

Core Strategy Further Consultation on Preferred Options	Community Forum (South) 2nd March 2010 Helena Romanes School – Great Dunmow
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Attendees

Name	Organisation (If applicable)	Name	Organisation (If applicable)
C.Cant	Stebbing PC/UDC Cllr	J.Cadwallader	Dunmow
G.Davies	Gt Dunmow T.C.	S.Swift	Dunmow
T.Dodkins	Carter Jonas	A.Kittle	Strutt and Parker
R.Howland	Stebbing	A.Dean	UDC Cllr
L.White	Stebbing	J.Cheetham	UDC Cllr
E.Howard	Stebbing	V.Pledge	
J.Pitkethly	Stebbing	M.Ruby	Stebbing P.C.
J.Lewis	Great Easton P.C.	M.Earle	Dunmow T.C.
P.Milne	Gt Dunmow T.C.	M.Shaw	
A. Dormer	Great Easton	E.Kay	Elsenham
R.Dormer	Great Easton	M.Mann	Stebbing
B.Martin	Stebbing	M.Foster	Dunmow Society
W.Barron	Gt Dunmow	M.Dines	Great Dunmow
J.Kingdom	Stebbing	T.Hughes	Great Dunmow T.C.
G.Albon		J.Burton	H & E Observer
R. Disart (?)		R.Board	
D.Beedle	Great Dunmow	C.Smith	Great Dunmow T.C.
M.Rolph	Lt Hallingbury PC	T.Trembath	
P.Watson	Felsted P.C.	C.Sharp	Essex Police
M.Coulridge	Essex Police	K.Macdonald	
D.Swift		T.Middleton	CPREssex
R.Pickford	Great Easton Primary School	C.Dean	UDC Cllr
A.Thawley	Fested P.C.	N.Thompson	Dunmow Broadcast
M.Perry	Dunmow Chamber of Trade	A.Hart	Great Easton
D.Hart	Great Easton	J.Davey	Great Dunmow

Following a brief presentation by the Council the meeting was then opened up for a question and answer session. The questions and comments from people who came to the meeting and the answers from the panel are listed below. (The panel's answers are in italics) The panel was chaired by Cllr D.Jones and made up of Members of the District Council - Cllr S. Barker and Cllr J.

Ketteridge, Officers from the District Council – R.Harborough, Director of Development, S.Nicholas and M.Jones – Planning Officers, Officers from Essex County Council Highways and Transportation – E.Featherstone and M.Bradley and Inspector M. Couldridge from Essex Police.

Mike Perry – Great Dunmow Chamber of Trade

3,000 homes in Uttlesford is being viewed in isolation with no account being taken of development in surrounding areas like Cambridge and Bishops Stortford

The Regional Plan for the East of England provides the overview for development across the region. The Council consults with neighbouring local authorities as we prepare our plans and they do the same.

Cllr C. Dean – District Councillor for Elsenham and Henham

Concerned about the lack of weighting in the Comparative Sustainability Assessment (CSA). Adding weightings may change the conclusions. At what stage will the weightings be given and what will happen if the results change the outcome?

Cllr A. Dean – District Councillor for Stansted Mountfitchet

Concerned about the Comparative Sustainability Assessment. There are too many objectives, duplication of objectives makes it too complicated and no thought has been given to the weighting.

E.Kay – Elsenham Resident

The weightings in the CSA should be subject to scientific analysis and not just Council vaguaries.

The consultation is about collecting views that Members can take into account in their further considerations, which will involve weighting the various issues.

M. Shaw – Resident of Elsenham

What confidence can we have that the Council will listen to the responses this time as previous responses seem to have been ignored. (Ref. to lack of support for new settlement option at Issues and Options Stage)

L. Adams – Resident of Elsenham

The Council has not taken account of representations from the 2007-2008 Consultation.

Will the representations from the 2007-2008 consultation be taken into account?

The previous representations still stand and will be taken into account. Part of the purpose of the Comparative Sustainability Assessment was to record, consider and respond to the questions and issues raised by local residents at the previous stage.

Cllr C Smith – District Councillor for Great Dunmow

All the development which has already occurred is in the south of the District – can we have a fairer distribution.

Distribution of development growth should be fair but also needs to take into account the opportunities and constraints which exist.

T.Hughes – Great Dunmow Town Council

At the examination into the East of England Plan the Inspector accepted the view that the A120 should not be a corridor of growth. Most development will lead to car borne commuting. Existing public transport is poor and unlikely that this can be developed in the future. To look at development in a truly sustainable way we have to look at existing transport links. Great Dunmow is an important historic town in a rural setting. We are looking at a cash strapped future where the necessary infrastructure is unlikely to be provided.

Highways would prefer to see sites near the strategic road network developed. There is an acknowledgement that in Uttlesford the car is likely to remain the primary mode of transport because of the rural nature of the district.

Cllr C. Cant – District Councillor for Stebbing

Stebbing PC have been running surgeries on the Local Development Framework. If Elsenham is not carried forward as the preferred option will this cause further delay in the process and what happens to the district council's policy in the meantime?

