

Agenda – Co-operation for Sustainable Development Member Board

18 July 2016 – 6.30pm, [Civic Centre, Harlow](#)

1. Apologies
2. Draft notes of meeting of 6 June 2016 – including review of action points
3. Presentation of Strategic OAN Spatial Options work - **AECOM / Essex CC**
 - Transport Modelling
 - Strategic Sites (in and around Harlow) work
 - Recommended 'Emerging Spatial Option' for OAN
4. Updates on the three Memoranda of Understanding
 - a. Distribution of OAN across West Essex/East Herts HMA – **Epping Forest DC**
 - b. Highway infrastructure (including J7, J7A & J8) – **Essex CC**
 - c. Epping Forest SAC/Air Quality (particularly re: Epping Forest) - **Epping Forest DC**
5. Response to Minister Andrew Jones MP's letter re: Junction 7/Junction 7A on M11
6. Co-ordination of PR in relation to West Essex/East Herts Local Plan consultations this Winter
7. A.O.B.
8. Dates of next meetings (already booked):
 - 4 August 2016 – 6:30pm Harlow DC
 - 12 September 2016 – 6:30pm Harlow DC
 - **24 October 2016 – 6:30pm Harlow DC**

**Co-operation for Sustainable Development Member Board
Monday 18 July 2016 – Civic Centre, Harlow DC**

Attendance

Organisation	Councillors	Officers
East Herts DC	Cllr Linda Haysey (Chair) Cllr Gary Jones, Cllr Robert Brunton	Liz Watts, Kevin Steptoe, Claire Sime
Epping Forest DC	Cllr John Philip Cllr Richard Bassett	Derek Macnab, Alison Blom-Cooper, Sarah King
Essex CC		Sean Perry, David Sprunt, Matthew Jericho
Harlow DC	Cllr Jon Clempner Cllr Danny Purton	Paul MacBride
Herts CC	Cllr Derrick Ashley	Roger Flowerday
LB Redbridge	Cllr Helen Coombe	
Uttlesford DC	Cllr Susan Barker	Richard Fox
AECOM		Steve Smith, David Carlisle, Ben Castell

1. Apologies

Brentwood BC – Phil Drane
 Broxbourne BC – Cllr Paul Seeby, Martin Paine
 City of London (Conservators of Epping Forest) – Jeremy Dagley
 Epping Forest DC – Cllr Chris Whitbread
 Essex CC – Cllr Mick Page
 Highways England – Nigel Allsopp, Simon Amor, Andy Jobling
 LB Havering – Martyn Thomas

2. Draft notes of meeting of 6 June 2016 – including review of action points

Cllr Barker asked that a line noting her concerns expressed at the last meeting over air quality in Saffron Walden, and the title of the Epping Forest SAC MoU, be added to the notes. The draft notes were agreed subject to this amendment being made.

The actions points from the previous meeting were -

- Essex CC to send link to RIS2 online tool to Sarah King – *done, circulated to Co-op. Board*
- All to send any comments for all three draft MoUs directly to Sarah King by 17 June 2016 – *done, some comments have been received, all taken into account*
- Rob Smith to arrange meeting between DCLG and East Herts DC/Epping Forest DC/Harlow DC officers to discuss Garden Town bid - *done, meeting took place on 1 July 2016*
- Sarah King to circulate GIF presentation – *done*
- Sarah King to ask Essex CC to present the GIF findings at the September 2016 Co-op. Member Board – *request was sent to the GIF consultants. They have since suggested that they present to the Board in November when the Essex GIF work is complete*

3. Presentation of Strategic OAN Spatial Options work (including Transport modelling & Strategic sites in and around Harlow)

Steve Smith, Ben Castell, and David Carlisle from AECOM presented the draft findings of the Strategic OAN Spatial Options work and the work on Strategic sites in and around Harlow. David Sprunt presented the initial findings of the related transport modelling to date. Steve Smith set out the 'Emerging Spatial Option' for accommodating growth within West Essex/East Herts.

