

Committee: Cabinet

Agenda Item

Date: 1 November 2013

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Title: Consultation on Housing Numbers and Additional Sites

Portfolio Holder: Cllr Barker

Summary

1. Members are asked to approve the attached paper as the basis for further consultation on the increased housing numbers and additional housing sites for the Local Plan.

Recommendations

- That the attached paper is approved as the basis for further consultation on the Draft Local Plan.

Financial Implications

2. Costs of the additional consultation will be met from existing budgets:

Background Papers

3. The following papers were referred to by the author in the preparation of this report and are available for inspection from the author of the report.

None

Impact

- 4.

Communication/Consultation	The consultation paper will be subject to consultation in accordance with the Statement of Community Involvement
Community Safety	N/A
Equalities	Public consultation will take into account equalities issues.
Health and Safety	N/A
Human Rights/Legal Implications	N/A
Sustainability	The additional housing sites and options for

	increasing the housing number will be subject to sustainability appraisal.
Ward-specific impacts	Wards in the Towns and Key villages are affected by specific proposals sites
Workforce/Workplace	N/A

Situation

5. The draft local plan was published for consultation in June 2012. Since then the Council has carried out further work to determine the objectively assessed housing need for the district. This work has shown that a plan based on the housing numbers and sites suggested in the draft plan is unlikely to meet the objectively assessed housing need within the district and is therefore unlikely to be found sound at examination. At the working group meeting on the 17th October 2013 Members considered a paper on this subject.
6. Members have identified preferred sites to accommodate the extra housing numbers. While 3 of the additional sites identified Ashdon Road, Saffron Walden, Land west of Great Dunmow and South of Stortford Road and Land north east of Elsenham were identified in the Strategic Housing Land Availability Assessment and therefore subject to the Role of Settlements and Site Allocations consultation in January 2012 the fourth site Helena Romanes school has not been subject to any previous consultation. For consistency there should be an opportunity for people to comment on the assessment of the revised housing number for the district and the sites which could come forward.
7. The attached paper will be subject to public consultation, it will be available on the Council's website. Anyone who has previously commented on the local plan and has given their e-mail address will receive an e-mail notification of the new consultation. People who have not given their e-mail address will be sent a letter. The statutory consultees will be consulted and this will include neighbouring local authorities and all parish councils. The consultation, pending any Scrutiny process) will start on Monday 18th November 2013 and end on Monday 10th January 2014. This will be an 8 week consultation to take into account of Christmas falling within the consultation period.
8. After the consultation officers will prepare a report of the responses. This will be considered by Members and the necessary changes made to the Draft Local Plan. This will then be subject to further consultation in Spring 2014. The purpose of this consultation will be to identify the issues which an independent Inspector will consider when the plan is examined in the Autumn of 2014. Once the Inspector has submitted their report, providing the plan is found "sound" the Council can adopt the plan. This is likely to be early in 2015. The Local Development Scheme has been updated to reflect the new timetable, and is the subject of a separate report on this agenda.

Risk Analysis

1.

Risk	Likelihood	Impact	Mitigating actions
That the adoption of the local plan is delayed because the increased number and the additional sites have not been subject to consultation	2. There is a possibility that people affected by the additional sites could challenge the plan because they have not had the opportunity to comment on the additional sites at this stage.	3. Delays in the adoption of the plan	To undertake this additional consultation stage

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.