

CORE STRATEGY PRESENTATION

What is the Core Strategy?

- Core Strategy is one element of the new planning framework for the District which will replace the current local plan.
- The Core Strategy sets out vision for the district for the next 15 years and explains what this means for the towns and villages in the district.
- It contains the objectives and policies needed to achieve the vision. It also defines broad areas for new development and identifies areas that will be protected.
- More detailed development control policies and policies for the specific development sites will be set out in other plan documents which will be prepared after the Core Strategy has been finalised.

Government Guidance

- Set out in PPS 12 and associated guidance notes. The guidance says
- “It is essential that the Core Strategy makes clear spatial choices about where development should go in broad terms”
- The Local authority is required to seek out and evaluate reasonable alternatives promoted by themselves and others to demonstrate that the plan is the most appropriate having gone through an objective process of assessing alternatives.

Process so Far

- Issues and Options consultation early in 2007
- Consulted on Preferred Options at the end of 2007
- Consultation responses from key consultees suggested that more work was needed.
- Further study work has been carried out.
- WCS, Transport Assessment, Housing Market Assessment and Strategic Housing Land Availability Assessment

Strategic Housing Land Availability Assessment (SHLAA)

- Looks at various sources to identify housing sites which are available and deliverable.
- All the sites and the assessments are listed on the website.
- 8 sites in Great Chesterford including proposal for large scale development to the north east of the village.
- Panel assessed the large site as suitable, available and achievable
- Following consultation on the SHLAA the achievability score was caveated to take account because of unknown impacts on SAM, traffic in Saffron Walden and infrastructure delivery.

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Reminder of the Council's Preferred Option (Option 4)

- 3,000 homes in new settlement to the north east of Elsenham
- 500 in Great Dunmow 250 in Saffron Walden
- 30 Great Chesterford, 50 Newport, 20 Stansted, 30 Takeley and Thaxted
- 90 Spread around villages (concentrating on those with some facilities e.g. primary school)

From the SHLAA sites which could provide the 30 homes are the London Road Nursery or Four Acres but other sites could come forward.

Comparative Sustainability Assessment

- One of the key consultation documents
- Prepared in response to questions raised in relation to Elsenham in the last consultation
- Compares the new settlement element of option 4 with other options including the new settlement proposal at Great Chesterford
- Great Chesterford scores poorly in relation to impact on the countryside and biodiversity, potential impact on archaeology, access to school places
- A new settlement does provide the scale of development required to deliver new facilities so it scores better in terms of objectives to improve services e.g. health, sports and services for young people. Like the other new settlement options it would expect to provide new town centre facilities and we think it's location within the Cambridge sub region and close to Chesterford Park could be an advantage in promoting environmentally responsible business growth.
- Welcome views on the CSA from the local viewpoint

What Happens Next

- Current Consultation ends on 9th April 2010
- Further limited consultation on some outstanding issues e.g. employment, retail, affordable housing
- Officers will record and summarise the reps prepare reports for members.
- The Council will then finalise it's strategy
- If a new strategy is identified there will have to be further study work and further consultation
- If the current strategy is approved we will submit the core strategy for independent examination by an Inspector

To Summarise

- Appropriate to include Great Chesterford as a strategic location for a new settlement for testing through the process.
- At the moment there are pros and cons
- Limited information
- Before a new strategy could be developed involving Great Chesterford more information would be required from the promoters to show how the site could be delivered.
- Further consultation would be needed.
- Make your views known