

Committee: Cabinet

Agenda Item

Date: 1 December 2016

17

Title: East Herts Pre-Submission District Plan
Consultation

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Summary

1. This report outlines the key proposals in the East Herts Pre-Submission District Plan and their implications for Uttlesford District. Representations need to be made by 15 December 2016. Details of the full consultation can be found at www.eastherts.gov.uk/presubmissiondistrictplan

Recommendations

2. That Cabinet note the content of the East Herts Pre-Submission and suggested commentary and forward observations to East Herts District Council..

Financial Implications

3. None:

Background Papers

4. None

Impact

- 5.

Communication/Consultation	East Herts Council is undertaking consultation in accordance with their Statement of Community Involvement
Community Safety	N/A
Equalities	The plans will be subject to Equalities Impact Assessment in accordance with the relevant authority's normal practise
Health and Safety	N/A
Human Rights/Legal Implications	N/A
Sustainability	The plans are subject to a Sustainability

	Appraisal
Ward-specific impacts	Whole District, especially Broad Oak and Hallingburys, Hatfield Heath, Stansted South and Birchanger, Stort Valley
Workforce/Workplace	N/A

Situation

- East Herts have consulted Uttlesford on its Pre-Submission District Plan. There is an opportunity to comment until 15 December. It is important under Duty to Co-operate that the Council responds as East Herts is one of our Strategic Housing Market Area (SHMA) partner authorities who sit on the Co-Op Member Board and we have a shared common boundary. There is an online consultation portal but the key issues for Uttlesford to consider are the quantum of housing proposed and specific proposals close to the administrative boundary.

Housing provision

- Based on the 2012 household projections the SHMA concluded that the level of housing need across the four authorities was approximately 46,000 homes between 2011 – 2033) For East Herts this equates to 16,390 homes (745 homes per annum. Following the release of the new household projections for 2014 earlier this the newer data suggests that the emerging OAN could be higher at approximately 54,600 for the four SHMA authorities, around 19,500 for East Herts.
- East Herts Council is unable to identify sufficient sites to meet that figure but it recognises the upward trend and seeks to provide more than 745 homes per annum. The Council's housing supply proposes a total of 18,040 homes during the plan period and a commitment to an early review of the Plan. This figure of 18,040 is in line with the joint work commissioned by the SHMA authorities setting out how best to distribute housing within the HMA

Comment

- Uttlesford welcomes the fact that East Herts is proposing to meet the SHMA's objectively assessed need within its own boundaries and is not requesting Uttlesford to meet any of its need.
- UDC had a Planning Inspectorate Advisory Visit on 1 November 2016. The Inspector's informal recommendation was that the Housing Market Area and respective Districts should be working to the 2014 Sub National Housing Population Projections as a starting point for determining Objectively Assessed Housing Need (OAN).
- Whilst noting the contingency of an early review of East Herts Plan all the SHMA authorities will need to carefully consider the ramifications both collectively and individually of meeting the 2014 projections in their own

districts. In this regard Uttlesford is commissioning some sustainability work which looks at the implications of meeting its own 2014 target of approximately 14,100 homes within UDC. This approach will need to be considered further by the SHMA authorities to establish if the existing evidence base needs strengthening. UDC will be discussing the options around this with SHMA colleagues under the Duty to Co-operate.

Allocations

12. Major housing allocations are proposed at Ware, Welwyn Garden City and East of Stevenage. The proposals at Gilston, Sawbridgeworth and Bishop’s Stortford are of particular relevance for Uttlesford. A new community of 10,000 homes is planned in the Gilston area to the north of Harlow of which 3,000 will be built in the plan period. There are allocations of approximately 2,500 dwellings in north-west Bishop’s Stortford and 750 to the south. In Sawbridgeworth 500 homes are allocated to the west and north of the town.

Comment

13. The proposals at Gilston were supported by the strategic sites assessment work undertaken by the SHMA authorities. They will assist in the regeneration of Harlow and are subject of a bid under the Government’s Garden Communities initiative. They are welcomed. The major allocations at Bishop’s Stortford are all contained within the ring road which is a naturally defensible boundary and will prevent encroachment into the open countryside beyond.

Other Issues

14. The East Herts Plan Plan provides for between 435 and 505 jobs per annum and allocates 10-11 hectares of new employment including 4-5 hectares south of Bishop’s Stortford. Approximately 6% of the green belt is de-designated following a green belt study. This includes land at Sawbridgeworth. The Plan makes reference to the need for key pieces of infrastructure including improvements to Junctions 7 and 8 of the M11.

Risk Analysis

15.

Risk	Likelihood	Impact	Mitigating actions
East Herts Local Plan is found unsound at examination with potential consequences for the soundness of proposals in a submitted Uttlesford Local	2. Some risk.	4. Action would be required.	Respond to representations in the Submission Plan..

Plan.			
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- 1 = Little or no risk or impact
- 2 = Some risk or impact – action may be necessary.
- 3 = Significant risk or impact – action required
- 4 = Near certainty of risk occurring, catastrophic effect or failure of project.