

**Committee:** Local Plan Working Group

**Agenda Item**

**Date:** 7 February 2014

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**Title:** Consultation on Additional Housing Numbers and Sites, November 2013 – Report of Representations

**Author** Andrew Taylor; Assistant Director Planning and Building Control

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### Summary

1. Attached is the report of representations following the consultation on additional housing numbers and sites.

### Recommendations

2. For information

### Financial Implications

3. None

### Background Papers

4. The following papers were referred to by the author in the preparation of this report and are available for inspection from the author of the report.

None

### Impact

- 5.

Communication/Consultation	The consultation was published in November 2013 in accordance with the Statement of Community Involvement.
Community Safety	N/A
Equalities	N/A
Health and Safety	N/A
Human Rights/Legal Implications	N/A
Sustainability	The consultation was subject to a sustainability appraisal which was on

	consultation at the same time.
Ward-specific impacts	All
Workforce/Workplace	N/A

## Situation

6. Consultation on the additional housing numbers and sites took place between 18 November 2013 and 13 January 2014, a total of 8 weeks.
7. 3800 comments were received from 1276 people. Of the 3800 comments 23% were on question 1 on the plan period; 31% on question 2 on the number of houses; 12% on the policy for Ashdon Road Commercial Centre; 4.5% on the policies for land west of Great Dunmow/South of Stortford Road and adjacent to Buttley's Lane; 4.5% on the policy for Helena Romanes School site; and 25% on the policies for land north east of Elsenham.
8. A document is attached which summarises the representations and sets out officer views and recommendations.
9. The views of residents are that the whole process should be reconsidered and the emerging plan is not based on the most sustainable solution. Objections are raised on preparing a plan with a life of 16 years from adoption as opposed to 15 years as recommended by the NPPF and there are objections about the Council's assessment of its objectively assessed housing need.
10. Traffic congestion is the main issue raised in relation to redevelopment of Ashdon Road Commercial Centre, Saffron Walden.
11. In Great Dunmow, although there is support for the additional allocations facilitating the relocation of Helena Romanes School, there are concerns about the impact on and provision of infrastructure. The majority of residents in the immediate vicinity of Parsonage Down do not object in principle to the redevelopment of the school site but wish to ensure that there are appropriate mitigation measures to protect the Downs, the conservation area and the local wildlife.
12. Development to the north east of Elsenham is objected to by residents on the grounds that it is not considered a sustainable location as Elsenham is only a key settlement with limited facilities and therefore most people would travel by car, there is no guarantee that schools, doctor and dentist surgery will be provided; loss of countryside and agricultural land, and inadequate road network.
13. All these issues and other points raised are discussed in the attached report.
14. The Council has commissioned additional background studies to support the plan. A further highways assessment of the additional sites is due to be completed by the end of February 2013. A report updating the Retail Study to look at the period to 2031 is also due at the end of February 2014.

15. Taking on board the comments of the Working Group, officers will prepare a Pre-Submission Draft Local Plan to present to Cabinet and then Council for approval for consultation.

## Risk Analysis

16.

Risk	Likelihood	Impact	Mitigating actions
That the Council's prepares an unsound plan. This could either be when the plan is submitted and the Inspector advises the Council that the plan is likely to be found unsound; or that following the formal hearing the plan is found unsound.	1. The council is preparing a plan which is positively prepared; justified; effective and consistent with national policy.	3. That adoption of the Local Plan will be delayed whilst additional work is undertaken	That the Council ensures that the Plan meets the requirements of the NPPF and is justified by the evidence.

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.