Changing to a different strategy would mean a delay to the programme to allow for further consultation to give people affected by any alternative to comment. This could have an impact on the Council's policies because the Council has to demonstrate a five year supply of land for housing. As existing sites are built this becomes harder unless new sites start to come forward through the plan making process. This makes the district vulnerable to planning by appeal as developers start to submit planning applications for sites which are not currently allocated in a plan.

Cllr A. Dean – District Councillor for Stansted Mountfitchet

It is important to dispel the myth that a possible change in Government will change the need for new housing. There is desperate need for housing in the

district. The Strategic Housing Market Assessment (SHMA) confirms that the figures in the regional plan do reflect needs within the district. The SHMA also recommends that 70% of housing should be affordable (compared to current policy of 40%) How possible is it to achieve this? (ref. recent development at Takeley)

Uttlesford is an attractive place to live and consequently subject to strong market pressures.. Following on from the SHMA the Council has commissioned a viability study which will look at the long term market position. In relation to development at Takeley the developers' original position was that they were unable to provide any affordable housing. A viability report commissioned by the Council demonstrated that this was not the case but also that in current market conditions that 40% affordable housing was also unrealistic and a 20% figure was agreed.

C. Baron – Great Dunmow Town Council

Public transport in Great Dunmow is poor. It is impossible to get back to Dunmow from Chelmsford in the evening.

Have the Health Authority been consulted?

Public transport in Uttlesford is generally provided through subsidised services – not developer funding. S106 contributions will be required to pump prime developments - including health funding for first three years. The PCT are consulted on Core Strategy at formal stages officers also have interim meetings with PCT representatives.

T. Hughes – Great Dunmow Town Council

Attended meeting of Cambridge Preservation Society where economics experts spoke. They described a situation in the housing market where the credit crunch has likely changed the borrowing landscape forever. Will people be able to afford to buy the new homes?

The SHMA has looked at long term trends to make a judgement about likely housing demand. A viability study has also been commissioned to support this work. The housing strategy has to be viable and realistic.

G. Davies – Great Dunmow Town Council

To be democratic only one vote per household should be counted.

The Council acknowledges that in some areas more people will write in but it would be unreasonable to restrict the responses. This is not a referendum, rather it is the issues raised which need to be considered.

M. Perry – Great Dunmow Chamber of Trade

Additional development in neighbouring authorities – is there additional funding for road/rail?

The Government announced a long term strategy for improvements to the West Anglia main line in 2008, with detailed planning work being carried forward by Network Rail. The strategy envisaged infrastructure improvements post 2014. This would deliver additional capacity by enabling longer trains. ~~are looking at increasing the capacity of the line with proposals for additional carriages etc.~~ The Council will have to take a view on reliance it can place on investment in transport.

M.Foster – Resident of Great Dunmow

Where will the development take place?

The consultation identifies areas of search for Great Dunmow and Saffron Walden. For these and other settlements detailed sites will be consulted on during the preparation of the Site Specific and Development Control Development Plan Documents..

Cllr A. Dean – District Councillor for Stansted Mountfitchet

In relation to the predictability of housing delivery, Rochford Nurseries at Stansted has been completed at a slower rate which has made the development easier to cope with as natural growth of the existing settlement. Concerned about the start stop nature of developments in line with market conditions and what this might mean for development of a new settlement resulting in housing with no facilities in the middle of nowhere.

These are factors which the Council will need to bear in mind in reaching its decisions.

T.Hughes – Great Dunmow Town Council

We should move to a plan, monitor and manage situation in relation to delivery of housing rather than a predict and provide approach.

We are currently working to a plan monitor and manage approach. Annual completions etc against the targets are reported each year in the Annual Monitoring Report (available on the Council's website). This shows that generally the Council is meeting the district wide target even though some developments are building at slower rates than others.

G.Oldham – Great Dunmow Resident

Concerned about school provision.

Secondary schooling is an important issue. Significant difference in scale between the two larger schools and the smaller secondary schools. ~~Schooling~~

~~is an issue.~~ Development will need to provide additional primary school places.

T.Dodkins – Strutt and Parker

Proposal for new settlement at Easton Park was overturned by Inspector at previous local plan in favour of development at Takeley which has taken a large development but not enough to be sustainable. Merit in looking again at Takeley to increase the existing settlement to a more sustainable size.

Takeley does feature in current options and developer proposals

G.Oldham – Resident of Great Dunmow

In the 1980's the Council decided to concentrate development in Great Dunmow on the Building Farm site. The current consultation highlights areas to the south and west of the town which suggests housing development on the Smiths Farm site. This will encourage more transport movements across town. Employment land is needed - businesses in the town are not able to find premises.

It is difficult to secure private sector investment in employment because of the residential value of land and the hope value to owners. Employment uses may be more appropriate away from areas where there is pressure for residential development

A.Dormer – Resident of Great Easton

Concerned about levels of crime and disturbance arising from new development.

Type of housing being promoted is unlikely to give rise to major issues. The police would anticipate additional incidents of anti-social behaviour and traffic offences and additional police presence would be provided if necessary.

M.Mann – Resident of Stebbing

Can new development be supplied with water?

Yes – council has carried out Water Cycle Study in consultation with the Environment Agency and the Water Companies.