

Meeting Note

Eastern Hertfordshire/West Essex Planning Policy Development Meeting

2 pm Thursday 7 August 2014

CR1

Harlow Civic Centre

Present

[REDACTED]

1. Introductions

2. Apologies

[REDACTED] East Hertfordshire DC

3. Meeting notes

Notes of the previous meeting 30 April were agreed.

4. Local Plan update across Districts

E Herts DC – Undertook Preferred Strategy consultation in early 2014, it is anticipated they will move to pre-submission in Autumn 2014 with submission in Spring 2015.

Epping Forest DC – Revised LDS was recently approved at Cabinet, intending to hold preferred options consultation in May/June 2015, with submission in October 2016.

Uttlesford DC – Their Plan was submitted in July, expect to have initial hearing in November 2014.

Harlow DC – Undertook Emerging Strategy and Further Options consultation

in April 2014. Expect to publish a revised LDS shortly and hope to clarify housing target for preferred options stage once Duty to Cooperate issues have been resolved.

█ asked how was Uttlesfords approach to satisfying the DtC considered by the Inspector.

JP advised he would liaise with colleagues and report back.

5. Evidence base reviews

Harlow DC – Are in process of reviewing Emerging Strategy and Further Options consultation and will report findings to Local Development Plan Panel before publishing report. A Green Belt study has also been initiated in order confirm if there is scope of any potential release of land to meet development needs. In conjunction with colleagues in other districts an up to date of the Greater Essex Demographic study has been commissioned and of the joint SHMAA. This will ensure the most up to date information is available to finalise the housing target across the area.

E Herts DC – Have appointed Peter Brett Associates to undertake a delivery study. Further work is underway in respect of the Green Belt in the district. The Council are also participating in the joint SHMAA.

Epping Forest DC – A Green Belt review has been initiated. Are participating in the joint SHMAA update. ECC have been asked to undertake transport modelling in the district. Work is also underway on the North Weald masterplan.

Uttlesford DC – The G and T study had been considered and agreed by members.

6. Infrastructure matters.

█ – advised that in terms of the infrastructure list that had been circulated there were some additional projects that would need to be added. In addition LGF funding will be directed towards the A414/Cambridge Road and A414 First Avenue junctions. Most of the highway improvements identified on the A414 have funding apart from J7a and those directly funded by potential developers.

█ to circulate the updated mitigation scheme list to members of the group.

█ sought clarification about mitigation measures covered.

█ advised that it covered all options being considered across the Harlow area with the exception of Latton Priory.

█ noted that the developers have been saying that they can deliver their J7 scheme and that their mitigation measures had been agreed.

█ advised that there had been no recent discussions with the Highways Agency.

█ advised that the capacity study on junction 7 is due to be complete by mid-September which will provide an assessment of what headroom is available.

█ suggested that perhaps EFDC should write a robust response to the Latton Priory developers in respect of the misinformation being disseminated by them.

█ asked whether the findings on the capacity report could be circulated to members of the group before the next meeting.

█ understood this study would be key evidence to support the business case.

█ sought clarification as to whether the study will enable phasing to be determined.

█ advised that the study would only indicate when the network would fail. He also advised that a new Greater Harlow model is being developed, being part of a longer term aspiration for a county wide model. The Harlow model will have base model tests and the first tests with 7a by the Autumn (October/November).

█ asked if the model is going to be benchmarked against other models and can it be shared with HCC?

█ advised that the various approaches will be shared but that colleagues will need to confirm what scenarios they want testing.

█ noted that Epping would not be in a position to clarify their objectively assessed needs until December so it would be difficult to confirm the housing figures they would want to test.

█ posed the question have they got the housing numbers right for the Harlow area. The numbers around Harlow could be much higher depending on what happens with the site north of the town.

█ made the point that the SHMAA is currently being updated (and will take account of latest demographics study) and will be reported in the Autumn. Hopefully this will provide some clarity on the final housing figure that will need to be delivered in local plans across the wider Harlow area and which can be tested through the modelling.

█ considered that the process of bringing forward junction 7a is entwined with the local plan process in the area and will need robust information to underpin the next consultation. It is not straight forward to align delivery with the emerging plans.

█ Jacobs aim to undertake public consultation that will be set out in a Statement of Community Involvement.

█ noted that reference should be made to existing SCI that are in place across the area to avoid confusing the public and reinventing the wheel.

█ Govt guidance requires LPA's to have preferred options consultation before an application can be made to justify J7a otherwise there is too much uncertainty.

█ considered there was need for all parties to be clear on the overall

process:

1. Completion of headroom capacity study
2. Completion of updated SHMAA
3. Members agree final numbers through the DtC
4. Testing of final housing scenarios
5. Robust evidence (and agreement) to support and justify J7a bid.

█ noted at the HA's Route Strategy for the area should be finished in September which could help clarify the role of J7a.

█ observed that housing growth is still the main driver and that sustained growth must be demonstrated.

█ sought clarification when is it likely the housing number across the Harlow area will be resolved.

█ advised that officers were working to establish a member body within which such issues could be resolved.

█ advised that the current timetable aimed for site works to commence in 2018 with the work complete in 2020. Therefore it was unlikely that housing could commence until 2017/18.

█ asked if the HA would make a holding objection to the housing in this case? It is understood that new legislation and the change from agency to Goco may remove the HA's powers of direction.

█ asked had there been any work done on the other benefits associated with J7a?

█ advised that the Harlow Future Prospects Study provided an overview of the wider benefits linked to regeneration.

7. Future Role of Group

█ noted that whilst the group had focused on road transport issues there were other infrastructure matters that need to be considered and that it might now be useful to invite representatives from those involved in water resources to provide update particularly in respect of Rye Meads.

█ asked whether it was intended to produce a joint IDP across the area?

█ advised that ideally yes as it would be another way of demonstrating how LPS's had fulfilled their obligations under the DtC.

8. AOB

█ advised that ECC are producing a list of what is needed for E Herts DC, in terms of modelling. Ideally a high and low forecast is needed based on what is likely to come forward.

█ asked if ECC can circulate what is the minimum housing number per site that they wish to model. Colleagues should circulate this direct to █ but copied to █ as well.

█ advised that HCC are undertaking modelling studies along the A414 to the

west of the A10.

█ asked if the HA were looking at such matters nationally?

█ advised that this was not being done at this level since the Govt disbanded the Government office . Post meeting note: this is being looked at as part of the route strategy work

█ also advised that the Little Hadham bypass now had funding and that the HSGTM would be used at any forthcoming Public Inquiry.

█ advised that PAS are able to provide free training on SA/SEA to appropriate staff that might be useful to provide a consistent approach across the area.

9. Actions (including those carried forward from last meeting where clarification is still needed)

1. Colleagues to circulate updated list of sites for testing.
2. The Group to keep under review the need for a cross boundary IDP once the PBA Delivery study for E Herts is complete. .
3. ECC to confirm if they had met with HCC (and HA if appropriate) to resolve any outstanding issues relating to the modeling sign off and mitigation schemes being proposed..
4. █ to circulate letter to group explaining sign-off for the HSGTM and stating that the model is suitable for use in strategic plan-making. All DCs to confirm housing numbers to █ for use in the new model runs where they might differ significantly from those that have been used to date in the existing HSGTM. Any predicted development rates for individual sites would be useful where possible

10. Date of Next Meeting

TBC