

Agenda Item

Committee: HEALTH AND HOUSING COMMITTEE

Date: September 08, 2005

Title: HOUSING SITES IN THE COMMUNITY

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Item for discussion

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Summary

This report advises Members of the mechanisms for coordinating housing proposals that may come forward on small sites within a community.

Recommendations

It is recommended that Members' decisions on the use and disposal of housing land are informed by the Council's Housing Strategy and its Adopted Local Plan.

Background Papers

None

Impact

Communication/Consultation	N/A
Community Safety	N/A
Equalities	N/A
Finance	N/A
Human Rights	N/A
Legal Implications	N/A
Ward-specific impacts	District wide issue
Workforce/Workplace	N/A

Situation

1. This report has been presented to members in response to a request from the Committee for advice.
2. The request for advice follows a decision of the Committee on the possible disposal of Council owned housing land. The Council had been approached to sell a ransom strip, the effect of which would be to enable development of adjoining land not specifically proposed for housing or any other purpose in the development plan.
3. It needs to be considered so that the Committee is aware of the appropriate context for considering similar matters in the future.

Targets

4. The Adopted Local Plan sets housing delivery targets for Uttlesford. In order to achieve these targets, sites specifically proposed for development will need to be implemented, but the Council also relies on a significant contribution of new homes coming forward on unidentified small sites within the built up areas of towns and villages. There are a range of General policies in the Adopted Plan to ensure that as land owners and developers bring these sites forward, the type, design, layout, access and so on contribute positively to achieving the broader objectives of the Plan across the sustainability spectrum.

Options

5. In a limited number of cases where multiple land ownerships are involved it may be necessary for a development brief to be prepared to secure the coordination of the range of interests, but this is not normally warranted by the relatively straightforward nature of the issues.
6. Proposals should be considered within the context of the framework of policies and strategies current at the time that any decision is taken. Determination of planning applications must be in accordance with provisions of the recently Adopted Local Plan unless material considerations indicate otherwise. The Local Plan is consistent with the Community Strategy and the Council's Housing Strategy. Decisions on land disposal that could have implications for the delivery of the Adopted Local Plan and the Housing Strategy should be made with reference to their policies.

Pay-Offs/Penalties

7. Determination of issues without reference to the appropriate corporate policy frameworks could result in corporate targets not being achieved.

Risk Analysis

8. The following have been assessed as the potential risks associated with this issue.

Risk	Likelihood	Impact	Mitigating Actions
Decisions without reference to appropriate frameworks risk placing barriers to the implementation of strategies and policies	Medium	Low individually but potentially medium cumulatively	None