

**Draft from Co-operation for Sustainable Development (Officers') Group
Thursday 15 December 2016**

Attendance

AECOM	Steve Smith
East Herts DC	Claire Sime
Epping Forest DC	Glen Chipp (Chair), Derek Macnab, Alison Blom-Cooper, Sarah King
Essex CC	Mary Young, David Sprunt
Harlow DC	Graeme Bloomer, Dianne Cooper, Paul MacBride
Herts CC	Roger Flowerday
Uttlesford DC	Richard Fox

*** Actions are in bold**

1. Apologies

Brentwood BC – Jill Warren
Broxbourne BC- Martin Paine, Kim Harding
Chelmsford CC – Claire Stuckey
Essex CC – Sean Perry
Herts CC – Jan Hayes-Griffin
Highways England – Andy Jobling, Nigel Allsopp
GLA – Jorn Peters
LB Enfield – Tony Pierce
LB Havering – Lukas van der Steen

2. Draft notes of meeting of 15 November – including review of action points

The draft note has only just been sent out – ***all to please send any comments by email to Sarah King for agreement via email before the next meeting.***

Review of action points from previous meeting:

- Harlow retail study – haven't shared yet but will do so as soon as possible. Initial review suggests that there is a need for an increase in floorspace in the Town Centre to provide both comparison and convenience goods. Previous study was undertaken during the recession and so was more pessimistic.
- Essex CC and Herts CC have finalised the Highways and Transportation MoU, and this and the MOU covering the Epping Forest Special Area of Conservation were now in final form and ready for signing by the parties.
- Princess Alexandra Hospital (PAH) meeting – this took place immediately before this meeting
- The Co-op. Member Board meeting in November 2016 was been cancelled.

3. Update on recent contact between West Essex/East Herts authorities and the Planning Inspectorate

Uttlesford DC (Richard Fox) reported on their recent visit by a Planning Inspector Simon Emerson (he had previously undertaken a visit to East Herts DC). He gave the following key messages:

- A.** With regard to identifying OAHN, the clear message was that the starting point should be the 2014-based projections. PINS had queried the approach used in the 2015 SHMA regarding migration trends. It was not so much a criticism of the 10 year trend approach, but the specific 10 year period which had been used in the SHMA, which was 2001-2011, and that a more recent period should be used. (Note a more recent 10 year period had been used for the update work undertaken by ORS during 2016).
- B.** With regard to the AECOM work for the SHMA on strategic spatial distribution options - PINS acknowledged that the 2012-based projections and 2014-based projections were different, but were not clear on how we arrived at the 51,100 dwellings figure, instead of 54,600 (2014-based projections) or the original SHMA figure. Note: It was acknowledged that the reason for this is that the 2014-based figures had been published towards the end of the AECOM work and that a fuller

explanation was required. The key reasons for a reduced figure rather than 54,600 are due to the pool of sites, and transport constraints in and around Harlow.

It was agreed collectively that AECOM should be commissioned to do a technical addendum to the report to explain the working and process, with a starting point of 54,600 dwellings.

In addition the group acknowledged that there was a need to undertake a similar exercise to consider the distribution of employment growth across the Housing Market Area/Functional Economic Market Area and ensure that this was taken into account in the overall growth planned.

It was agreed that the most appropriate way to progress this was to hold a workshop to scope out what was needed to ensure that the spatial distribution of employment and housing would result in sustainable development, and consider any impacts on the strategic infrastructure as a result of proposed employment growth. The aim would be to develop an MoU on the agreed employment distribution across the HMA/FEMA. A provisional date of 19 January 2017 (after the planned Co-op. Officer Group's meeting) was proposed. This will be confirmed subject to availability.

- C. The Inspector had also expressed the view that if by examination the MoU on spatial distribution of housing growth had not been signed by all 4 authorities, then the eventual examining Inspector would be looking at each LPA's 2014-based OAHN as their starting point. The clear message was that the MoUs needed to be signed.

4. Update on current/recent consultations on Local Plans

a. East Herts DC

A six week period for representations on the Pre-Submission Plan concludes at 5pm on 15 December 2016. There has been a significant level of response (in the thousands), with lots of opposition to sites proposed to the East of Stevenage, and North and East of Ware, as well as Gilston. This is not unexpected.

b. Epping Forest DC

The Regulation 18 consultation on the Draft Local Plan closed on 12 December 2016. The Council is still counting responses as there are a lot of duplicates and many hard copies were submitted at the last minute (there are several thousands of responses). Specific concerns were raised about the quantum of housing especially in Epping and North Weald Bassett, along with concerns about proposed allocations on managed open space in Loughton (Jessel Drive) and a site in Chigwell (Limes Farm Estate). Responses have been quiet about sites proposed around Harlow. Other common concerns were around infrastructure provision especially community, GPs, schools, green infrastructure and capacity on the Central Line.

c. Chelmsford CC

Chelmsford CC will be reporting its Regulation 18 Preferred Option Local Plan to Committee on 19 January 2017. They are planning a 6 week consultation during February and March 2017. It will be a full Draft Plan with proposals for allocations for new housing and employment development, together with draft strategic and development management policies. Authorities on the Co-op. Group will be notified when it is launched for consultation and the Council intend to organise an Officer/Member Duty to Co-operate event during the consultation period.

d. Brentwood BC

Brentwood BC has just completed consultation on their preliminary draft Community Infrastructure Levy charging schedule, and are happy to receive late comments should any local authority wish to send them (please send to planning.policy@brentwood.gov.uk).

e. Harlow DC

Harlow DC officers advised that there was a Special Council meeting scheduled for tonight (15 December 2016) with a resolution being proposed by the opposition Group as follows:

“This Council believes that Harlow residents should be able to have their say on the town's new Local Plan. Full Council recognises the significant number of changes to the proposals set out in the draft Local Plan since the original consultation in 2014 and the need to allow residents to comment further on the revised development strategy. This Council calls on the Administration to open the draft Local Plan to another full consultation process as set out under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012”.

