

LOCAL PLAN WORKING GROUP held at COUNCIL OFFICES LONDON ROAD SAFFRON WALDEN at 2.00pm on 14 APRIL 2014

Present: Councillor J Ketteridge – Chairman.
Councillors S Barker, J Cheetham, K Eden, E Godwin, K Mackman, J Menell, V Ranger and J Rose.

Officers in attendance: M Cox (Democratic Services Officer), R Harborough (Director of Public Services) and S Nicholas (Senior Planning Policy Officer).

LP44 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors Oliver, Rolfe and Watson.

LP45 MINUTES

The minutes of the meeting held on 31 March 2014 were approved and signed as a correct record.

LP46 BUSINESS ARISING

(i) Minute LP40 – Highway Assessment

In relation to the Dunmow Bypass, Councillor Barker reported that temporary signs would be placed at strategic points before the permanent signs were installed in a few months' times. New road names and numbers had also been agreed for the new routes.

Members commented that the recent planning workshop with representatives from ECC Highways had been very useful. It was hoped that further meetings would be arranged to discuss the detailed plans for the larger scale developments.

Councillor Barker commented that the highway mitigation measures for Great Dunmow were mainly around the Hoblong junction so were relatively straight forward. Saffron Walden was more complicated with around 6/7 junctions affected. Members felt that in order to give confidence to residents that there was a structured plan in place it might be useful for the council to produce a leaflet highlighting the various stages that were planned to 2031.

.LP47 COMMUNITY INFRASTRUCTURE LEVY

The working group received a further report from the consultant's BNP Paribas on the viability of introducing the Community Infrastructure Levy (CIL) in Uttlesford. This had been prepared in the light of revised Government Guidance, which now required local planning authorities to cease to pool contributions from section 106 agreements from April 2015, a year later than

had been planned. However, local planning authorities could continue to secure section 106 contributions from up to 5 planning obligations to fund a single piece of infrastructure.

The report considered whether a decision not to adopt the CIL in the short term would adversely affect the Council's ability to deliver new infrastructure to support housing growth. It looked at the extent to which the council could deliver community infrastructure through S106 agreements and the extent of the CIL income that could be raised from sites where it was not possible to enter into a S106 agreement.

The report concluded that at present there was no compelling case for adopting a CIL in Uttlesford. The nature of the Council's housing trajectory lent itself to S106 agreements. It was also clear that implementing the CIL would impact on the council's resources and as this was still a relatively new provision it was likely that the guidance would be subject to change. There was no reason to do anything now as the CIL could still be adopted after the 2015 cut-off date.

Members of the working group agreed with the report's conclusion. They felt that this issue should be kept under review and suggested that a members' workshop could be arranged before April 2015.

The report was noted.

.LP48

RETAIL STUDY

The working group received an additional retail capacity study to supplement the report that was published in 2010. It updated the existing report to take account of the proposed scale and location of the housing growth in the pre-submission consultation plan and looked to the end of the plan date in 2031.

The study looked at four area zones which included the main retail centres of Saffron Walden, Great Dunmow and Stansted. It concluded that provision would need to be made in the longer term for additional retail floor space.

Members commented that some of the information in the report was now out of date and it also did not take account of the changing trends in the retail arena. The Director of Public Services said that this was a limited update and much of what was contained in the 2010 study had remained unchanged. It had to make a number of assumptions but it was acknowledged that it was difficult to predict trends to 2031.

The report was noted

The working Group was informed that all the background studies would be summarised in a series of topic papers for the Inspector for use at the Local Plan public Inquiry.

The meeting ended at 2.45pm.