

Committee: LDF Member Working Group

Agenda Item

Date: 8 February 2013

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Title: Development Opportunity Site – Saffron Walden

Report Author: Andrew Taylor

Key decision: No

Summary

1. The Working Group recommended that the 'Post Office site' be considered as a 'Development Opportunity Site'. Officers commissioned Carter Jonas to carry out a study assessing the commercial deliverability of this site, 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 and to NOT proceed with the inclusion of the 'post office site' as a Development Opportunity Site.

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.
Workforce/Workplace	No issues

Situation

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

Risk Analysis

7.

Risk	Likelihood	Impact	Mitigating actions
The Assessment of Development Opportunity Site is not taken into account in preparing the pre-submission local plan.	1. The Assessment of Development Opportunity Site 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 Site 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.