

**LOCAL DEVELOPMENT FRAMEWORK MANAGEMENT GROUP held at  
COUNCIL OFFICES LONDON ROAD SAFFRON WALDEN at 9.30 am on  
9 MAY 2006**

Present:- Councillors C A Bayley, E J Godwin and J I Loughlin.

Officers in attendance:- R Harborough, M Jones, S Nicholas and  
M T Purkiss.

**LDF1 ELECTION OF CHAIRMAN**

RESOLVED that Councillor C A Bayley be elected Chairman of the  
Management Group.

**LDF2 APOLOGIES**

Apologies for absence were received from Councillors S C Jones and  
A J Ketteridge.

**LDF3 PURPOSE OF THE GROUP**

It was noted that the purpose of the Group was to give advice and guidance to  
officers in progressing the Local Development Framework (LDF). The Group  
had no decision making powers and would report to the Environment  
Committee where necessary.

**LDF4 PROGRESS OF THE LDF AND UPDATE ON EVIDENCE BASE**

The Planning Policy and Conservation Manager gave an update on the work  
which had so far been commissioned and the other work which would need to  
be carried out.

In relation to the retail study, he said that the study had illustrated that 70% of  
residents' food purchases were made within the district, but only 30% of non  
food items were purchased within the district. He said that the consultation  
would ask the question of whether people were comfortable with this ratio.  
Members commented that any efforts to increase the purchase of non food  
items within the district could lead to a change in the character of the area.

In relation to the employment study, the Planning Policy and Conservation  
Manager said that the consultants had looked at all existing sites and  
proposed potential sites and the overall message was that all sites were  
suitable for employment land with the exception of four areas which could be  
considered for a change of use. These were Bellrope Meadow, Thaxted,  
Jubilee Works, Clavering, land adjoining Elizabeth Close, Saffron Walden and  
land at the rear of the Council depot, Thaxted Road, Saffron Walden.

He then referred to the urban capacity study and said that this would need to  
have regard to the relevant guidance and would identify all the sites that could

be developed for housing in the three main population centres in the district. A view would then be formed on what proportion was likely to come forward for development or discounted for other reasons. He stressed that the study would not be indicating in any way that development should take place and the outcome was intended to be an assessment of the total capacity to inform policy choices in due course.

He said that a landscape character study would be carried out jointly with other districts in mid-Essex and this was due to be completed in June 2006. He confirmed that the report would be submitted to this Group. He also referred to the Member workshop on 17 July 2006.

He said that work would also need to be undertaken on a strategic flood risk assessment, although officers were already aware of many of the issues involved.

The Planning Policy and Conservation Manager said that a strategic environmental assessment had been commissioned and the consultants had already looked at baseline environmental information, a review of policies, plans and programmes and have identified the relevant sustainability issues.

Officers confirmed that summaries of the documents referred to above would be circulated to Members of the Group so that relevant issues could be discussed at the next meeting.

#### **LDF5 ISSUES AND OPTIONS CONSULTATION**

Officers circulated a draft of the issues and options consultation which would be included in the next edition of Uttlesford Life. It was agreed that it would need to be condensed and officers would pursue this matter further. Officers were also looking at undertaking further market research later in the process. The Planning Policy and Conservation Manager raised the question of what profile should be given to Stansted Airport within the documents. It was noted that questions were included in the employment section regarding the airport and it was suggested that a further question could be inserted in the housing section about location of development in relation to the airport.

#### **LDF6 NEXT MEETING**

It was agreed that the next meeting would be held at 10.00 am on 26 June 2006.