

Committee: LDF Member Working Group

Agenda Item

Date: 8 March 2013

Title: Duty to Co-operate – Plan Proposals from
Neighbouring Authorities – North Herts

6

Report Author: Melanie Jones

Key decision: **No**

Summary

1. North Herts District Council is currently consulting on a Housing Options Paper as part of their early stage consultation for the North Hertfordshire Local Plan and a CIL Preliminary Draft Charging Schedule.

Recommendations

2. There are no direct implications for Uttlesford arising from this consultation but this will be kept under review and further comments made as necessary at future Stages of Consultation.

Financial Implications

3. There are no financial implications arising from the report.

Background Papers

4. None

Impact

- 5.

Communication/Consultation	The plans are subject to consultation in accordance with the relevant Statement of Community Involvement
Community Safety	No issues
Equalities	The plans will be subject to Equalities Impact Assessment in accordance with the relevant authority's normal practise.
Health and Safety	No issues
Human Rights/Legal Implications	No issues
Sustainability	The plans are subject to a Sustainability

	Appraisal
Ward-specific impacts	No issues
Workforce/Workplace	No issues

Situation

6. The Housing Options paper includes a suggested 10,700 housing target from 2011 to 2031 but North Herts are publicising a range of housing growth options from 5,900 homes (nil net migration) to 15,800 - which is the former East of England target and includes 9,600 homes to meet the needs of Stevenage to be delivered on land in North Herts. The North Herts target in the RSS was 6,200.
7. The 10,700 target is preferred by North Herts because lower levels of growth may have the effect of limiting the ability of young people to leave home and form their own households. For options higher than 10,700 they feel there is likely to be a significant deliverability question. It is rare that the district has more than 700 homes completed in a year so for a 20 year period options a target of over 14,000 homes seems optimistic in terms of the construction industry's and housing market availability to build at that rate.
8. They are also looking at locations for strategic scale development over 1,000 homes and non strategic sites.

The 7 strategic sites are:

SW of Hitchin
 North of Letchworth
 East of Luton
 Rush Green
 North of Stevenage
 NE of Stevenage and
 West of Stevenage

At least some of the strategic sites will be used as there are not enough non-strategic sites to meet the target.

9. In terms of non strategic sites the nearest centre where sites are identified is Royston - there are 18 sites in total identified in Royston but priority sites could deliver around 446 dwellings (priority sites are those within the town centre and north of the town between the edge of the town and the bypass).
10. Officers will continue to monitor and respond to North Herts consultations as necessary, under the duty to co-operate, particularly in response to the overall

housing target selected and the site specific allocations required to meet this target.

Risk Analysis

11.

Risk	Likelihood	Impact	Mitigating actions
That the Council's views are not taken into account in relation to some issue which has cross border implications	1. Low providing comments are made in relation to material planning issues	3. Failure in Duty to Co-operate.	Respond to consultations in a timely manner and in the format etc requested.

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.