Questions/Discussion

- David Sprunt explained that although transport modelling so far has been strategic, i.e. looking at the area in and around Harlow as a whole and not at individual sites, there do not appear to be any real 'showstoppers' that couldn't be addressed via interventions and improvements
- Steve Smith explained that the SHMA Objectively Assessed Need (OAN) was 46,100 dwellings across the Housing Market Area (HMA), but that work that SHMA consultants ORS had done using Government's recently released 2014-based Sub-National Population Projections, and

2014-based Household Projections suggested that OAN could potentially rise to approximately 55,200 dwellings. This 55,200 figure should be treated with caution as it has not been arrived at through a full SHMA update and is likely to vary when the more detailed work is undertaken. However, it is a helpful indication, and thus a larger potential OAN figure has been tested within the Strategic OAN Spatial Options work as a new 'Option F'. Early indications are that sufficient sites to reach the ~55,200 figure cannot be allocated, and that the transport network cannot cope with the level of growth that would need to be allocated around Harlow. Further testing is being undertaken.

- Steve explained that the Strategic OAN Spatial Options work has tested 6 options, A to F, and that this has resulted in the recommended 'Emerging Spatial Option' which could potentially accommodate 51,513 dwellings (of which ~15,875 in and around Harlow) – i.e. more than the published SHMA figure of 46,100, and more than the 2012-based DCLG Household Projections, but lower than the 2014-based DCLG Household Projections. This is based on bringing forward the following potential sites in and around Harlow which the AECOM study has indicated are the most suitable.

District	Area	Emerging spatial option – sites in and around Harlow (dwellings)
East Herts DC	Gilston Park and Land north of A414 / West of Gilston	2,750
	Sub-total for East Hertfordshire DC	2,750
Harlow DC	Within Harlow Completions	1,096
	Within Harlow Permissions	3,608
	Redevelopment of existing Princess Alexandra Hospital site (assuming hospital relocation)	675
	Harlow urban brownfield	1,196
	Greenfield East of Harlow (<i>part in Harlow District</i>)	2,600
	Sub-total for Harlow DC	9,175
Epping Forest DC	Latton Priory	1,250
	West of Summers	800
	West of Katherines	1,100
	East of Harlow (<i>part in Epping Forest District</i>)	750
	Land at Riddings Lane	50
	Sub-total for Epping Forest DC	3,950
Total in and around Harlow		15,875

- Steve felt there was value in going out to consultation at the same time with the message of positive planning and working together
- Officers present noted that DCLG and the Planning Inspectorate had given strong messages to authorities they had met recently that they must consider and test the figures arising from the latest data, but also acknowledged that major infrastructure requirements etc. might hamper delivery of these revised figures
- Cllr Barker asked about the apportionment of the SHMA OAN figure, and the emerging OAN figure, how these had been arrived at, and why some authorities' need had potentially grown proportionately more than others'. It was noted that Jonathan Lee of ORS (the SHMA consultants) would be attending the next Co-op. Member Board, and would explain these things
- Cllr Clempner noted that a relocation of Princess Alexandra Hospital would be extremely expensive, and queried whether the growth around Harlow could be accommodated by the highway network in the Plan period (up to 2033). Steve Smith and David Sprunt explained that the highways modelling to date suggested that a potential northern bypass might be needed after ~2033, but initial indications were that this could not be delivered before then (i.e. within the Plan period). They confirmed that Princess Alexandra Hospital's management has made clear their intention to relocate, so this must be considered in the Strategic OAN Spatial Options work. (AECOM will be looking at the suitability of sites to the North and East of Harlow to accommodate the hospital)
- Cllr Haysey asked about the dwelling density that was being considered for the strategic sites. AECOM explained that promoters' suggested densities for their sites generally seemed sensible - about 30-40 dwellings per hectare gross, meaning about 20-25 dph net (once space needed for on-site open space, roads, schools etc. is deducted), which is a quite a standard figure

