

Committee: Environment Committee
Date: 9 November 2004
Agenda Item No: 4
Title: Uttlesford Local Plan Modifications – Report of Representations
Author: Melanie Jones (01799) 510461

Summary

- 1 Members are asked to consider the accompanying document, which summarises the representations of support and objection to the proposed modifications to the Uttlesford Local Plan. All the representations are commented upon and a recommendation made as to whether the plan should be further modified in the light of objections. Members are asked to agree the recommendations made.
- 2 Members are also asked to recommend to the Full Council that the plan, as proposed to be amended be formally adopted by the Council.

Background

- 3 Following the Local Plan Inquiry and the receipt of the Inspector's Report members approved modifications to the plan at the meeting in June. Three documents were then published for public consultation. These were:

Uttlesford Local Plan -Proposed Modifications to the Deposited Plan,
Uttlesford Local Plan – Inspector's Recommendations that the Council does not intend to accept.
Uttlesford Local Plan – Statement of Decisions relating to the Inspector's report into objections to the plan.
- 4 The documents were sent to consultees and advertised in the local press. The consultation period lasted for six weeks from 22 July until 2 September. Fifty six letters were received making 124 comments objecting to (78) and supporting (37) the proposed modifications. 8 representations were received which did not relate to a proposed modification or an inspector's recommendation.
- 5 The further changes to the modified plan proposed in response to the representations are summarised below:

Para 1.6	Amend "London-Peterborough" Corridor to read "London-Stansted-Cambridge-Peterborough" Corridor
Para 1.11	Amend bullet point
Para 1.14	Delete the word "local" in relation to Stansted Airport as an employer.
Policy GEN2	Correct typo in criteria I)
Policy GEN3	Amend policy wording in accordance with advice from the Environment Agency
Policy ENV#	Show Scheduled Ancient Monuments on the proposals map and make reference to the county record for other archaeological sites.
SW###	Wording changes to make reference to flood risk
Oakwood Park	Amend proposals map to reflect the latest Master Plan
Elsenham Quality Foods	Amend policy area and change reference from Elsenham Quality Foods to Elsenham Industrial Estate

The Next Steps

- 6 These further changes are not considered to be material to the content of the plan and no further consultation is therefore proposed.
- 7 A number of objections were received in response to the proposed modification to include land at Duck Street, Wendens Ambo within the settlement boundary. The issues raised are summarised in the attached report. If members were minded to review the decision reached in the light of the Inspector's report to include the site this would indicate that the representations raise significant new issues or that the relevant weights to be attached to the issues previously considered have somehow changed because of the new representations. In either instance, if it is decided not to adopt the plan as proposed to be modified, it will be necessary to hold a modifications inquiry. This would result in significant slippage in achieving the adopted plan and would have implications for workload and possibly planning delivery grant since meeting the key milestones for the preparation of the LDF would be at risk.
- 8 If members are minded to resolve that the plan be adopted, then following Full Council, the notice of intention to adopt will be published and the document sent to Go-East, who then have 28 days to consider the plan. If they do not direct any changes then the Council can adopt the plan. Following adoption there is a six week period for legal challenge.

Recommended that

- (i) The proposed further changes be approved as summarised above; and
- (ii) Notwithstanding the representations received, the plan is adopted as proposed to be modified and Members recommend to Full Council accordingly.

Uttlesford Local Plan Proposed Modifications to the Deposited Plan
Uttlesford Local Plan – Inspector’s Recommendations that the Council does not intend to accept.
Uttlesford Local Plan – Statement of Decisions relating to the Inspector’s report into objections to the plan.
Representation Letters

Committee: Environment
Date: 9 November 2004
Agenda Item No: 5
Title: Local Development Framework –
Local Development Scheme
Author: Sarah Nicholas (01799) 510454

Summary

- 1 This report seeks Members endorsement for the first documents to be produced as part of the Local Development Framework and the resource implications of the work.

