

## South Community Forum - 25 June 2013

Local Plan	
Questions	Answers
Local plan is this academic or fait accompli when it emerges?	Much of the plan will be in place.
Determined by process, by article 14 rather than housing lack of land supply. Evidence of Bentfield Green is lack of a five year land supply developments happens while UDC does not have a local plan in place.	Sustainable development is what is looked at. If there is a five year land supply and local plan in place we are in a stronger position with developers.
What is the definition of sustainable development?	In terms of the Local Plan it is economic, social and environmental compliance is the definition.
Six key villages number of houses in Elsenham 425, Takeley 200, Newport 295 and Great Dunmow vastly disproportionate as far as Elsenham. Getting across Stansted impossible. Will Council be offering an explanation as to why it is so disproportionate? Will it consider reviewing the allocation? Could consider Stansted Road, Elsenham badly impacted by two housing estates.	Sites are chosen from those put forward by developers for 60,000 houses. Officers have specified sites across the district and are being consulted over.  This Council gave a pledge to look again at the single site option if the spatial strategy review changed.
Are the Council proud or ashamed of the lack of a local plan? 700 new houses will destroy Little Easton, should look for Brownfield land instead?	There is little Brownfield land available in Uttlesford. Pursued this with Essex County Council Highways Agency still need this information to complete Local Plan.
What happens to the local plan regarding Elsenham if other sites happen, will Elsenham fall away if rogue sites comply with numbers?	Uttlesford DC to consider revise sites or plans
What is the percentage of house is needed for Uttlesford residents not for people outside?	With any large development 40% has to be affordable (for rent) and are dealt with by the Council's letting process which means they are for local people. 97% of lettings are to local people, however the Council has a policy if people are escaping from another area for reasons such as domestic violence we need to house them, this is a reciprocal arrangements for Uttlesford resident.
Developers are putting in large applications. We are all at hand of prospective developers.	We are required to proceed with a plan.
Bulk of housing is in the south of the district Great Dunmow, Takeley, and Thaxted. Saffron Walden appears to have far less housing, why is this?  Great Dunmow town is not big enough for this kind of development.	A120 bypass provides a very good link from Dunmow to the M11. 880 house proposed in Saffron Walden is causing a tremendous problem as Audley End Estate owns a lot of land around Saffron Walden.
Bentfield Green, Taylor Wimpey, substantial objections acknowledged and taken into account. Not sustainable development, have Planning officers paid any due regard to letters from other bodies and residents? Why are officers recommending applications which are	Take exception to that.  Officer weight the applications on points raised in there. Analysis has taken place and noted objectively.

not in the Local Plan?	
All dismissed because of lack of Local Plan	Details are for the Planning Committee to consider.
A lack of a Local Plan brings us back to this position all of the time. When did the Highways Agency receive the plan? How Long has it taken legal consideration to either weight or not weighting?	This matter has been taking up with our MP to look into it. However we have not taken a legal opinion.  Essex County Council has done their assessment and it is now with the Highways Agency which was sent probably six months ago.
How long will it take, there should be a clear audit trail asking Highways Agency when Uttlesford District Council will receive a response?	This has been taken up with the appropriate County Councillor
Why did you not ask the Highways Agency at the beginning of the process?	We couldn't ask until we had any kind of knowledge as to where houses would be situated.
Substantiality, Stansted Mountfitchet already has a deficit of primary school places. Essex Highways carried 16,000 vehicles movement in 2008. Primary Health Care would be impossible. Decent food would diminish as we use quality farm land for housing, this is not sustainable.  Elsenham was considered by planning committee did not refer to primary schools or health services. What do you mean by sustainability?	In terms of the Local Plan it is economic, social and environmental compliance is the definition.
People's lives are being plagued with this delay	Essex County Council completed their work in December and passed it to the Highways Agency.
Please explain why the Environment Agency's refusal has not been taken into account of by officers?	It is for members of the Committee to consider.
Concerned about Junction 8 on the M11 will be a problem, so what do we do next if the Highways Agency says the plan will not work?	Highways Agency should be trying to make junction work.
Recently read a recommendation by Planning Officer to accept Bentfield Green	Uttlesford District Council considered Highways Authority and report has gone ahead on basis of Highways decision.
Sustainability – quote from report to Planning Committee on Bentfield Green. Planning Policy S7, of the Planning Policy Framework Paragraph 10.2 of the National Planning Policy Framework takes a positive approach than a protective approach, sustainability does not make sense.	Sustainability not just about the environment. This Government aim is growth. It is the Coalition Governments policy as set out in National Planning Policy Framework.
	We are committed to consulting the public that is why we are holding these meetings. We are listening but obliged under statute to have used levers within our power. Every political party is committed to building more houses and we are

