

Committee: LDF Member Working Group

Agenda Item

Date: 8 February 2013

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Title: Development Opportunity Sites

Report Author: Andrew Taylor

Key decision: **No**

Summary

1. The Working Group recommended a number of sites were allocated in the draft Local Plan as Development Opportunity Sites.
2. Officers commissioned Carter Jonas to carry out studies to assess the commercial deliverability of these sites. Following this Essex County council Urban Design team were appointed to work with local District Councillors and Parish/Town Councils to develop development briefs for the sites. This work has now been completed and the final reports are attached to this report.

Recommendations

3. To note the Design briefs for the Development Opportunity Sites.

Financial Implications

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

Background Papers

5. None

Impact

- 6.

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 Stansted South.
Workforce/Workplace	No issues

Situation

7. Appended to this report are the development briefs for the Development Opportunity Sites.

Risk Analysis

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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.