Background

- 2 On the 28 September 2004 the provisions of the Planning and Compulsory Purchase Act 2004 relating to development plans came into force. This act replaces the old system of Structure Plans, Local Plans and Supplementary Planning Guidance with a new system of Regional Spatial Strategies and Local Development Frameworks (LDF). The latter is a portfolio of related documents which together will set out the planning strategy for Uttlesford District. Under the new system the Uttlesford Local Plan will be saved for a period of three years from its adoption and during this time the Council has to prepare the new LDF for the District.

The Local Development Scheme

- 3 The preparation of a Local Development Scheme is the first stage in the LDF process. It has three main functions:
 - To inform the public which documents the Council is intending to prepare to make up the new planning policy framework and the timescales for preparation
 - To establish the Council's priorities and to enable work programmes to be set for the preparation of the development plan documents.
 - To set out the timescale for the review of documents
- 4 At this stage it is envisaged that the Council will prepare the following documents
 - Statement of Community Involvement
 - Core Strategy and Key Diagram
 - Proposals Map

- Generic Development Control Policies (equivalent to the Topic Chapters of the Local Plan)
 - Site Allocation Development Plan Document (equivalent to the Selected Areas section of the Local Plan)
 - Supplementary Planning Documents
- 5 The Council's strategies and policies will need to be based on a thorough understanding of needs, opportunities and constraints which operate in area. Coincident with the production of these documents is therefore the need to prepare and maintain an up to date evidence base on key aspects of social, economic and environmental characteristics of area.
 - 6 All policies will also have to be subject to a Sustainability Appraisal and it must be ensured that the requirements of the European Strategic Environmental Assessment Directive are met.
 - 7 The first priorities in the LDS will be to prepare the Statement of Community Involvement, which must be submitted, to the Secretary of State by 28 March 2005 and to commence work on the Evidence Base and Sustainability Appraisal method.
 - 8 It is considered that the first Development Plan Document to be prepared should be the Core Strategy. It is less essential to review the development control policies and site allocations because we will have an up to date Local Plan.
 - 9 The Core Strategy would set the context for 10 years housing supply. It is proposed that during 2005, public participation is conducted on the issues and options for accommodating 7,000 to 8,000 dwellings, with consultation on the preferred options in early 2006.
 - 10 It is anticipated that by the end of 2005 the Public Examination into the Regional Spatial Strategy will have finished and during the course of 2006 the Panel report will be published, the Government will consider its recommendations and publish proposed changes. Final approval by the Secretary of State is anticipated in 2006/7.

Resources

- 11 When assessing the LDS, one of the areas the Government Office will look at is whether the LDS is deliverable and realistic in terms of timetable and resources.
- 12 Resources within the section are currently a manager and two officers, with authority to advertise for third officer. The gathering of the evidence base and Sustainability Appraisal work will require specialist consultants on some aspects such as the provision and adequacy of playing fields/public open space; the adequacy and location of business accommodation and employment land; the biodiversity of the district; and external evaluation of the sustainability appraisal/strategic environmental assessment.

RECOMMENDED that:

- 1 Members address any issues for further consideration before the draft LDS is presented to Environment Committee in January.
- 2 The appropriate Resources Committee is advised of the resource implications.

Background Papers:

Planning and Compulsory Purchase Act (Part 2 and Schedule 8)

Committee: Environment
Date: 9 November 2004
Agenda Item No: 6
Title: Environmental Health Best Value Review
Author: Will Cockerell (01799) 510581
Geoff Smith (01799) 510582

Summary

1. This report contains details of the progress in delivering the Best Value Review of Environmental Health, some aspects of which are relevant to this Committee.
2. Attached as Appendix 1 is the draft Service Improvement Plan which has already been considered by the Scrutiny 2 Committee, the Executive Management Team and has been the subject of a Members' Workshop.

Background

3. The scoping documents for the Best Value Review of Environmental Health were agreed by the Scrutiny 2 Committee on the 7th July 2004, and the draft Service Improvement Plan has been developed over a series of Officer and Member meetings and associated visits to other Local Authorities.
4. The proposals in respect Stansted Airport and Pollution Control, will be of particular interest to this Committee.

RECOMMENDED that those aspects of the draft Improvement Plan relevant to the Committee be approved for inclusion in the Service Plan.

Background Papers: Draft Service Improvement Plan (Appendix 1)