

## Agenda – Co-operation for Sustainable Development Member Board

7 March 2016 – 6.30pm  
([Civic Centre, Harlow](#))

### AGENDA

1. Apologies
2. Draft notes of meeting of 4 December 2015 – including review of action points
3. Strategic OAN Options – report on process, timetable and options for testing through sustainability appraisal (presentation by Steve Smith)
4. Strategic Transport – update on modelling (David Sprunt)
5. Strategic Sites Coordinator – programme of work (Philip James – paper to follow)
6. Development of a Memorandum of Understanding – spatial distribution of growth and agreed approach
7. LSCC – report from task and finish group (John McGill)
8. Update on Green Belt reviews (Harlow, Uttlesford, Epping Forest, East Herts and Broxbourne)
9. A.O.B.
10. Dates of next meetings (already booked):
  - 19 April 2016 - 6.30 p.m. Harlow DC
  - 6 June 2016 - 6.30 p.m. Harlow DC
  - 18 July 2016 – 6.30 p.m. Harlow DC

**Co-operation for Sustainable Development Member Board  
7 March 2016, 6:30pm, (Civic Centre, Harlow)**

**Attendance**

<b>Members</b>	<b>Officers</b>	<b>Representing</b>
Cllr Richard Bassett (Chair) Cllr Chris Whitbread Cllr John Philip	Derek Macnab Alison Blom-Cooper Sarah King	Epping Forest DC
Cllr Susan Barker	Andrew Taylor Richard Fox	Uttlesford DC
Cllr Kay Twitchen	David Sprunt Zhanine Smith	Essex CC
Cllr Linda Haysey Cllr Robert Brunton	Liz Watts Claire Sime	East Herts DC
Cllr Tony Durcan Cllr Danny Purton	Paul MacBride Graeme Bloomer	Harlow DC
Cllr Jim Metcalfe Cllr Paul Seeby	Martin Paine	Broxbourne BC
Cllr Derrick Ashley	Paul Donovan	Herts CC
	John McGill	London Stansted Cambridge Consortium (LSCC)
	Steve Smith	AECOM
	Rob Smith	Advisory Team for Large Applications (ATLAS)

**\* Actions in bold**

**1. Apologies received**

Councillor Helen Coomb, and Paul Walker – LB Redbridge

**2. Draft notes of previous meeting (4<sup>th</sup> December 2015) – including review of action points**

Agreed subject to correction of a typo in the attendance list – Liz Watts (not West)

**3. Strategic OAN Options – report on process, timetable and options for testing (presentation by Steve Smith)**

Steve Smith gave a presentation on draft spatial options for testing the delivery of housing across the Housing Market Area, updating the Board on work done so far for the West Essex/East Herts (SHMA) area.

Members had a broad discussion which included the following matters:

- There were concerns that this work is very sensitive, and that of course individual authorities had further detailed work to do on individual sites etc. Steve Smith explained that the technical work AECOM are doing is ‘optioneering’, which will be an appendix to the Sustainability Appraisal. It is designed to enable the testing of options that the authorities can broadly agree are reasonable to test at this stage. These may change with time and require further testing, but there is a need to make progress now so that initial transport modelling on options can be started. In addition to transport modelling the options are being evaluated through Sustainability Appraisal (how do the options effect air quality, biodiversity, water etc.), deliverability appraisal (what infrastructure is necessary to deliver the different options) and Habitat Regulations Assessment (how will the different options affect Epping Forest).
- Four HMA-wide spatial options to meet the objectively assessed housing need for the SHMA, and one founded on the CLG 2012 based household projections, were proposed for testing, with different quanta of development in and around Harlow. Officers had also considered some

other spatial options which were not considered reasonable for testing at this stage. All options considered would need to be well documented and included in the report on this work.

- It was acknowledged that if preliminary work came back suggesting that another option might be worth testing, then this would of course be fed back to officers and Members. This Strategic Options work will be a regular item on the Co-op. Member Board and officer group meetings.
- GRT sites – it was noted that the change in the (planning, not legal) definition of Gypsy Roma Travelers is likely to lead to a change in the way GRT sites are provided. It is thought that it may mean that some current GRTs would no longer technically qualify as ‘Gypsies’ under the new planning definition, which could mean that provision for them might need to be made via new park home sites rather than GRT sites. More detailed government guidance is needed as this definition change is only recent, and its full impacts cannot yet be known. Essex Planning Officers Association had commissioned an update of the GTAA study to take account of the new definition and the report is due shortly.

