

**Draft Note - Co-operation for Sustainable Development Member Board  
Monday 12 September 2016 – Civic Centre, Harlow DC**

**Attendance**

<b>Organisation</b>	<b>Councillors</b>	<b>Officers</b>
Broxbourne BC	Cllr Paul Seeby	Kim Harding
East Herts DC	Cllr Linda Haysey (Chair)	Liz Watts, Kevin Steptoe, Claire Sime
Epping Forest DC	Cllr John Philip Cllr Richard Bassett Cllr Chris Whitbread	Glen Chipp, Derek Macnab, Alison Blom-Cooper, Sarah King
Essex CC	Cllr Mick Page	Sean Perry, Rich Cooke, David Sprunt,
Harlow DC	Cllr Jon Clempner Cllr Danny Purton	Malcolm Morley, Graeme Bloomer
Herts CC	Cllr Derrick Ashley	Jan Hayes-Griffin
Uttlesford DC	Cllr Susan Barker	Richard Fox
AECOM		Steve Smith, David Carlisle
ORS		Jonathan Lee

**1. Apologies**

Brentwood BC – Cllr Roger McCheyne, Cllr William Trump, Phil Drane  
 East Herts DC - Cllr Gary Jones, Cllr Robert Brunton, Cllr Eric Buckmaster  
 Harlow DC – Paul MacBride  
 Highways England - Nigel Allsopp, Simon Amor, Andy Jobling  
 LB Redbridge – Cllr Helen Coomb  
 ATLAS – James Farrar

**2. Draft response to the Broxbourne BC Local Plan consultation from West Essex/East Herts Councils**

- Graeme Bloomer explained that a joint response from the West Essex/East Herts HMA was being finalised and would be submitted by the end of the consultation period
- The HMA response would be general in nature, commenting on overall housing numbers and urban capacity etc. Some of the authorities within the HMA may also respond individually if there were any issues more specific to them.

**3. Update on work regarding relocation of Princess Alexandra Hospital (PAH)**

- David Carlisle explained that AECOM had met with Marc Davis from PAH NHS Trust about likely site requirements, that the two potential sites were being assessed, and that AECOM would shortly be in touch with the two site promoters
- A draft report will be sent to officers by the end of September 2016, with a view to sharing it with the Department of Health in October. All Members noted their support of this important work

**4. Draft notes of meeting of 18 July 2016 including review of action points**

The notes of the previous meeting were agreed as circulated. The actions points from the previous meeting were -

- All West Essex/East Herts authorities to let Sarah King know key dates for governance processes for the Local Plan consultations this winter - *done*
- All three draft MoUs to be circulated prior to the next Co-op. Member Board – *done*
- Harlow DC to provide their response to the J7A consultation to Harlow DC – *to be discussed in this meeting*
- Harlow DC to prepare a draft West Essex/East Herts joint response to Broxbourne BC's Local Plan consultation regarding OAHN - *to discussed in this meeting*
- West Essex/East Herts officers to consider who best to draft a letter to new Housing and Planning Minister, Gavin Barwell, to introduce the group and what its functions are – *not yet done. [There was a discussion about this at this meeting; it was felt that a letter would still be useful, and it was decided that Epping Forest DC/East Herts DC officers would work together on a draft letter to circulate by mid-October].*

- East Herts DC to send wider East of England/South East of England/GLA group documentation that was sent to Gavin Barwell (to explain their work etc.), to Sarah King who will then circulate it – *Letter recently received from Gavin Barwell MP about exceptional circumstances re: GB, East Herts DC officers to circulate this to the Co-op. Board*
- East Herts DC officers will circulate a note from the meeting with CLG when it is complete – East Herts DC is waiting for CLG to confirm this note, if nothing is received soon **East Herts DC officers will circulate it as is**

