

Committee: Planning Policy Working Group

Agenda Item

Date: 29 September 2015

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Title: Economic Evidence to support the development of the OAHN for West Essex and East Herts report

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Summary

1. The council together with its partner authorities of East Herts, Epping Forest and Harlow commissioned consultants Hardisty Jones to review the evidence for the joint area in relation to employment and job creation. This report has now been completed and published.
2. This evidence has been used to feed into the Strategic Housing Market Assessment which is reported elsewhere on the agenda.
3. The Council needs to commission a refresh of the Employment Land Review and this report will feed into this assessment and conclusions.

Recommendations

4. That the Working Group note the published report, Economic Evidence to support the development of the OAHN for West Essex and East Herts July 2015, and its adoption into the Local Plan evidence base.

Financial Implications

5. Costs of the document were met from existing budgets.

Background Papers

6. The following papers were referred to by the author in the preparation of this report and are available for inspection from the author of the report.

None

Impact

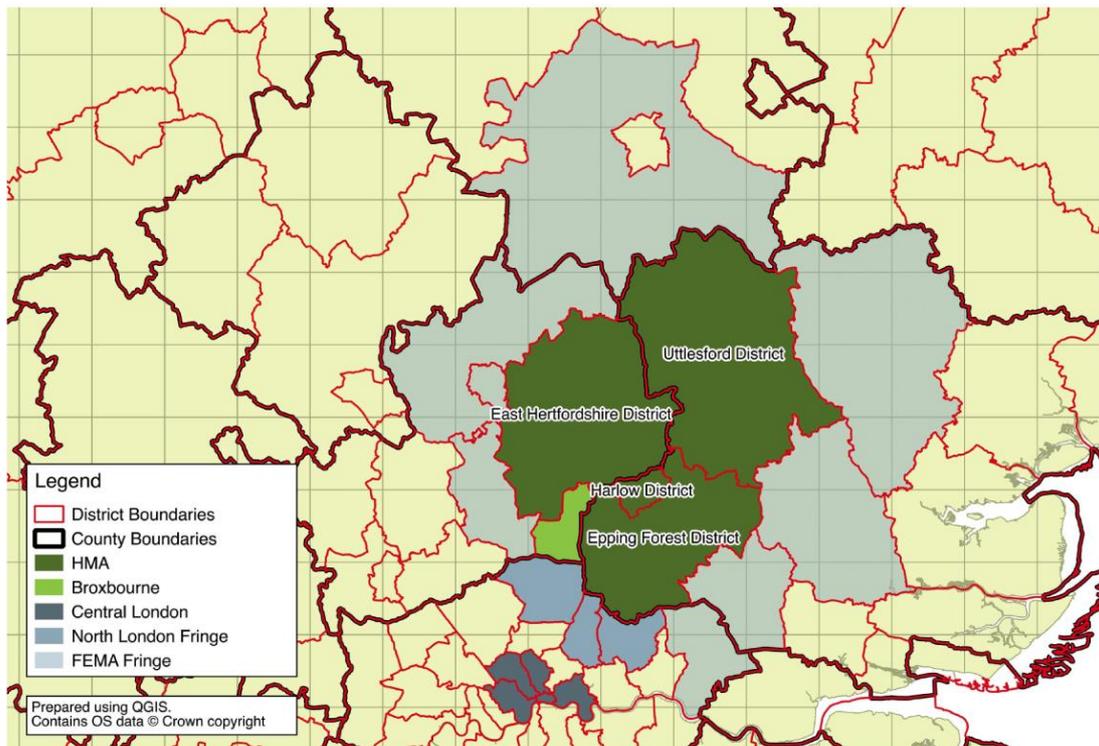
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Communication/Consultation	The document has been published on the website.
Community Safety	N/A
Equalities	The policy documents which will be prepared are subject to separate equalities impact assessments.

Health and Safety	N/A
Human Rights/Legal Implications	N/A
Sustainability	The policy documents which will be prepared are subject to separate equalities impact assessments.
Ward-specific impacts	All
Workforce/Workplace	Existing staff resources.

Situation

8. The report, commissioned by the Duty to Cooperate Board, Economic Evidence to support the development of the OAHN for West Essex and East Herts July 2015 has now been published.
9. This report was used to feed into the Strategic Housing Market Assessment (SHMA) and used to develop the Objectively Assessed Housing Need (OAHN) for the area.
10. The consultants have looked at historic job growth and projections of future jobs growth at the SHMA area level. They have then suggested how this projected growth might be distributed across the four Local Authority areas. This is a 'policy-off' approach and is a starting point i.e. it does not account for any policies that the Local Authorities may choose to implement to alter the future scale of growth or distribution of jobs.
11. The results of this analysis and the indicative distribution of jobs across the four Local Authority areas are intended to inform each Council and help them to individually and jointly develop a policy approach to future jobs growth.
12. The consultants were asked to consider the extent to which the SHMA area) coincides with the Functional Economic Market Area (FEMA). The core of the FEMA coincides with the SHMA area i.e. comprising the four Local Authority areas of: East Herts, Epping Forest, Harlow and Uttlesford. It also includes Broxbourne. There is a fringe area comprising all of the immediately adjacent local authorities; and a link to central London.
13. Analysis of projected future jobs growth has been undertaken using the SHMA area and FEMA definitions, and there is no significant impact on final district level projected job numbers whether or not Broxbourne is included in the projections.



The Functional Economic Market Area

14. The report considers the number of jobs expected to be created from 2011 – 2031 within the four Council areas. Two different scenarios have been used to distribute the overall level of jobs growth in the SHMA to the constituent Local Authority areas. The intention is to provide a starting point to inform a policy debate between the four authorities. The allocations arrived at are indicative only and are based on a business-as-usual scenario i.e. these distributions do not take account of any policy interventions or major public investments such as the Harlow Enterprise Zone. Any policy debate may therefore lead to an alternative distribution of jobs across the SHMA area, which is preferred for policy reasons.

15. The growth projections modelled below include the additional growth at Stansted Airport.

Growth projections (including Stansted) and emerging evidence base figures

	Job growth per year - based on historic share of total SHMA area jobs	Job growth per year - based on EEFM projected share of total SHMA area jobs	Target range for job growth	Job growth per year - derived from Local Plan emerging evidence bases
East Herts	505	435	435 - 505	510
Epping Forest	400	455	400 - 455	410

Harlow	325	335	325 - 335	400 - 600
Uttlesford	665	675	665 - 675	460
Total	1,890	1,890	1,890	1,780 - 1,980

N.b. Figures may not sum due to rounding

Conclusion

16. The published report is a joint piece of evidence work for the four authorities and underpins further work on the SHMA and the Employment Land Review. The report will, as part of the evidence base, be used in the production of the new Local Plan.

Risk Analysis

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Risk	Likelihood	Impact	Mitigating actions
The plan maybe found unsound because the plan has not been prepared in accordance with up to date and robust evidence	1. The production of robust evidence on a cross border basis using experience consultants reduces the risk of impact.	3.If the plan is found unsound this will cause delay and uncertainty	Ensure that the evidence base is kept up to date and refreshed as necessary.

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.