All agreed to AECOM continuing to work on the options as discussed, and to continue ongoing liaison on emerging outcomes.

**Action – It was agreed that the 5 HMA wide spatial options contained in the presentation should go forward for testing. Sarah King to circulate Steve’s presentation asap [all are asked to please treat the presentation’s contents as confidential ‘work in progress’].**

#### **4. Strategic Transport – update on modelling (David Sprunt)**

- ECC Transport modelling – work towards Highways England (HE) signing off on ECC’s transport model is ongoing, and nearing completion (HE officers have indicated this also). While the J7A model has to be signed off by HE, technically Local Plan models do not, although it makes sense to do so as they are using the same model and therefore clearly linked. It was queried whether the highways modelling/scheme for J7a would be signed off in time to run with the spatial options work AECOM are doing, and the Local Plan consultations which are planned by the local authorities. David noted that even if HE did not sign up to the J7a scheme in time for the consultations, the objective would be to get a Memorandum of Understanding with HE to agree to the principle of J7A.
- It was noted that the West Essex/East Herts MPs had written a joint letter to the Minister about transport issues and HE’s engagement. David Sprunt explained that a formal response had not yet been received but he had been contacted to say the letter was received. All agreed to offer HE the opportunity to send a representative to the Member and Officer Co-op. groups. Steve Smith added that it was likely that there would be early results from AECOM’s work that could be discussed with HE in April. Steve noted that it would be important to have draft MoUs for HE and Natural England to review for sign-off.

**Action – Glen Chipp to invite Highways England to next Co-op. Member Board (19 April)**

- Essex CC modelling / Herts CC modelling – although Essex CC’s ‘VISUM’ model is not the same as Herts CC’s ‘COMET’ model, it is possible to extract information from each and feed it into the other.
- M11 Junction 7/7A – Government has asked for consideration of schemes for £34m for Junction 7. It could be about 16-18 months before a preferred scheme for J7 is chosen. David added a preferred scheme for J7A is likely to be identified much sooner than that but that there was no funding for this in RIS1 (Road Investment Strategy 1) for schemes up to 2020, so it would need to go into a bid for RIS2.
- Junction 8 on M11 – there was a recent meeting with the Minister on junction 8 improvements etc., and a meeting with the Dept. for Transport is planned. Bids for funding for J8 and J7A could be submitted to RIS2 (2020). Highways England intends to consider whether a larger scale intervention on J8, over and above what ECC is considering now, is necessary; that would be submitted to RIS2. Government made an announcement last week about increasing transport accessibility for major airports – details are sketchy but this should support improvements to junction 8.

- Query re how funding from sites can be levered into major transport infrastructure - Herts CC representatives noted that viability work so far suggested that the uplift in value on Greenfield sites can be large so promoters should be able to contribute to highway improvements.

**5. Strategic Sites Coordinator – programme of work**

Paul MacBride explained that this item was withdrawn from the agenda, as the West Essex/East Herts SHMA group is currently reviewing the relevant work-streams and how they are integrated into other work. The group hoped to add this item to the agenda for the next Co-op. Officer meeting on 19 May 2016.

**6. LSCC – report from task and finish group (John McGill)**

John McGill reported that the task and finish meetings are complete, and the draft vision for the front of each of the local plans, is nearly complete. John will circulate this to officers in the next few weeks, it will hopefully be agreed by early summer (and discussed at the 19<sup>th</sup> April Board meeting). John noted the importance of Members collectively taking forward the conversation on local plans, and on having a common approach on dealing with promoters who might choose to contact them directly. John explained that he was currently looking at the list of various groups Members attend. Cllr Bassett noted the need to keep other, non-local authority bodies engaged, such as the Lee Valley Regional Park Authority and the Conservators of Epping Forest. Andrew Taylor confirmed that both those bodies are integrated into the officer LSCC and Co-op. meetings.

John McGill noted the urgency of the Crossrail timetable, and how important this significant new infrastructure will be. Crossrail 2 looks at 2060 as its horizon, so this is planning well beyond the Local Plan periods of the SHMA authorities. It is hoped that funding for Crossrail 2, including West Anglia Main Line four-tracking, will be announced in the Budget. John McGill sees the urgent challenge as presenting a realistic but ambitious plan, otherwise the Treasury may choose to funnel funding to other areas.

