vision and Objectives, and Spatial Strategy

Issue 1: Spatial Portrait, Vision and Objectives

Issue 2: Spatial Strategy

- Policy 1: Addressing Climate Change

Participants:

Uttlesford District Council
Debden Parish Council
Eagle P&D for Weston Homes
London Stansted Airport
Newport Parish Council

Hearing Day 2 – Wednesday 11 June 2025

Morning Session (start 9.30am):

Matter 2: Spatial Portrait, Vision and Objectives continued...

Issue 2: Spatial Strategy

- Policy 2: Meeting our Housing Needs

Participants:

Uttlesford District Council
Bidwells for Hill Residential Ltd
Bidwells for Vistry Group
Boyer for Higgins Group
Cerde Planning for Takeley Parish Council
Ceres Property for Bower Croft Ltd & Oaks Croft Ltd / M Scott Properties
Debden Parish Council
DLP for Salacia Ltd
Eagle P&D for Weston Homes
Elsenham Parish Council
Gladman
Home Builders Federation
Iceni Projects for Dianthus Land Ltd
James Bailey Planning for Welbeck Strategic Land
Lichfields for Taylor Wimpey
London Stansted Airport
Newport Parish Council
Phase 2 Planning for Lands Improvement Holdings
Rapleys / Pegasus Group for Pegasi
Richard Buxton Solicitors for Henham Parish Council
Savills for Audley End Estate
Stantec for Landsec
Strutt & Parker for City & Country

Afternoon Session (start 2.00pm):

Matter 2: Spatial Portrait, Vision and Objectives continued...

Issue 2: Spatial Strategy continued...

- Policy 3: Settlement Hierarchy
- Policy 4: Meeting Business and Employment Needs
- Policy 5: Providing Supporting Infrastructure and Services

Participants:

Uttlesford District Council
Andrew Ketteridge
Bidwells for Hill Residential

Bidwells for Vistry Group
Boyer for Higgins Group
Cerde Planning for Takeley Parish Council
Ceres Property for Bower Croft Ltd & Oaks Croft Ltd
Debden Parish Council
DLP for Salacia Ltd
Eagle P&D for Weston Homes
Elsenham Parish Council
Iceni Projects for Abrid Investments & Mulberry Strategic Land Ltd
Iceni Projects for Dianthus Land Ltd
James Bailey Planning for Welbeck Strategic Land
London Stansted Airport
Pelham Structures Ltd
Phase 2 Planning for Lands Improvement Holdings
Phase 2 Planning for Rosper Estates
Richard Buxton Solicitors for Henham Parish Council
Savills for Audley End Estate
Savills for Endurance Estates
Savills for Pigeon (Takeley) Ltd
Takeley St Residents Group
Turley for Pigeon

Hearing Day 3 – Thursday 12 June 2025

Morning Session (start 9.30am):

Matter 3: Area Strategies

Issue 1: North Uttlesford Area Strategy

Participants:

Uttlesford District Council
Andrew Ketteridge
Bidwells for Hill Residential
Bidwells for Vistry Group
Essex County Council
Gladman
Lichfields for Taylor Wimpey
Newport Parish Council
Newport Quendon & Rickling Neighbourhood Plan
Savills for Audley End Estate
Svenwerk Ltd
Urban Space Planning for Chesterford Park Ltd

Afternoon Session (start 2.00pm):

Matter 3: Area Strategies

Issue 2: South Uttlesford Area Strategy

Participants:

Uttlesford District Council
A Evans
Andrew Martin Planning for S Robinson Farms Ltd
Bill Critchley
Cerde Planning for Takeley Parish Council
Cllr Mark Coletta
DLP for Salacia Ltd
Eagle P&D for Weston Homes
Essex County Council
Francis Marjoribanks
Gladman
Great Dunmow Town Council
Iceni Projects for Abridn Investments & Mulberry Strategic Land Ltd
James Bailey Planning for Welbeck Strategic Land
London Stansted Airport
National Highways
National Trust
Phase 2 Planning for Lands Improvement Holdings
Phase 2 Planning for Manor Oak Homes
Savills for Pigeon (Takeley) Ltd
Strutt & Parker for City & Country
Takeley St Residents Group
Turley for Pigeon

Hearing Day 4 – Friday, 13 June 2025

Morning Session (start 9.30am):

Matter 3: Area Strategies continued...

