

**LOCAL DEVELOPMENT FRAMEWORK WORKING GROUP held at
COUNCIL OFFICES LONDON ROAD SAFFRON WALDEN at 9.30am
on 3 FEBRUARY 2012**

Present: Councillor J Ketteridge – Chairman.
Councillors S Barker, C Cant, J Cheetham, E Godwin,
J Loughlin, J Menell, E Oliver, V Ranger, H Rolfe and D
Watson.

Officers in attendance: M Cox (Democratic Services Officer), R
Harborough (Director of Public Services), M Jones
(Principal Planning Officer), S Robinson (Housing Enabling
and Development Officer)

LDF48 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

There were no apologies for absence or declarations of interest.

LDF49 MINUTES

The minutes of the meeting held on 6 January 2012 were received and
signed by the Chairman as a correct record.

LDF50 BUSINESS ARISING

Minute LDF45 - Consultation

It was reported that the Demographic Study had been slightly delayed
but should be available by the end of February,

LDF51 UPDATE ON LDF CONSULTATION

The working group was informed of progress with the LDF consultation.
To date there had been consultation events in four of the key
settlements. These had had been well attended and information had
been gathered on the age/employment profile of the visitors. The public
had been given the opportunity to mark their preferences for
development on the site allocation maps. Pictures of these maps would
be included in the report on the consultation response.

The Chairman on behalf of the group thanked officers for their efforts in
preparing for and attending the consultation events.

LDF52 RETAIL STUDY

it was noted that the Retail Study was now in the public domain as part of the core documents for the Sainsbury's Inquiry. The Director of Public Services outlined the initial conclusions for Saffron Walden and Great Dunmow. The study also included findings for the other centres in the district. A copy of the study would be emailed to members of the group.

The working group discussed the findings and also retail provision generally and questioned the extent to which policies within the LDF could influence the retail make up of the town centre and encourage independent shops. Members were advised that whereas policies could be developed for a mix of shops and the location and size of units there was limited control on the type of shop as the use categories were very broad. Members felt that the Council could seek to influence future strategies for retail development by producing a clear plan of what it wished to achieve and taking into account other issues such as ease of access, car parking and charges and the type of shopping experience.

LDF53 UPDATE ON COMMISSIONED STUDIES

The working group received for information a report on the status of the following commissioned reports and the expected reporting dates. These were:- population forecast, retail study, open spaces, sports facilities and playing pitch strategy, sustainability appraisal, rural lanes and the stage 2 water cycle study.

LDF54 AFFORDABLE HOUSING UPDATE

The Housing Enabling and Development Officer presented a report which set out the number of affordable houses that had been delivered over the last five years through registered providers and more recently through the Council's own build programme. It was noted that the figures had generally increased throughout the period and for the last few years had met the Council's target to provide 100 dwellings a year. The number of dwellings that were expected to be provided in 2012/13 and 2013/14 was 158 and 141 respectively.

Councillor Cheetham asked about the Council's policy for ring fencing a proportion of new affordable properties for local people. She was advised that this was an issue which the Council would need to take into account in its Tenancy Strategy which was currently being prepared.

Councillor Rolfe said that the figures in the report highlighted the diminishing number of properties coming forward from rural exception sites and felt that this could be addressed if parish council's were given more guidance and support. It was reported that the Council was working closely with the RCC of Essex to consider ways of progressing this scheme and a sum had been included in the Council's budget for next year.

LDF55

FUTURE MEETINGS

The dates and times of future meetings were noted as follows:

Friday 2 March – 9.30am
Thursday 5 April – 9.30am
Friday 11 May – 9.30am

The following dates were proposed to the end of the year

Friday 6 July – 9.30am
Friday 3 August – 9.30am
Friday 14 September – 9.30am
Friday 5 October – 9.30am
Friday 2 November – 9.30am
Friday 14 December – 9.30am

The meeting ended at 11.30pm.