Graeme Bloomer advised that this was likely to be opposed by the Administration. The Council's timeline is still to take a Draft Plan to Council in February 2017, but officers recognise that there is still a lot of work to be done.

Harlow Council will be sending a similar response to East Herts DC as they did to Epping Forest DC's consultation, about the provision of affordable housing within the Housing Market Area (HMA), noting that the Plans are silent on ways to assist Harlow Council meet its affordable housing need. This was something that needed to be considered and incorporated into the MoU. It was agreed that **the issue would be raised at the Board on Monday and that Harlow would prepare a paper for consideration a future Board meeting.**

f. Uttlesford DC

No further update was possible at this time. The Local Plan is still 'paused'.

5. Update on other cross-boundary/strategic matters:

a. Expression of Interest for Government's Locally-Led Garden Towns Prospectus for 'Harlow & Gilston Garden Town'

HMA officers have been advised informally by DCLG that an announcement is expected to be made on Tuesday 20 December 2016.

b. Princess Alexandra Hospital (PAH) relocation feasibility work

Officers met with Phil Morley (Chief Executive) and Marc Davis (Director of Pathways and Partnerships from PAH) earlier on the 15 December. The Price Waterhouse Coopers report on the future for PAH had considered four options for the hospital. These were:

1. Do the minimum required to keep the hospital going for 4-5 years (£27m)
2. Full refurbishment of the existing site (£150m)
3. Replacement and rebuild on the existing site (£450m)
4. New site – seen as preferred option and best value for public purse

However their Sustainability and Transformation Plan (STP) managers had advised that could only fund up to £150m of capital which meant that site replacement and rebuild, or a new site, were not feasible. As a result PAH, with Rt. Hon. Robert Halfon MP (for Harlow), had met with Ministers last week to discuss the future of the hospital. Their proposal was to undertake a phased build over two funding cycles, involving building premises for elective procedures etc. first, which would help to raise funding. (Currently PAH lose out on a lot of elective procedures because they don't have the capacity to take them on – but these are the procedures that help hospitals to be financially viable). It was agreed that there was scope for a bid, subject to the preparation of a Strategic Outline Case, for relocation and a new hospital. PAH will set up a steering group to consider the case and then submit to Government. It was anticipated that this would take 6 months.

PAH managers advised that they did not have any preference over the three sites which had been identified in the AECOM feasibility report, i.e. Gilston in East Herts, or either of two sites to the East of Harlow (within Epping Forest District). The AECOM report did not really help to identify a preferred/best site, or the relative implications for transport infrastructure. It was agreed that this work was still required. ATLAS officers advised that it was possible to go Examination with alternative locations as long as there was a clear timeline and programme of work to facilitate a decision. It was worth considering the work being undertaken in Bicester and the healthy new towns initiative.

It was agreed that:

1. PAH would supply Essex CC with the current information they have on trips to and from the hospital (staff, visitors, patients) and ECC will identify what data might be required.
2. PAH, the two Counties and ATLAS should meet to agree what was required in order to undertake the necessary transport assessment on the sites.
3. representatives of the Co-op. Officer group would meet with PAH to develop the brief for the preparation of the Strategic Outline Case the w/c 9 January 2017, in order that this could feed into a report to the new Health Partnership group for West Essex/East Herts due to meet at the end of January.

6. Update on Memoranda of Understanding:

a. Distribution of Objectively Assessed Housing Need across the West Essex/East Herts HMA

This is currently on hold pending resolution of detailed matters, but the extra AECOM work should help in discussions. Harlow DC will take the issues relating to the MoU to go to a Harlow special Council meeting on 23 February 2017. Essex CC due to present to all Harlow Members the outcome of the further transport work to address concerns about sites to south and west of Harlow.

b. Highways and Transportation Infrastructure for the West Essex/East Herts HMA

Being signed now.

c. Managing the Impacts of Growth across the West Essex/East Herts HMA on Epping Forest Special Area of Conservation

Being signed now.

7. Items for Co-op. Member Board 19 December 2016

The Draft agenda as circulated was agreed with an additional item to discuss Junction 7a. Affordable housing issue to be covered under Item 5a.

Provisional dates for Member Board to be held at Harlow:

- 30 January 2017
- 27 February 2017
- 27 March 2017

8. A.O.B.

Junction 7A - Essex CC Cabinet has approved J7A as preferred route status, and submission of a planning application is scheduled for end of January 2017. David Sprunt advised that they were still waiting on the final decision re switching the funding from Junction 7 improvements to work for J7A. It was thought that the decision would be made in January 2017.

9. Future Co-op. Officer meeting dates:

- Thursday 19 January 2017 - (10am, Committee Rm 1, Epping Forest DC)
- Thursday 16 February 2017 - (10am, Committee Rm 1, Epping Forest DC)
- Thursday 16 March 2017 - (10am, Committee Rm 2, Epping Forest DC)