Issue 3: Stansted Mountfitchet and Elsenham Area Strategy

Issue 4: Thaxted and the Rural Area Strategy

Participants:

Uttlesford District Council
Bidwells for Vistry Group
Boyer for Higgins Group
Clavering Parish Council
DLP for Salacia Ltd
Elsenham Parish Council
Essex County Council
Pegasus Group for Bloor Homes
Pelham Structure Ltd
QUOD for Portland Capital
Richard Buxton Solicitors for Henham Parish Council
Strutt & Parker for City & Country

Afternoon Session (start 2.00pm):

Held in reserve and only used if needed to complete matters scheduled for the first week.

Participants:

TBA

Hearing Day 5 – Tuesday 17 June 2025

Morning Session (start 9.30am):

Matter 4: Climate Change, Transport and the Environment

Issue 1: Climate Change

Issue 2: Transport

Participants:

Uttlesford District Council
Bidwells for Hill Residential Ltd
Cerde Planning for Takeley Parish Council
DLP for Salacia Ltd
Essex County Council
Gladman
Home Builders Federation
Iceni Projects for Dianthus Land Ltd
London Stansted Airport
QUOD for Portland Capital
Savills for Audley End Estate
Savills for Pigeon (Takeley) Ltd
Stantec for Landsec
Takeley St Residents Group

Afternoon Session (start 2.00pm):

Matter 4: Climate Change, Transport and the Environment continued...

Issue 3: Environment

Participants:

Uttlesford District Council
DLP for Salacia Ltd
Essex County Council
Gladman
Iceni Projects for Dianthus Land Ltd
London Stansted Airport
Pegasus Group for Bloor Homes
QUOD for Portland Capital
Savills for Audley End Estate
Savills for Pigeon (Takeley) Ltd
Stantec for Landsec
Takeley St Residents Group

Hearing Day 6 – Wednesday, 18 June 2025

Morning Session (start 9.30am):

Matter 5: Economy and Retail

Participants:

Uttlesford District Council
Eagle P&D for Weston Homes
London Stansted Airport
Phase 2 Planning for Rosper Estates Ltd
QUOD for Portland Capital

Matter 6: Building Healthy and Sustainable Communities

Issue 1: Design, Residential Standards and Dwelling Types

Participants:

Uttlesford District Council
Boyer for Higgins Group
DLP for Salacia Ltd
Eagle P&D for Weston Homes
Essex County Council
Home Builders Federation
Pegasus Group for Bloor Homes
Pelham Structures Ltd

Afternoon Session (start 2.00pm):

Matter 6: Building Healthy and Sustainable Communities continued...

Issue 1: Design, Residential Standards and Dwelling Types continued...

Participants:

Uttlesford District Council
Boyer for Higgins Group
DLP for Salacia Ltd
Eagle P&D for Weston Homes
Essex County Council
Home Builders Federation
London Stansted Airport
Pegasus Group for Bloor Homes
Pelham Structures Ltd

Hearing Day 7 – Thursday, 19 June 2025

Morning Session (start 9.30am):

Matter 6: Building Healthy and Sustainable Communities continued...

Issue 2: Other Environmental Policies

Participants:

Uttlesford District Council
Boyer for Higgins Group
DLP for Salacia Ltd
Eagle P&D for Weston Homes
Essex County Council
Home Builders Federation
London Stansted Airport

Afternoon Session (start 2.00pm):

Matter 7: Monitoring, Implementation and Appendices

Participants:

Uttlesford District Council
Savills for Pigeon (Takeley) Ltd
Savills for Audley End Estate
Urban Space Planning for Chesterford Park Ltd
Iceni Projects for Dianthus Land Ltd
Essex County Council
Gladman
London Stansted Airport
Takeley St Residents Group
Eagle P&D for Weston Homes

Review and next steps

Participants:

Uttlesford District Council

Hearing Day (reserve) – Friday, 20 June 2025

Both sessions held in reserve and will only be used if required to complete matters scheduled for the second week.

Morning Session (start 9.30am):

Reserve

Participants:

TBA

Afternoon Session (start 2.00pm):

Reserve

Participants:

TBA

Hearing Day (reserve) – Tuesday, 29 July 2025

Hearing Day (reserve) – Wednesday, 30 July 2025

Hearing Day (reserve) – Thursday, 31 July 2025

Three days (29-31 July 2025) held in reserve and will only be used if required to complete matters not heard during the scheduled 2 weeks in June.