- Cllr Clempner explained that he could not agree to the emerging spatial option at this time, or on 4 August 2016, as Harlow DC had passed a formal resolution in recent years that it was not in favour of development to the south and west of Harlow, and that it strongly preferred development to the north and east of Harlow. Cllr Clempner said that the inclusion of sites to the west and south of Harlow (within Epping Forest DC) in the emerging spatial option means that he cannot agree it prior to an all Harlow DC Member meeting to discuss these matters which he was convening. This was unlikely to take place prior to the 4 August 2016 (the date of the next Member Board) which means that Harlow DC would not be in a position to sign up to the emerging spatial option, and the proposed Distribution of OAN MoU. Other Members expressed disappointment, given that strategic sites around Harlow had been the subject of technical work for some time.
- Cllr Clempner explained that Harlow DC's concerns with the southern and western sites were partly to do with traffic, and partly their residents' concerns over infrastructure e.g. health provision, water etc. Harlow DC also has concerns over the southern site using Junction 7 when it is already busy.
- Cllr Philip said that if the sites to the south and west of Harlow, which are actually in Epping Forest District, could not go forward because of Harlow DC's resolution, then Epping Forest DC would not be prepared to 'make up' that total elsewhere in their district. He expressed concern that this issue had not been raised before in joint Member briefings. Cllr Philip noted that Epping Forest DC would be commencing consultation on the 31 October 2016 and would be including these sites, and could not delay
- David Sprunt explained that Essex CC's initial transport testing of the sites to the south and west of Harlow did not suggest major transport issues, and that there were solutions to potential problems. Testing has suggested potential issues in Southern Avenue/Edinburgh Way, to which there may be solutions, but there don't seem to be particular problems on Southern Avenue. The site to the south of Harlow has potential to be very sustainable if it is linked to the north-south sustainable corridor, which may allay some concerns. David felt that the first step was to assess the additional traffic on the network in the areas of concern, then look at solutions
- Cllr Haysey asked if Essex CC could get all of the required transport modelling done in time. David Sprunt explained that it would be difficult but that they had already worked on prioritising certain 'runs. Once the modelling is done, Essex CC can share potential solutions to any problems on the network. Initial ideas should be available by the next Co-op. Member Board
- Steve Smith noted that resolving these key issues is essential in order to meet the four authorities' Local Plan consultation timetables this winter. If this deadline is missed it will be difficult for each authority to meet the Government's Spring deadline for Draft Local Plans
- All agreed to Ben Castell's suggestion that **AECOM produce a short paper for the next Co-op. Member Board, explaining the analysis behind the emerging spatial option etc.**
- **All West Essex/East Herts authorities to let Sarah King know your authority's key dates for governance processes for the Local Plan consultations this winter**

4. Updates on the three Memoranda of Understanding

Since the last Co-op. Member Board meeting some comments had been received on all three MoUs from various authorities, and are being taken into account.

a) Distribution of OAN across West Essex/East Herts HMA - Epping Forest DC

This MoU is being updated using responses, and advice from Epping Forest DC's Counsel.

b) Highway infrastructure (including J7, J7A & J8) – Essex CC

This MoU is being updated and added to on the basis of responses.

c) Epping Forest SAC/Habitats Regulations – Epping Forest DC

This MoU is being updated using responses and advice from Epping Forest DC's Counsel. Further meetings have been arranged with Natural England and the Conservators of Epping Forest to discuss the findings of AECOM's work on air quality relating to Epping Forest SAC, and mitigation/ monitoring measures. The MoU will be renamed, as it is felt that the title is misleading

All three draft MoUs will be circulated prior to the next Co-op. Member Board.

