

**LOCAL DEVELOPMENT FRAMEWORK TASK GROUP held at COUNCIL OFFICES LONDON ROAD SAFFRON WALDEN at 10.00 am on 15 JANUARY 2008**

Present: - Councillor A J Ketteridge - Chairman.  
Councillors C A Cant, J F Cheetham, E J Godwin and J I Loughlin.

Officers in attendance: - S Clarke (Housing and Planning Policy Manager), M Cox (Democratic Services Officer), H Hayden (Planning Officer) M Jones (Principal Planning Officer) and S Nicholas (Senior Planning Officer).

**LDF30 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

An apology for absence was received from Councillor H S Rolfe. There were no declarations of interest.

**LDF31 MINUTES**

The Minutes of the meeting held on 12 November 2008 were approved as a correct record and signed by the Chairman.

**LDF32 BUSINESS ARISING**

**i) Minute LDF28 – Strategic Housing Land Availability Study (SHLAA)**

The Group was advised that the SHLAA panel had held two further meetings at which it had looked at the potential sites for development, parish by parish. There were further meetings planned for February and March. Members had some concerns at the developer involvement at these meetings. Members were reassured that this exercise was just one part of the process and gave the opportunity to look objectively at the various sites and assess their technical suitability for development. This process did have the benefit of flagging up potential constraints of particular sites. The final report would give an idea of the number of houses that could be delivered and would be accompanied by an appendix setting out each site and how it had been assessed.

**ii) Minute LDF28 – Water Cycle Study**

It was reported that Hyder Consulting had been appointed to the project and an initial meeting had been held. The consultants would shortly be meeting with the water companies and a report was expected in May/June 2009.

## **ii) Minute LDF29 Eco Town consultation**

The Chairman said that there had been a report in the Independent Newspaper that had suggested that the short list of possible sites had been reduced to five. Officers would seek to clarify this and email Members with any information.

## **LDF33 PROGRESS ON LDF**

The Group was informed that the next key stage of the LDF process would be to consult on a number of additional studies. These were referred to collectively as bridging documents and comprised the following items

- Options for airport growth
- Strategy for the District ( including employment and retail issues)
- Options for the residual housing
- Comparative Sustainability Strategy.
- Infrastructure Delivery plan.

During this item Members discussed issues around the allocation of the numbers of new homes that were required to be built in the district. Members asked whether recent new developments of large and small sites in the district counted towards this allocation. Officers confirmed that they did. However, a delay in the LDF timetable meant a figure of 430 houses was added to the total allocation each year. In 2007/08, 538 new houses had been built but during a period of economic downturn it was likely that the housing completions in 2008/09 could be less. .

## **LDF34 ANNUAL MONITORING REPORT**

The Task Group received a copy of the Annual Monitoring report that had been sent to the Government office and was now available on line. Members were advised of some key figures from the report. Members said that the information in the document would be very helpful and asked for the Task Group members to be forwarded a paper copy. The website also had information on housing supply which would be a useful source of reference.

The Council was required to supply a number of figures and one particularly useful indicator was the 5 year housing supply. On current figures this gave the district a 6.6 year supply of housing. This figure was welcomed as it would help the Council to resist speculative applications.

LDF35

## **LOCAL DEVELOPMENT SCHEME**

The Environment Committee at its meeting on 20 January would be considering the Local Development Scheme, the project plan for the production of the Uttlesford LDF. This was the 3<sup>rd</sup> revision of the plan which had taken into account planning policy changes, new regulations and Government Office comments. The Task Group considered the programme for the preparation of LDF documents which at the moment envisaged the adoption of the Core Strategy in October 2011 and of the remaining documents by October 2013.

It was reported that a letter had been received from Go East offering the Council free support from the Planning Inspectorate for the preparation of the LDF. It would review the work undertaken to date and assist in the pre publication work. It was generally felt that this assistance could be useful if it was in the form of a critical friend and helped in the preparation of a sound document.

LDF36

## **WORKSHOP**

At the last meeting it had been agreed that there would need to be a series of member workshops to explain the details of the technical studies. It was suggested that the first workshop be held immediately before the March meeting of the Environment Committee to discuss the response to the analysis of the representations.

There would then need to be separate workshops to consider the Housing Market Assessment and the Strategic Housing Land Availability Study. There was some discussion as to when would be the best time hold these workshops and it was agreed that officers should seek responses from Members regarding preference for daytime, evening or weekends and arrange the workshops accordingly.

LDF37

## **NEXT MEETING**

The next meeting would be held prior to the first workshop – date and time to be arranged.

The meeting ended at 10.20am