

**LOCAL DEVELOPMENT FRAMEWORK WORKING GROUP held at
COUNCIL OFFICES LONDON ROAD SAFFRON WALDEN at 4.00pm
on 2 APRIL 2012**

Present: Councillor J Ketteridge – Chairman.
Councillors S Barker, C Cant, J Cheetham, E Godwin, E
Oliver and H Rolfe.

Officers in attendance: M Cox (Democratic Services Officer), A Taylor
(Assistant Director Planning and Building Control), M
Jones (Principal Planning Officer), J Mitchell (Chief
Executive) and R Harborough (Director of Public Service) .

LDF63 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors J Menell, V
Ranger and D Watson.

LDF64 MINUTES

The minutes of the meeting held on 2 March 2012 were received and
signed by the Chairman as a correct record.

LDF65 BUSINESS ARISING

i) Minute LDF61 - Duty to cooperate

In answer to a member's question it was reported that officers had held
initial discussions with neighbouring authorities. The document would be
considered by Cabinet later in the week.

LDF66 REPORT INTO GREATER ESSEX DEMOGRAPHIC FORECASTS

The Assistant Director Planning and Building Control presented a report
on the Greater Essex Demographic Forecast. He explained that the
information in the study would be used to determine the appropriate
forecast on which to base the housing provision in the new Uttlesford
Local Plan. The study had been commissioned by the Essex Planning
Officers' Association (EPOA) to replace the demographic services that
had previously been provided by the former EERA. The study provided
a range of demographic forecasts and would be delivered through an
agreed programme of work conducted in 4 phases to summer 2012.

The project was designed to produce several forecasts based on a range
of scenarios. The report gave details of the methodologies and
background technology that had been used and how the data had been
collected and crossed checked.

Seven scenarios had been tested, which could be grouped into 3 types as follows:

- 1) Migration-led – assumptions on the future scale of migration are input to the model. The scenario forecast shows the future population, households, dwellings and labour force that would result from that level of migration.
 - SNPP - A 'trend' scenario which reproduces the 2008-based sub-national population projections (SNPP) from ONS
 - Migration-led - An alternative 'trend' scenario which uses additional evidence from 2009-2010 to update the trend forecast
 - Net-nil Migration - A 'trend' scenario which maintains in-migration and out-migration to each district but sets the overall net balance to be zero

- 2) Dwelling-led – assumptions on the future scale of dwellings are input to the model. The scenario forecast shows the future migration, population, households and labour force that would result from that level of dwelling provision.
 - Approved RSS – A 'dwelling-constrained' scenario that is controlled by the annual rate of dwelling provision set out in Policy H1 of the Approved RSS
 - Draft Review RSS – A 'dwelling-constrained' scenario that is controlled by the annual rate of dwelling provision set out in Policy H1 of the Draft Review RSS
 - AMR Dwelling Trajectory – A 'dwelling-constrained' scenario that is controlled by a new housing development trajectory provided by each district

- 3) Economic-led – assumptions on the future scale of the labour force are input to the model. The scenario forecast shows the future migration, population, households and dwellings that would result from that level of labour force.
 - Economic - A 'labour-force constrained' scenario that is controlled by an employment growth trajectory derived from the regional economic forecasting model

The Council was required to consider the report, make a reasoned assessment of the models and decide which one to adopt. In making the decision it had to take account of other background studies commissioned by the Council and of the Local Plan Vision and Objectives, which had been updated following the last meeting of the working group.

On examination of the evidence the working group had selected the economic-led scenario as the most appropriate forecast on which to base the housing provision in the new Uttlesford Local Plan. This forecast had the advantages of not constraining job growth in the district, and avoided the problem of generating greater inflows of commuters to work in Uttlesford because of there being too few resident workers. It also had the advantage of reducing the scale of housing that needed to

be accommodated, acknowledging the difficulties of planning for the level of development in the East of England Plan target for Uttlesford, and was broadly consistent with the average annual number of homes completed in the district by the house building industry.

The figures had been derived from the East of England Forecasting Model (EEFM) which produced economic forecasts for local authority areas. The model captured the interdependence of the economy, demographic change and housing at a local level, as well as reflecting the impact of broader economic trends on the East of England. The employment forecasts took account of the supply and demand for labour; the demographic forecasts reflected labour market trends as they were reflected in migration and the housing forecasts took account of both economic and demographic factors. This structure allowed scenarios to be designed which tested the impact of variables upon each other. It showed how the economy was changing and accepted the particular circumstances of the district. The Model demonstrated that the economy within the District was fairly robust.

The report before members included a chart that showed the various population projections under the different scenarios, together with the average number of dwellings required per year for each of the options.

The working group discussed the report and agreed with the rationale behind opting for the economic-led scenario. It was confirmed there were unlikely to be any changes in the figures before the next consultation in June, but the Plan could be updated as necessary for the October consultation.

The working group then considered the housing numbers associated with the chosen scenario and stressed the importance on being clear on the headline figure - the 15 year housing requirement minus the permissions granted to date. This figure would be made available for the Scrutiny and Cabinet meetings. Members also asked for comparative figures that showed the rate of development over the last few years compared to what was expected going forward.

RESOLVED to note the democratic forecasts and recommend to Cabinet the Economic Scenario as the appropriate forecast for the preparation on the new Uttlesford Local Plan.

The meeting ended at 4.55 pm.