

**LOCAL DEVELOPMENT FRAMEWORK MANAGEMENT GROUP held at  
COUNCIL OFFICES LONDON ROAD SAFFRON WALDEN at 10.00 am on  
26 JUNE 2006**

Present:- Councillors S C Jones, A J Ketteridge, E J Godwin and  
J I Loughlin.

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

**LDF7 APPOINTMENT OF CHAIRMAN FOR THE MEETING**

In the absence of the Chairman it was

RESOLVED that Councillor E J Godwin be appointed Chairman for the  
meeting.

**LDF8 APOLOGIES**

An apology for absence was received from Councillor C A Bayley.

**LDF9 MINUTES**

The Minutes of the meeting held on 9 May 2006 were approved as a correct  
record and signed by the Chairman.

**LDF10 BUSINESS ARISING**

In response to a question, officers confirmed that the draft Landscape  
Character Study had been received from consultants and no major problems  
had been identified. The final version would be available in September 2006.

**LDF11 UPDATE ON BACKGROUND STUDIES – URBAN CAPACITY STUDY**

Members considered the draft Urban Capacity Study. It was clarified that the  
study looked at the District's urban areas and identified all the potential sites  
and calculated a potential capacity. It was stressed that the study did not set  
out the Council's policy on housing distribution which would be developed  
through the local development framework. It was also pointed out that the  
study did not make policy choices between sites but provided an assessment  
of the total capacity of the urban areas to assist in the formulation of the Local  
Development Framework.

The study considered developable land and buildings within the development  
limits of Great Dunmow, Saffron Walden and Stansted Mountfitchet and the  
base date of the study was April 2005.

Members then considered in detail the tables relating to discounting. Councillor Ketteridge said that he was concerned that the sites at the Friends' School had been included in this study particularly as they had not been identified in the Local Plan. He pointed out that one of the sites was of ecological value and having regard to all the circumstances officers agreed to discount these sites from the study.

In response to questions from Councillor Loughlin, officers clarified that the term 'urban fringe' related to properties on the edges of towns where density was lower. Uttlesford had to accommodate 8,000 dwellings and a breakdown of those which had already received planning consent would be reported to the workshop on 17 July 2006.

Councillor Jones referred to potential development sites such as the depot in Radwinter Road, Saffron Walden and asked whether incentives could be made available to relocate businesses to other sites. Officers considered that market forces would be the most important issue.

Following further discussion the Group agreed that the study, as amended at the meeting, be progressed.

#### **LDF12 UPDATE ON CORE STRATEGY**

It was reported that the questionnaire which had been approved at the last meeting had been included within the latest edition of Uttlesford Life. 71 replies had already been received and a good response was anticipated. Copies of the questionnaire had also been sent to town and parish councils, stakeholders and the youth forum and a press release and posters had been prepared. It was noted that responses had to be received by 31 July 2006.

#### **LDF13 SUPPLEMENTARY PLANNING DOCUMENT – REPLACEMENT DWELLINGS**

It was reported that the consultation document had been issued with a closing date of 28 July 2006. A report would then go before Members prior to adoption in September 2006.

Members expressed some concern at the loss of a number of bungalows in the District where the sites were being developed for replacement dwellings. This had a consequential impact on the amount of accommodation available for the elderly.

#### **LDF14 DRAFT EAST OF ENGLAND PLAN**

The Planning Policy and Conservation Manager reported that the Independent Panel advising Government on the future spatial strategy for the region had published its report on the Draft East of England Plan. The Panel had recommended that housing targets for the period 2001 to 2021 should be increased by 27,500 new homes. The areas where increases were proposed included mid Bedfordshire, Cambridge, Chelmsford, Dacorum, Harlow,

Norwich, Peterborough, Stevenage, St Edmondsbury and Welwyn Hatfield. No increase was proposed to the Uttlesford allocation which remained at 8,000 units and the report was not prescriptive over the location of these.

The Planning Policy and Conservation Manager said that the report had recognised climate change and the lack of water resources as an issue and significant infrastructure would be needed to address this. The Panel had also recognised the significant uncertainty about Stansted Airport and the importance of not relying on the airport as the economic driver. The historic quality of Uttlesford had also been recognised.

Officers would be preparing a report for the workshop on 17 July and an article would be prepared for the Members' Bulletin.

LDF15

### **NEXT MEETING**

It was agreed that the next meeting would be held at 10.00 am on 4 September 2006.

The meeting ended at 11.50 am.