	<p>bound by National Planning Policy Framework, which is the bible.</p> <p>We need a five year land supply, building rate not at rate of occupation.</p> <p>The Local Plan was started again, we reviewed it because residents were unhappy, however, we have to meet our statutory obligations.</p>
<p>We have heard the Highways Agency are to blame for the Local plan not being in place, were they invited to this meeting, if not why not?</p>	<p>No. We have a representative from Essex County Council's Highways here tonight and I am sure he will take comments back. I will contact the Highways Agency to see if anyone is available to answer questions from this meeting and invite them to tomorrows.</p>
<p>I am concerned that next year the Council will be giving the Inspectorate a plan which will run for 12 years from date of adoption. The Government is not working with plans under 15 years. The Planning Inspectorate could just send it back as it does not meet its criteria.</p> <p>Is there evidence of plans being accepted under 15 years?</p>	<p>We have no idea what will be accepted as the plan is a movable feast.</p> <p>If housing comes forward then maybe able to increase the length of the plan.</p> <p>Officers have been consulting with the Planning Inspectorate all the way through the process.</p> <p>The London Borough of Haringey had their Plan accepted and that was for less than 15 years.</p>
<p>Because of lack of 5 year plan the impact of large development continues and little will affect the Highways Agency</p>	<p>Not just housing it is because as with every new development adds to problems and until there is a new judgement on Junction 8 could it be delayed inevitably</p>
<p>Benfield Green is surrounded by roads which you can only get one car through at anyone time. Is Benfield Green a done deal?</p>	<p>Essex County Council Highway's planning officer will be investigating the road structure and it will be for the Planning Committee to decide.</p>
<p>There is no confidence about this plan particularly as it runs less than the 15 year period and could be knocked back here because Uttlesford have "messed up"</p>	

<b>Highways Rangers</b>	
<b>Questions</b>	<b>Answers</b>
<p>Finger posts around the Rodings area need repainting. Also, can we improve the communication of this excellent service</p>	<p>To action, submit a request to Highway Rangers in the usual way via your local Parish Council. Please email Rissa Long with specific details of where you think communications need improvement.</p>
<p>Are the keep left or right hand signs being repaired? Speed Watch Teams have noted the signs are in wrong place in Stansted Mountfitchet. Highways Sub-Committee to discuss, will get use to it who could deal with this</p>	<p>Please ask your Parish Council to submit details to Rissa Long, who will advise on action to be taken.</p>
<p>Finger posts have been missing for years in</p>	<p>Replacement is not within the remit of the</p>

Elsenham and reported to Highways, are you dealing with their backlog?	Rangers service. Please continue to put your request to Essex Highways Public Right of Way Team.  No. The Highway Rangers are not the small works division of Essex Highways/Contractor. They are a self standing unit responsible to LHP.
Do we report an issue through the Essex County Council website?	Yes, unless the request is within the remit of the Rangers.
Bumped into Rangers completing work back in April very impressed with the standard of work. Need to give more publicity to the service so more people know about it.  Who funds this service? Hope there will be continuing money to fund and possibly increase the service?	The Rangers carry out a large amount of small Highway works throughout the districts for over forty town and parish councils.  Publicity of the Rangers services are promoted through Councillors, Parish Councils, Parish magazines, local newspapers by way of press releases, and from time to time on BBC Radio Essex.
Hatfield Heath Parish Council used the rangers service on a path way and they did a fantastic job, best it has looked for 20 years. Well done and thank you.	Thank you. I will pass compliment onto the Ranger team.
Pathetic that Thaxted cannot clean their own sign	

<b>Economic Development</b>	
<b>Question</b>	<b>Answers</b>
Has the information from this market research informed the Local Development Framework?	Research undertaken has influenced the Local Development Framework. A piece of work was carried out in 2009. Close consultation within Town Teams has been commissioned on how town centre will change over the next 10 – 15 years.
In Stansted we have taken the opportunity of looking at businesses and carrying out some work with Simon. We have a number of things on the go. Stansted structured different elements. Project plan was up to 2014. Assume that car parking we have at the moment will be maintained or increased?	Uttlesford has the lowest unemployment rate in the country. Less than 2% need to grow economic activity. Corporate planning prosperity for people of the district.  Government has made it clear to local authorities that finances from Central Government will dry up. Local Authorities need to be more self funding. Neighbourhood growth and business rates as the Council receives a small percentage of any rise in business rates in our district.
We need to get more people in to the district spending money. We need to work with English Heritage, Airport and Tourist Board to encourage tourism.	Yes English Heritage is designing a glossy to go into Audley End to get people into Saffron Walden. Other attractions would then take Audley Ends information. An antiques trail leaflet has been produced. Stansted Airport has

	further tourism opportunities. Have organised meet the buyer events.
Was the Antiques leaflet printed and paid for by the shops themselves or by Uttlesford District Council just focuses on Saffron Walden?	Yes it was paid for by the District Council. My work won't just focus on Saffron Walden town centre. I have already worked with Stansted and had meetings with Dunmow.
The antiques shops should pay of the leaflets themselves, not Uttlesford District Council.	
The Gardens of Eason is an excellent place to visit. We had a couple arrive last weekend who had a couple of hours in between connecting flight at Stansted.	
Can members of the public join the Town Team rather than it is all businesses?	Have received offers of help from members of the public. We need to engage with everybody who wants to. There will be open meetings and surveys where there will be engagement with the public.
Uttlesford District Council's website has been down, why is this?	The Council became aware of a potential security breach over the weekend. We are in the process of going to another supplier where security lapses are less. The IT department are in the process of building pages back however this will take some time. Planning information is available on the website.