#### **5. Update on housing numbers regarding recent released data**

- Jonathan Lee from SHMA consultants ORS gave a presentation on the potential effects of recently released data (2014-based Sub-National Population Projections and 2014-based Household Projections) on the HMA OAHN
- All noted that advice from CLG and PINS recently has been that all authorities must acknowledge the revised emerging OAHN data (as presented by ORS). This has duly been taken into account in the Strategic OAN Spatial Options work as emerging evidence
- There was a discussion over the 20% uplift for Market Signals contained within the SHMA and the more recent figures, querying whether this was appropriate, as other areas in the country had lower uplifts. Jonathan confirmed that ORS advise that 20% is a robust and defensible figure, proportionate to Market Signals within the area, and that selecting a lower uplift could risk the Local Plans being found unsound. Jonathan noted that 10% had been accepted at Independent Examination for Eastleigh, which has only ‘moderate’ market pressures (which are lower than our area’s) and that Cambridge City (with worse market signals than ours) was currently proposing an uplift of 30%. Therefore the 20% uplift figure is strongly recommended based on the evidence

#### **6. Summary of Strategic OAHN Spatial Options development and testing**

- Steve Smith from consultants AECOM gave a summary presentation on the Strategic OAHN Spatial Options work
- There was a query regarding transport modelling and the resilience against problems on e.g. the M11, causing delays on the local transport network, and it was suggested that perhaps the modelling is too conservative in measuring these issues. David Sprunt noted that there were sometimes interruptions on the local network caused by problems on the M11 or M25, but the modelling has to work on the basis of ‘normal’ traffic. Realistically, occasional problems on motorways cannot be modelled within the local modelling; the proximity to London will always have an effect but it is difficult to predict. There is some resilience worked into the existing models, and the implementation of junction 7A and the second Stort crossing will of course help with this. However without major interventions it would be very difficult to change the situation much more
- There was a query regarding whether the highways and transport mitigation measures etc. can be delivered in the Plan period, and whether these have been costed. It was noted that some of this work would be done through IDPs, and through the HMA Councils working together. Steve Smith explained that at this stage the emphasis was on agreeing the infrastructure measures that are necessary, which is why the Highways and Infrastructure MoU will be signed by the HMA authorities, the two County Councils and Highways England, to have an agreed position on requirements. The MoU is about strategic interventions, not detailed road issues which will be for the HMA’s Local Plans, and for the Counties’ Local Transport Plans, to address. The MoU will of course also change over time, as more detail is known

#### **7. Summary of the three draft final Memoranda of Understanding for the Housing Market Area (HMA)**

- Cllr Clempner referred to his comments at the previous Co-op. Member Board about Harlow Council's need to debate their response to Essex CC about Junction 7A. He noted that this had now been resolved, and that Harlow DC supported J7A and were happy to sign the Highways and Transportation MoU, and the ‘Managing the Impacts of Growth....on Epping Forest Special Area of Conservation’ MoU
- However Cllr Clempner explained that Harlow DC could not sign the ‘Distribution of Objectively Assessed Housing Need’ MoU as it stands, as at a recent Special Full Council meeting, Harlow DC had resolved that it was not in favour of development to the South and West of Harlow (although it did resolve to support the approx. 51,100 dwelling total within the HMA). This means Harlow DC does not support the inclusion of the sites to the South and West of Harlow, within Epping Forest

District, that are within 'The Spatial Option' as identified through the joint Strategic OAN Spatial Options work. These sites are, along with the others in 'The Spatial Option', specifically written into paragraph 3.4 of the Distribution of OAHN MoU. Cllr Clempner reported that Members of Harlow DC debated at length the implications of this decision for their own Local Plan and those of the HMA, but the final decision was as above

