

Local Development Framework Sub-Committee – 18 September 2007

Minutes of the meeting of the **Local Development Framework Sub-Committee** held on **18 September 2007** when there were present:-

Cllr C I Black
Cllr K J Gordon
Cllr K H Hudson

Cllr J M Pullen
Cllr C G Seagers
Cllr D G Stansby

VISITING MEMBERS

Cllrs Mrs M J Webster and P F A Webster.

OFFICERS PRESENT

S Scrutton - Head of Planning and Transportation
J Bostock - Principal Committee Administrator
M Power - Committee Administrator

1 APPOINTMENT OF CHAIRMAN

Cllr K H Hudson was appointed Chairman of the Local Development Sub-Committee.

2 DECLARATIONS OF INTEREST

Cllr J M Pullen declared a personal interest in Item 7 of the agenda relating to the School Organisation Plan 2007-2012, by virtue of his position as a Governor of Grove School in Rayleigh.

3 TERMS OF REFERENCE

The terms of reference for the Local Development Framework Sub-Committee were noted. The Chairman further advised that items on the agenda could be referred to Full Council or Executive Board as appropriate.

4 URBAN CAPACITY STUDY

The Sub-Committee considered the report of the Head of Planning and Transportation requesting that the results of the Urban Capacity Study (UCS) be considered as part of the evidence base for the Council's Local Development Framework.

The Head of Planning and Transportation referred Members to Appendix 1, and the Department for Communities and Local Government's (DCLG) recommendation that the survey and assessment should involve key stakeholders, such as land developers, land-owners and agents.

In response to questions raised, the Head of Planning and Transportation advised that:

- In the preferred scenario, K, no allowance had been made in the figures for future applications to build flats, as this was an unknown factor. Government advice was that intensification should not generally be a factor when calculating the requirement for the release of green field sites for housing development. However, it was accepted that the requirement for a minimum housing provision of 4600 housing units, as laid down by the East of England Plan, might well be exceeded due to intensification.
- In due course the Council would be reviewing development control policies to determine that they were fit for purpose and to discuss whether any modifications were needed.
- When calculating further housing provision it may be possible to ascertain that proposals for the building of flats are granted in areas of the District that are deemed appropriate.
- One element that the Core Strategy would be looking at would be the high percentage of Rochford District residents commuting out of the District to work.
- The East of England Plan required the creation of 3000 net new jobs over the plan period to 2021.
- Planning policy statement no 3 stated that Local Authorities needed to examine all non-residential parts of their urban areas to ascertain whether they should be replaced by housing. Any new employment sites had to be located in sustainable locations with easy access routes.
- Although 'work and live' units might be part of consideration of future housing allocation, resale of such properties was often difficult.

Recommended to the Executive Board

- (1) That, subject to further consultation with land developers, land-owners and agents, the Urban Capacity Study 2007 be adopted as part of the evidence base for the production of the Council's Local Development Framework.
- (2) That scenario K be adopted as the most realistic assessment on which to base calculations for green field housing requirements.
- (3) That further work is undertaken to align the Urban Capacity Study with the new Strategic Housing Land Availability Assessment methodology.
(HPT)

5 SCHOOL ORGANISATION PLAN 2007 – 2012

The Sub-Committee considered the report of the Head of Planning and Transportation on the draft Essex School Organisation Plan 2007 – 2012. It was noted that the word ‘places’ should replace ‘pupils’ in paragraph 5.2.

Responding to questions the Head of Planning and Transportation advised that:-

- There would be implications for schooling in the District as a result of the proposed increased housing provision to 2021, which would be reported back in due course.
- A statistician had worked out the figures in detail. The figures were only a forecast and assumptions had necessarily been made.

The Sub Committee noted the contents of the School Organisation Plan and that the Head of Planning and Transportation is preparing a Core Strategy ‘background evidence paper’ to be reported to Members for approval at a future meeting of the Sub-Committee.

6 CONSERVATION AREA APPRAISAL AND MANAGEMENT PLANS

The Sub-Committee considered the report of the Head of Planning and Transportation presenting the results of consultation on a number of draft Conservation Area Appraisal and Management Plans. Members were handed a further Schedule of additional changes for the Battlesbridge Conservation Area Appraisals and Management Plan.

Recommended to Council

- (1) That the Conservation Area Appraisal and Management Plans be adopted as evidence base documents, subject to the recommended changes set out in this report and in the annex to this report.
- (2) That the conservation area boundaries be amended, as recommended in the reports.
- (3) That implementation of the recommendations of the appraisals is considered through the Local Development Framework process and by other mechanisms, as appropriate. (HPT)

7 LOCAL WILDLIFE SITE REVIEW

The Sub-Committee considered the report of the Head of Planning and Transportation on a preliminary consultation of a draft summary document reviewing the District’s local wildlife sites.

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In response to Member questions, the Head of Planning and Transportation advised the following:-

- Cherry Orchard Jubilee Country Park and Rayleigh Mount were not identified as wildlife sites in respect of the proposed Local Wildlife Sites Register because they did not meet the site selection criteria. Cherry Orchard Jubilee Country Park was granted protection by virtue of its designation as a country park.
- Regarding Foulness SSSI, which was now part of the Crouch and Roach SSSI, and which was no longer included in the Local Wildlife Site network, it was requested that an 'Appropriate Assessment' be undertaken of all proposals in the emerging LDF, effectively a detailed examination of the possible impact of all new development on European protected sites, which includes these coastlines.
- The issues raised in the report could be discussed in future as part of the consultation.
- Updates on Deepwater channels would be brought to Members as necessary.

The Sub-Committee noted that a preliminary consultation will be carried out on the draft wildlife site review documents and that comments received will be fed back to Essex Ecology Services for a final report to be produced and submitted to the Sub-Committee for consideration and that work will be commenced on a Supplementary Planning Document concerning Local Wildlife Sites.

The meeting closed at 8.30 pm.

Chairman

Date

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