

Committee: LDF Member Working Group

Agenda Item

Date: 22 November 2012

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Title: Development Opportunity Sites

Report Author: Andrew Taylor

Key decision: **No**

Summary

1. The Working Group recommended that 'Development Opportunity Sites' were included in the pre-submission consultation draft in Saffron Walden, Great Dunmow and Stansted Mountfitchet. Officers commissioned Carter Jonas to carry out a study assessing the commercial deliverability of these sites, considering viability and to suggest types of developments which would be deliverable. This work has now been completed and is attached to this report.

Recommendations

2. To note the Assessment of Development Opportunity Sites.

Financial Implications

3. There are no direct costs arising from the findings of this report:

Background Papers

4. None

Impact

- 5.

Communication/Consultation	The report will be available on the Council's website.
Community Safety	No issues
Equalities	No issues
Health and Safety	No issues
Human Rights/Legal Implications	No issues
Sustainability	No issues
Ward-specific impacts	Affects Saffron Walden Audley, Great Dunmow South and Stansted North.

Workforce/Workplace	No issues
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Situation

6. Appended to this report is the Assessment of Development Opportunity Sites.

Risk Analysis

7.

Risk	Likelihood	Impact	Mitigating actions
The Assessment of Development Opportunity Sites is not taken into account in preparing the pre-submission local plan.	1. The Assessment of Development Opportunity Sites will be considered.	The plan is not found sound because it is not based on evidence which could mean sites are not deliverable.	Consider the Development Opportunity Sites site allocation policies in the light of the evidence and undertake further consultation with key stakeholders as appropriate.

- 1 = Little or no risk or impact
- 2 = Some risk or impact – action may be necessary.
- 3 = Significant risk or impact – action required
- 4 = Near certainty of risk occurring, catastrophic effect or failure of project.