

South West Area Panel, item 9

Committee: South-West Area Panel

Agenda Item

Date: 11 January 2007

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Title: Local Development Framework: Core Strategy
Policy Choices and Options for Growth consultation document

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Item for decision

Summary

This report updates the Panel on the work done so far in producing the Core Strategy Development Plan Document and informs them of the content of the forth coming consultation document for consultation in January/February 2007.

Recommendations

That the Panel consider the consultation document at their next meeting in February/March and make their comments.

Background Papers

Local Development Framework Core Strategy Report of Workshops April 2006

Uttlesford Local Development Framework "Help us Plan for the Future" Questionnaire Results September 2006

Impact

Communication/Consultation	To conform with adopted Statement of community Involvement
Community Safety	
Equalities	To conform with adopted Statement of community Involvement
Finance	Within Development budget
Human Rights	To conform with adopted Statement of community Involvement
Legal implications	To meet regulation 25 of the Town & Country Planning (Local Development)(England) Regulations 2004

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Ward-specific impacts	all
Workforce/Workplace	Policy Team

Situation

- 1 The Core Strategy is one of the key documents in the new Local Development Framework for Uttlesford and the first Development Plan Document to be prepared. It will set out the long-term vision and objectives for the district including broad policies for steering and shaping development and identifying broad locations for new housing growth as well as defining areas which should be protected.
- 2 The consultation document forms part of a series of consultation exercises with the aim of identifying the issues facing the district and the possible options to meet these issues. The consultation period will last for 6 weeks from mid/end January.
- 3 The first part of the consultation document will set out a proposed vision for the District up to 2021. It will then set out suggested objectives for achieving the different elements of the vision and suggest the sort of policies which might be needed in the Core Strategy to meet those objectives. The Council is seeking views on the suggested objectives and the need for particular policies and whether there are other objectives and policies which should be included.
- 4 The second part of the document will set out a number of options that could be used either on their own or in various combinations to deliver the housing growth that will be required in the District up to 2021. Views on this key aspect of the Core Strategy are very important to the Council.
- 5 The spatial options generally fall into two types: either concentrated growth where the growth is accommodated in a single or small number of locations; or a more dispersed growth over a larger number of locations. To be in conformity with the East of England Plan the option of providing for 'No Growth' cannot be pursued.

Concentrated growth options

- – Concentrate all development at Saffron Walden
- – Concentrate all development at Great Dunmow
- – Concentrate all development at Stansted Mountfitchet
- – Concentrate development at the largest centres of Great Dunmow, Saffron Walden and Stansted Mountfitchet

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- – Concentrate Development in a single new settlement

Dispersed growth options

- – Distribute development over a hierarchy of settlements from villages with services and facilities through key rural centres to largest settlements
 - – Distribute Development along the West Anglia Rail corridor
 - – Distribute all development in villages around the District
 - – Distribute development along the A120 corridor and in Dunmow
- 6 When the Council has considered all the responses to this document it will prepare another document for consultation which will refine the ideas set out here into a set of preferred options. This will then be subject to further consultation in the autumn of 2007 and then a final submission draft will be prepared for submission to the Secretary of State in March 2008. An examination into the soundness of the Core Strategy will take place in September 2008 before it can be finally adopted in 2009.

Risk Analysis

Risk	Likelihood	Impact	Mitigating actions
That the panel do not respond	low	That the views of the Area Panels cannot be taken into account in preparation of the Council's Preferred Strategy	To allow time at the next meeting to fully consider the document and make comments.