

Uttlesford Local Development Framework Core Strategy – Update

Environment Committee, Item 6

Committee: Environment Committee

Agenda Item

Date: 11 March 2008

6

Title: Uttlesford Local Development Framework
Core Strategy – Update

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Item for
Information

Summary

- This report updates Members on the position of the Core Strategy following the close of the consultation and the implications of the nature and volume of representations.

Recommendation

For Members Information

Background Papers

Uttlesford Core Strategy – Preferred Options Consultation, November 2007

Impact

| | |
|----------------------------|--|
| Communication/Consultation | Additional consultation may be required. The form this consultation will take has yet to be determined. Draft Local Development Amendment Regulations would affect the statutory requirements. |
| Community Safety | N/A |
| Equalities | N/A |
| Finance | The 2008/9 budget is a constraint on the resource available to take the work forward. |
| Human Rights | N/A |
| Legal implications | N/A |
| Sustainability | N/A |
| Ward-specific impacts | All |
| Workforce/Workplace | Project management will need to be based on existing staff resources |

Situation

1. Consultation on the preferred options document took place between 30 November 2007 and 11 January 2008. A large number of representations were received. Officers have been logging the representations on the Limehouse system. At the time of writing all the representations from consultees, Parish Councils and Developers have been entered on the system and can be viewed at <http://consultation.limehouse.co.uk/uttlesford> . Still to be entered are the large numbers of representations objecting to the preferred option for locating most of the housing growth in a new settlement to the north east of Elsenham. A decision has yet to be made on the most effective way of recording the representations objecting to the developer proposal for Chelmer Mead between Great and Little Dunmow. Representations are also now being received about the Boxted Wood proposal as a result of the publicity being given to the scheme by the developers, including local exhibitions. These comments will be retained for information but are not being registered on the Limehouse system.
2. Representations from key consultees like the Government Office, Essex County Council and the Environment Agency have highlighted areas where those bodies feel further technical work is required before the Core Strategy can be submitted. This technical work would include the studies listed below and work is underway to scope the requirements where it is not already in progress.
 - An assessment of the impact of the various alternative spatial strategies presented in terms of:
 - highways and traffic impacts
 - accessibility
 - infrastructure requirements
 - sustainability criteria
 - A water cycle study
 - Strategic Land Availability Assessment
 - Strategic Housing Market Assessment
3. Additional consultation may be carried out but further work is required to assess what form this consultation should take. At the moment officers consider it is unlikely that a further full preferred options consultation will bring forward new issues. Officers consider that targeting future consultation events towards key stakeholders is likely to be more effective.
4. The need to carry out further work together with the large volume of representations means that there will be significant slippage in the timetable set out in the current Local Development Scheme (LDS), (the second revision adopted November 2006). The programme it set out did not take into account in particular the implications of new national planning policy on housing (November 2006), and practice guidance on strategic housing market and land availability assessments (August and July 2007). Since it was adopted the government has also issued draft policy on streamlining local development frameworks and draft local development amendment regulations.

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5. The LDS will need to be revised but on advice from the Government Office this revision will not be brought to members until new planning guidance relating to Local Development Frameworks has been published – currently expected to be in April 2008. In the meantime the Government Office and the Inspectorate have been advised of the anticipated slippage in the programme. It is unlikely that officers will be in a position to recommend a submission Core Strategy to Members until early 2009. This would mean that the Core Strategy would not be adopted until early in 2010. There would be a similar delay in the production of the Development Control and Site Specific Policies. Most authorities are experiencing difficulties in maintaining progress against local development schemes, hence the new proposals for streamlining the process.