

**LOCAL DEVELOPMENT FRAMEWORK WORKING GROUP held at
COUNCIL OFFICES LONDON ROAD SAFFRON WALDEN at 9.30am
on 11 MAY 2012**

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

Officers in attendance: M Cox (Democratic Services Officer), A Taylor
(Assistant Director Planning and Building Control), M
Jones (Principal Planning Officer) and R Harborough
(Director of Public Services).

LDF74 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors D Crome and E
Oliver.

LDF75 MINUTES

The minutes of the meeting held on 5 April 2012 were received and
signed by the Chairman as a correct record.

**LDF76 UTTLESFORD LOCAL DEVELOPMENT SCHEME- REVISION AND
RESOURCING**

The Assistant Director Planning and Building Control presented a report
on proposed revision to the Local Development Scheme, the project plan
for the Local Development Framework. The latest version had been
approved by Cabinet in August 2012, three further changes were now
proposed :-

1. To publish the pre-submission draft of the local plan at the beginning
of November rather than October to allow a 3 month period in which
to respond to the representations made.
2. In relation to the charging schedule, to now publish a preliminary
schedule in October 2012 and a draft schedule in January 2013.
3. For the provision of gypsy and traveller sites, to include a criteria
based policy in the Development Management section of the Local
Plan but to exclude the allocations from the Site Allocations section
and to produce a separate document after the adoption of the local
plan. .

The Gypsy and Traveller site allocations document would now be
adopted at the end 2014 with consultation on the draft plan commencing
in September 2013. It was noted that the NPPF required the Council to
clearly justify any additional development plan documents and the report
explained the reasons for this departure, mainly pertaining to the lack of

a robust evidence base. Initial work would start on the allocations document, with a call for sites in October 2012.

Members asked a number of questions about the proposed revisions to the LDS scheme and agreed with the suggested changes.

The working group was then advised of the arrangement for the examination process. A programme officer would be required to manage the examination in conjunction with the Inspector and to make sure that the examination ran smoothly. The recommendation to Cabinet was to make available £50k from the planning reserve for this post and other resources for the delivery of the plan.

Councillor Rolfe asked if there was sufficient internal capacity to meet the LDF schedule. The Assistant Director replied that it was a challenging timetable but extra resources would be brought in to deal with specific tasks as necessary.

RECOMMENDED to Cabinet that the amendments to the LDS are approved.

LDF77 REPORT ON REPRESENTATIONS

The Principal Planning Officer presented the 2nd report on the representations received to the recent consultation. This summarised over 6000 reps and comments and members noted the main issues that had been raised. Councillor Rolfe said that the public should be given feedback on the outcome of their representations, to demonstrate how policies may have changed as a result of the consultation.

Members questioned whether windfall sites within the VDL would be counted within the housing numbers and were advised that they would be included in the overall total if they had the benefit of planning permission. The November consultation would include all proposed, and consented sites to show the overall picture and to demonstrate that sufficient sites had been provided in the District.

LDF78 RURAL LANES STUDY

The study had been completed and was available on the Council's website with the other local plan documents. Within the study the lanes had been scored against agreed criteria and 118 historic lanes had been identified, compared to 168 in the previous survey. This reduction could be due to the lanes degrading over time, or more likely, that the latest study had made a more robust assessment. Now that the lanes had been identified there would be a policy within the new local plan that would require the information to be taken into account when determining planning applications. The protected lanes would be included in the plan map for the November consultation.

LDF79

AFFORDABLE HOUSING VIABILITY ASSESSMENT UPDATE

The Assistant Director reported the outcome of a recent consultant's report into the viability of the new development management policy relating to the provision of affordable housing. The policy would lower the threshold for the provision of affordable housing and was more onerous on the developer but it had been concluded that with this new policy approach and the current market conditions it would still be viable to provide affordable housing in Uttlesford.

LDF80

NEXT STAGE

The working group was informed that the revision to the LDF scheme and draft local plan for consultation would be considered by the Scrutiny Committee on 21 May 2012 and the Cabinet on 24 May 2012.

The meeting ended at 11.30 am.