

Committee: Planning Policy Working Group

Agenda Item

Date: 29 September 2015

6

Title: Issues and Options Consultation

Author: Martin Paine, Planning Policy Team Leader

Summary

1. The attached report sets out the proposed Issues and Options questionnaire for public consultation during the autumn, based on reports supported by the Planning Policy Working Group at meetings on 13th and 27th July.
2. The covering report explains how points raised by Members in relation to Green Belt and further Areas of Search have been addressed.

Recommendations

That the Issues and Options consultation questionnaire be supported as the basis for a public consultation in autumn 2015, in accordance with Regulation 18 of the Local Planning Regulations.

Financial Implications

3. The costs associated with the approach set out in the report, including the proposed consultation, can be met from existing budgets.

Background Papers

4. Sections 3 and 4 of the questionnaire are based on the Areas of Search and Scenarios considered by the Planning Policy Working Group on 27th July 2015.

Impact

Communication/Consultation	Formal consultation as the Local Plan develops will be carried out in accordance with the Statement of Community Involvement.
Community Safety	None
Equalities	The Local Plan impacts on all sectors of the community.
Health and Safety	None
Human Rights/Legal Implications	None

Sustainability	Appraisal of alternatives to the emerging plan will be undertaken.
Ward-specific impacts	All.
Workforce/Workplace	Planning Policy Team and other officers as appropriate.

Situation

5. **Appendix A** contains the proposed consultation document. The document reflects the reports supported by the Working Group on 13 and 27 July. It will be available in electronic format, both as part of the consultation portal and as a PDF, and also in paper format together with a response form containing only the consultation questions and details of how to respond.
6. At the previous meeting Members requested that consideration should be given to the potential for an additional area of search in the area at a potential new Junction 7a of the M11. A map showing the area in question is presented in **Appendix B**, which is taken from the public exhibition of Essex County Council's plans during July 2015. A further map at **Appendix C** shows this area and the administrative boundaries of Uttlesford, East Herts, Harlow, and Epping Forest Districts.
7. The proposed area of Junction 7a is located wholly in Epping Forest District to the south of Sheering, and is beyond the administrative area of Uttlesford and the extent of this Council's jurisdiction as Local Planning Authorities. It is therefore not possible to introduce an Area of Search for this area.
8. However, the preparation of Local Plans for the wider area is a matter of interest to Uttlesford District Council in the context of the Duty to Co-Operate, and the Council will monitor the emerging Local Plans of neighbouring Local Planning Authorities in particular.
9. At the meeting on 27 July Members queried the statement in relation to Area of Search 13: Key Villages that "an assessment of the Green Belt will be needed for Hatfield Heath against the five purposes of Green Belt set out in the NPPF (Paragraph 80)". Stansted Mountfitchet is also a Key Village and is partially surrounded by Green Belt, and there are a number of Type A and Type B villages also wholly or partly covered by Green Belt.
10. As previously considered in the context of the Work Plan (PPWG 13 July), a comprehensive assessment of all the Green Belt in the District will be necessary. To avoid unnecessary confusion in relation to the settlement hierarchy and the Green Belt assessment, the above sentence has been deleted from the proposed consultation document. Similar comments in the report relating to Areas of Search 11a, 11b have also been deleted.

11. A report presenting the Areas of Search and scenarios was considered by the last Working Group meeting (“Preparing a Justified Local Plan”, PPWG 27 July). The recommendation to that report requested that *“any comments on the contents of the document be supplied to the Planning Policy team prior to the next Working Group Meeting”*. No comments have been received and therefore no further amendments to the document have been considered beyond the issues raised at the Working Group meeting on 27 July.

Risk Analysis

Risk	Likelihood	Impact	Mitigating actions
Without the consultation document the Council would not be able to comply with the requirements of Regulation 18.	1. Can be addressed and managed through the Working Group discussion forum.	3. The Options stage helps to ensure that the Local Plan is justified when considered against the reasonable alternatives.	Discussion at the Working Group to ensure that the document is robust before materials are finalised and the consultation commences.

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.