**7. Developing Memorandum of Understanding – spatial distribution of growth/agreed approach**

It was noted that the four West Essex-East Herts SHMA authorities would need to agree a MoU to demonstrate how the SHMA housing needs will be delivered in the SHMA area. This will be key to the AECOM work and will link to the LSCC work as well. Officers think that the MoU will need to include a vision for the four authority areas (this will be partly done by the LSCC task and finish), and the agreed broad distribution of growth. This can then feature in each of the four local plans, to show the Inspector(s) a consistent story. This will demonstrate that the authorities have worked together to put growth in best location possible in planning terms. Sarah King will be helping on the draft MoU and will bring it to the Co-op. Members in due course.

**8. Update on Green Belt Reviews**

- East Herts DC – the Green Belt Review (GBR) by Peter Brett Associates was reported to Members in September 2015. East Herts DC consulted on the methodology with other authorities at the time of the study. The GBR tested parcels against green belt purposes in a similar way to the methodology used by other authorities' GBRs. The parcels were then scored on terms of their overall contribution and the study looked at potential areas of search for growth. Additional work is being undertaken on masterplanning for East of Welwyn Garden City and for the Gilston area.
- Epping Forest DC – stage 1 of the GBR is complete. This looked at the whole of the GB across the district in parcels, against the GB purposes. Workshops were held with neighbouring authorities to discuss cross boundary issues; this is particularly important regarding parcels which are adjacent to the boundaries with Harlow. A detailed assessment of the areas around existing settlements and areas where there is pressure for growth (where submissions have been made to the SLAA) is being undertaken as part of the stage 2 GBR by Land Use Consultants. This study will consider where GB continues to fulfil the purposes as set out in the NPPF and should remain, where there are historical anomalies that could be rationalised, and where growth would be least harmful to fulfilling the purposes of the GB. The Green Belt assessment, though important, forms only one piece of the Local Plan evidence base, and EFDC will be considering all the elements (including landscape, flood risk, heritage,

transport etc.) before coming to any decisions about the most sustainable locations for development to meet identified needs. The Stage 2 study should be complete in April 2016, and will feed into the Draft Plan Preferred Approach (regulation 18) consultation.

- Harlow DC – while there is not much GB in Harlow, officers are committed to working with neighbours, especially on assessing cross-boundary parcels. Stages 1 and 2 of the GBR are complete. These assessed the entire GB in parcels, against GB purposes, and considered whether they functioned as GB or as other open space such as green wedges/fingers. Stage 3, which is considering detailed aspects of the boundaries, is ongoing.
- Uttlesford DC – there is only a very small area of GB; this is being assessed in a very similar way to that of the other authorities, involving assessment of parcels, and meeting with SHMA partners and other authorities to discuss cross boundary issues. It was noted that the Uttlesford GB functions to prevent sprawl of settlements which are mostly outside Uttlesford District e.g. Bishops Stortford, Chelmsford, Harlow and Sawbridgeworth. The GBR will be published in mid-March 2016, prior to the Uttlesford Planning Policy Working Group meeting on 23 March 2016.
- Broxbourne BC – the existing GBR was published in 2008; it was noted that the methodology was compatible with the current/recent methodologies of the four SHMA authorities. Broxbourne BC intends to carry this review forward and apply it in the context of the new Local Plan. The existing GBR identified several options for the GB in Broxbourne Borough: a) small scale changes to the boundary; b) more extensive changes; and c) long term areas of search, which consider the more complicated relationship between the Green Belt and existing settlement patterns. Broxbourne BC welcomes comments on the existing GBR through officers by Friday 15<sup>th</sup> April. It is considered fit for purpose but they would be glad to have feedback.

#### **9. A.O.B.**

- Broxbourne BC – Martin Paine highlighted that Broxbourne BC would shortly be sharing (confidentially as this is not yet public) a draft Review of Objectively Assessed Housing Need. BBC will also circulate a draft masterplan for the Brookfield Farm area (also not yet public). Please could any comments on these be submitted to Broxbourne BC by Friday 15<sup>th</sup> April.
- Uttlesford DC – Andrew Taylor explained that this would be his last Co-op. Member Board before moving on to a new position in the private sector. All those present wished him well in his new role.

#### **10. Dates of next meetings (already booked):**

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- 6 June 2016 - 6.30 p.m. Harlow DC
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