- Cllr Clempner acknowledged that Epping Forest DC's position had already been made clear (that Epping Forest DC would be going ahead with their Draft Local Plan consultation including these sites, as the Strategic OAN Spatial Options study had identified them as suitable sites to support the growth of 16,100 as part of 'The Spatial Option', and that it would not be prepared to accommodate the growth considered appropriate for these sites elsewhere within Epping Forest DC), and that Harlow Council should consider whether it was possible to accommodate this growth within their administrative boundary.
  - Cllr Clempner explained that Harlow DC would re-consider what could be accommodated within its own boundaries, and would discuss this at a forthcoming Local Plan Panel on 21 September 2016, but realistically he did not expect that it would be possible to find space for all of that growth (~3,100 homes)
  - Cllr Philip acknowledged that this was a difficult position, and supported Harlow DCs plan to consider whether it could accommodate more growth within its own boundaries. He added that there may be a way to 'split the allocation', whereby whatever extra growth Harlow DC could accommodate within its boundaries, could be removed from the potential sites to the South and West of Harlow
  - Cllr Philip confirmed that Epping Forest DC would be consulting on the sites to the South and West of Harlow as part of the forthcoming Regulation 18 draft Local Plan consultation, so they would be in the public domain soon. Cllr Clempner explained that Harlow DC would have to consider how to respond to Epping Forest DC's consultation when it came out
  - There was a discussion as to whether, if paragraph 3.4, and other site-specific references (and Figure 12) were removed from the 'Distribution of Objectively Assessed Housing Need' MoU, it would still be worthwhile. All acknowledged that this was a difficult situation but that the MoU would not be worthwhile without that level of detail
  - Alison Blom-Cooper explained that Epping Forest DC's Counsel had advised that, as EFDC is proceeding with a Regulation 18 consultation, there was no need to sign the MoUs at this stage and that this would not be absolutely necessary until submission or even Independent Examination of the Plan, and that having well-prepared drafts would be sufficient at this time. Cllr Haysey confirmed that this was also East Herts DC's understanding of the situation
  - All agreed not to progress the 'Distribution of OAHN' MoU for signing now, but to keep working together to move forward with it and to resolve the current issues
  - All present agreed that as there was consensus on the other two MoUs, these should be progressed for signing asap
- a. Distribution of Objectively Assessed Housing Need across the West Essex/East Herts HMA**
- It was agreed that this would not be progressed for signing now, pending resolution of the above issues
- b. Highways and Transportation Infrastructure for the West Essex/East Herts HMA**
- It was agreed that this **would be circulated by Sarah King** for taking through Governance processes for signing
  - It was noted that Highways England had been unable to send a representative to this meeting but they had sent an email stating that they were 'broadly content with the latest version' and that if the decision were to progress the MoU for signing, it should be sent to their Regional Director
  - Jan Hayes-Griffin noted that Herts CC had not taken a final view on this MoU yet. Cllr Haysey asked that any issues Herts CC had with the MoU were raised asap as the draft has been circulated a few times already
- c. Managing the Impacts of Growth across the West Essex/East Herts HMA on Epping Forest Special Area of Conservation**
- It was agreed that, following Amanda Thorn's consideration of detailed comments recently received from the Corporation of London (and any amendments this might lead to), this **would be circulated by Sarah King** for taking through Governance processes for signing

- 8. Agreement from the relevant authorities to sign the three MoUs in principle, and to take them through their relevant governance procedures for actual signature**
- As per the discussion above, it was agreed that the 'Highways and Transportation Infrastructure for the West Essex/East Herts HMA' MoU and the 'Managing the Impacts of Growth across the West Essex/East Herts HMA on Epping Forest Special Area of Conservation' MoU would proceed to Governance processes, but that the 'Distribution of Objectively Assessed Housing Need across the West Essex/East Herts HMA' MoU would not be signed at this stage, but worked on further
  - **Sarah King to circulate the two final MoUs** ('Highways and Transportation Infrastructure' and 'Managing the Impacts of Growth...on Epping Forest Special Area of Conservation'), and **individual authorities to taken them through Governance processes for signing**
- 9. Update on the expression of interest for capacity funding to DCLG re: the Locally Led Garden Villages, Towns & Cities Prospectus**
- Members discussed the draft bid to CLG and agreed that they still wished to proceed with making it. Cllr Clempner noted that he was keen to submit the bid, as were Cllr Philip and Cllr Haysey. It was agreed that the bid would be submitted as it currently stands
  - It was agreed that **officers would liaise with James Farrar from ATLAS to finalise the bid for submission by the end of Monday 19<sup>th</sup> September 2016**
- 10. A.O.B.**  
None
- 11. Dates of next meetings (already booked)**
- 24 October 2016 – 6.30pm Harlow DC
  - NEW DATE – 21 November 2016 – 6.30pm Harlow DC