

Committee: Local Plan Leadership Group
Title: Update on Larger Development Sites
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Summary

1. This report provides an update on discussions with the landowners and promoters of the larger development sites.

Recommendations

2. That the Group note the report.

Financial Implications

3. None.

Background Papers

4. N/a.

Impact

- 5.

Communication/Consultation	N/a
Community Safety	N/a
Equalities	Forthcoming policies will be subject to an Equalities and Healthy Impact Assessment (EqHIA).
Health and Safety	N/a
Human Rights/Legal Implications	Preparation of a local plan is a statutory duty. It needs to meet legal tests and comply with regulations.
Sustainability	Forthcoming policies will need to meet the sustainability objectives of the Council and the Local Plan will be subject to a Sustainability Appraisal.

Ward-specific impacts	All
Workforce/Workplace	N/a

Situation

6. Sixteen larger development sites, or clusters of sites to form larger development options, have been identified amongst the 299 interests that were registered with the Council following the 'Call for Sites' process in April this year. The scale of these sites was determined on the basis of the National Planning Policy Framework (NPPF) which identifies the need for Local Planning Authorities, when contemplating larger scale development, to consider a vision for at least 30 years ahead (NPPF- paragraph 22) . A list of these sites is appended to this report.
7. Officers have now held meeting with representatives for all sixteen sites and landowners and promoters have been given copies of a Model Memorandum of Understanding which sets out the 'ground rules' for proceeding should the Council decide to allocate a particular site in the local plan. The MOU includes (amongst a number of matters) commitments that:
 - The Developer and the Council work together in good faith and in a transparent and consistent way;
 - The development complies with the Town and Country Planning Association Garden City principles;
 - The development is net zero carbon and provides high quality design;
 - That masterplanning work involves 'co-design' with local community participation through a local Community Stakeholder Forum; and
 - Long term stewardship of public assets is secured.
8. The majority of representatives have indicated their willingness, in principle, to sign such a document. The next step in the process is for specific MOUs to be prepared for each site and that work is underway. The wording of the MOUs is being drafted to take account of the fact that the Council has yet to decide on the content of the new local plan. The intention is that the MOUs are signed without prejudice to the Council's decision. If the Council decides not to support a particular site then the signed MOU will have no further effect.

Risk Analysis

11.

Risk	Likelihood	Impact	Mitigating actions
That developers do not fully share the Council's	3 - Medium risk although this is likely to	3 - The impact would be high given that the	Joint signing of an MOU that sets out the Council's commitment

commitment to high quality net zero carbon development or to best practice in plan making	vary between developers	Council is committed create a sound local plan that meets the Council's objectives	in terms of quality and process.
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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.