

LOCAL PLAN WORKING GROUP held at COUNCIL OFFICES LONDON ROAD SAFFRON WALDEN at 9.30am on 13 OCTOBER 2014

Present: Councillor H Rolfe – Chairman
Councillors S Barker, J Cheetham, J Ketteridge, E Oliver, V Ranger and D Watson.

Also present: Councillor J Redfern.

Officers in attendance: M Cox (Democratic Services Officer), H Hayden (Planning Policy Officer), S Nicholas (Senior Planning Policy Officer) and A Taylor (Assistant Director Planning and Building Control).

LP20 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors K Eden, E Godwin, J Menell and J Rose.

LP21 MINUTES

The minutes of the meeting held on 15 September 2014 were approved and signed as a correct record

LP22 BUSINESS ARISING

i) Minute LP18 – Council’s response to the Inspector’s questions

Councillor Watson referred to the proposed link road for Saffron Walden and asked for documentary evidence to support the assumption that this road would be provided. Officers advised that as part of the consultation the applicant for the site had supported the policy in the allocation. This representation was available on the website.

LP23 LOCAL PLAN EXAMINATION – INVITATION TO SUBMIT STATEMENTS

The Inspector had invited the council and others who had made representations to the Local Plan to submit written views on matters and issues identified after UDC’s response to the initial soundness concerns and questions. The response was to be submitted by 17 October.

COUNCIL'S RESPONSE TO THE INVITATION TO SUBMIT QUESTIONS

The working group considered the council's draft response. The significant points in the response were highlighted and members made comments in the following areas.

Duty to cooperate

The response updated recent activity in this area. The working group supported the aspiration to form a planning compact to formalise joint working across local planning authorities in Essex.

General Development Principles

The response built on the council's previously stated position regarding the possible change to Government policy in this area. As the proposed changes in legislation were still at the consultation stage it was felt that until the final detail was known it would be beneficial to retain the topics within the council's policies. However, a suggested wording had been included in the event that the Inspector would like to see a modification on this point. Members agreed with this approach.

Employment strategy

The response gave more detail of the evidence behind the employment strategy and in particular the approach in relation to Stansted Airport and its employment implications.

The Chairman asked that the final paragraph be strengthened to make the Inspector aware of the council's support for the northside policies and the proposed business park.

Housing Market Area

The response had reiterated that the Housing Market Area did not follow the district boundary. The District had traditionally looked toward the M11 corridor authorities and this was still a good area to use as a study. However, in answer to members' questions it was confirmed that regular meetings were held with other adjoining authorities including South Cambs.

Objectively assessed need

The response explained the demographic forecasts used to arrive at the Local Plan's provision of 523 dwellings pa. Edge Analytics had undertaken additional work and there had been further dialogue with the council to confirm that it was working with sensible assumptions. The report set out the council's response to representations, which had criticised the objectively assessed need as being too low. It was concluded that the 523 figure fell comfortably within the scenarios based on the most recent DCLG's forecasts.

5-year land supply

A table of evidence had been provided setting out each site within the 5-year land supply, in order to demonstrate the sites coming forward.

Windfall sites

Evidence was provided that the council's emerging policies would provide a reliable source of supply, and along with recent changes to the General Development Permitted Development Order this would justify the inclusion in the plan of 50 windfall sites per annum.

Access Strategy

The response would provide evidence that transport impacts of the Uttlesford Local Plan, combined with the development plans of neighbouring authorities were sound. In relation to M11 junction 8, an updated Statement of Common Ground was being prepared between the Councils and the Highways Agency and would be forwarded to Inspector.

Strategic allocations

A Statement of Common Ground, between the Council and the Developer was being prepared for each site. The Chairman asked that these documents be circulated to the members prior to the submission.

The working group AGREED to note the response.

LP25

GREAT DUNMOW NEIGHBOURHOOD PLAN

The working group was advised that Great Dunmow Town Council was preparing a neighbourhood plan for its area. As part of this process it had carried out a pre- submission consultation, which set out the council's preferred approach.

It was explained that the neighbourhood plan should have regard to national policy advice and guidance, conform to the strategic policies contained within the currently adopted development plan and meet all EU and Human Rights obligations. Although it was not tested against the emerging local plan the policies within this should also be taken into account.

Members considered the Council's response to the draft document. It had highlighted areas for the Town Council to address, which were intended to improve the robustness and effectiveness of the plan.

The next stage would be for Great Dunmow TC to take account of the comments and then submit the plan to UDC for independent examination, and for it to be satisfied that it complied with all relevant statutory requirements. If

so, it would be subject to a 6 week public consultation. It was hoped that the plan would be put to a local referendum at the elections in May 2015.

The Chairman said council was supportive of the development of Neighbourhood Plans as this a key part of the localism agenda.

The working group AGREED with the proposed consultation response.

The meeting ended at 6.00pm.