5. Response to Minister Andrew Jones MP's letter re: Junction 7/Junction 7A on M11

- Transport Minister Andrew Jones MP wrote to the Rt. Hon Robert Halfon (MP for Harlow) in early July, following a meeting between Mr. Jones and representatives from West Essex/East Herts on the 8 June 2016, primarily regarding highways infrastructure. The draft response being considered includes the commitments and assurances Mr. Jones requested regarding potentially 'reallocating' funding from J7 in RIS1 to J7A, in order to get J7A delivered first
- Cllr Barker suggested that the letter should contain more detail of the level of growth West Essex/East Herts is working to provide, i.e. a large number of homes and jobs, highway improvements, and details of the other things the authorities work together on
- Cllr Jon Clempner explained that he would not sign the letter at this time, as the Essex CC consultation on junction 7A was only just complete and Harlow DC Members had not yet reviewed the responses. Cllr Clempner added that Harlow DC has a full Council resolution stating that they would not make a decision on J7A without taking into account the outcome of the public consultation. Once the full responses are available to review, Harlow DC will convene a full Council to debate the issue, which hopefully would support J7A. Other Members expressed concern at this situation, given how long J7A has been 'on the table', and key to local growth plans. *(NB - This meeting has now been arranged for 31 August 2016)*
- Members asked whether an alternative form of wording would be better, but Cllr Clempner explained that he had been unable to find wording Harlow DC would be happy to sign up to at this time. The remaining three authorities did not consider it sensible to send the letter alone
- Members felt that sending some response to Minister Andrew Jones was necessary. *[NB – after the meeting it was suggested that Harlow DC re-draft the letter to bring to the Co-op. Member Board for consideration on the 12 September, by which time this issue should be resolved]*
- It was noted that it was critical to resolve the J7A issue, as we would need the support of the Department for Transport in lobbying for J7A, and other improvements and interventions, and it had been shown by transport modelling that the level of growth planned for West Essex/East Herts could not be delivered without J7A. The funding allocated to J7 within RIS1 is likely to start being spent soon, so if West Essex/East Herts wants it to be reallocated to J7A, this needs to be done quickly. It was noted that J7A would particularly benefit one of the Harlow Enterprise Zones. Cllr Clempner explained that this issue would not be resolved until the end of August at the earliest. He explained that Harlow DC Members needed to see the J7A consultation responses. David Sprunt explained that Essex CC were aiming to upload a quantitative summary of responses to their website within the next few days but qualitative analysis would take longer, as many responses were long and detailed. David noted that Essex CC has not yet received a response to the consultation from Harlow DC
- Cllr Haysey asked for **any other views on the way forward to be sent to her directly asap.**

6. Co-ordination of PR in relation to West Essex/East Herts Local Plan consultations this winter

It was noted that the West Essex/East Herts authorities need to co-ordinate to get the same message out when all four authorities go out to consultation this winter. East Herts DC is working on a PR plan, and will shortly be in touch with communications teams at the three other authorities. Cllr Haysey added that East Herts DC was happy to co-ordinate the press release for all four authorities, the other three authorities were happy with this arrangement.

Cllr Danny Purton noted that he had been in discussion with Harlow DC's communications team about giving 'non-controversial names' to the potential strategic sites around Harlow, which may help with publicity.

Cllr Derrick Ashley added that it would be important to engage bodies like the LSCC and the West Anglia Task Force, to make sure they are aware of our consultation timetables.

7. A.O.B.

• **Broxbourne BC's Local Plan consultation**

Broxbourne BC's Local Plan consultation starts on the 18 July 2016, running until the 16 September 2016. West Essex/East Herts authorities agreed that they would send a joint response regarding OAHN.

- **Letter to Gavin Barwell, new Housing/Planning Minister**

It was suggested that the Co-op. Board write to the new Housing and Planning Minister, Gavin Barwell, to introduce the group and what its functions are, with a view to raising awareness of our needs and concerns. All agreed. **West Essex/East Herts officers to consider who best to do this.** Cllr Haysey noted that the wider East of England/South East of England/GLA group have written to Mr. Barwell already setting out their needs and concerns. **Cllr Haysey to send this documentation to Sarah King who will then circulate it.**

- **East Herts DC's recent meeting with DCLG**

Kevin Steptoe reported that they had discussed delivery of likely OAN, sustainability and Green Belt, and infrastructure delivery. East Herts DC officers will circulate a note from the meeting when it is complete.

8. *Dates of next meetings (already booked)*

- 12 September 2016 – 6.30pm Harlow DC
- 24 October 2016 – 6.30pm Harlow DC

*** Please note the Member Board booked for the 4 August 2016 has been cancelled.***



Developing and testing housing options for the West Essex and East Hertfordshire Housing Market Area

Progress briefing

14 July 2016



Homes & Communities Agency

Advisory Team for Large Applications (ATLAS)



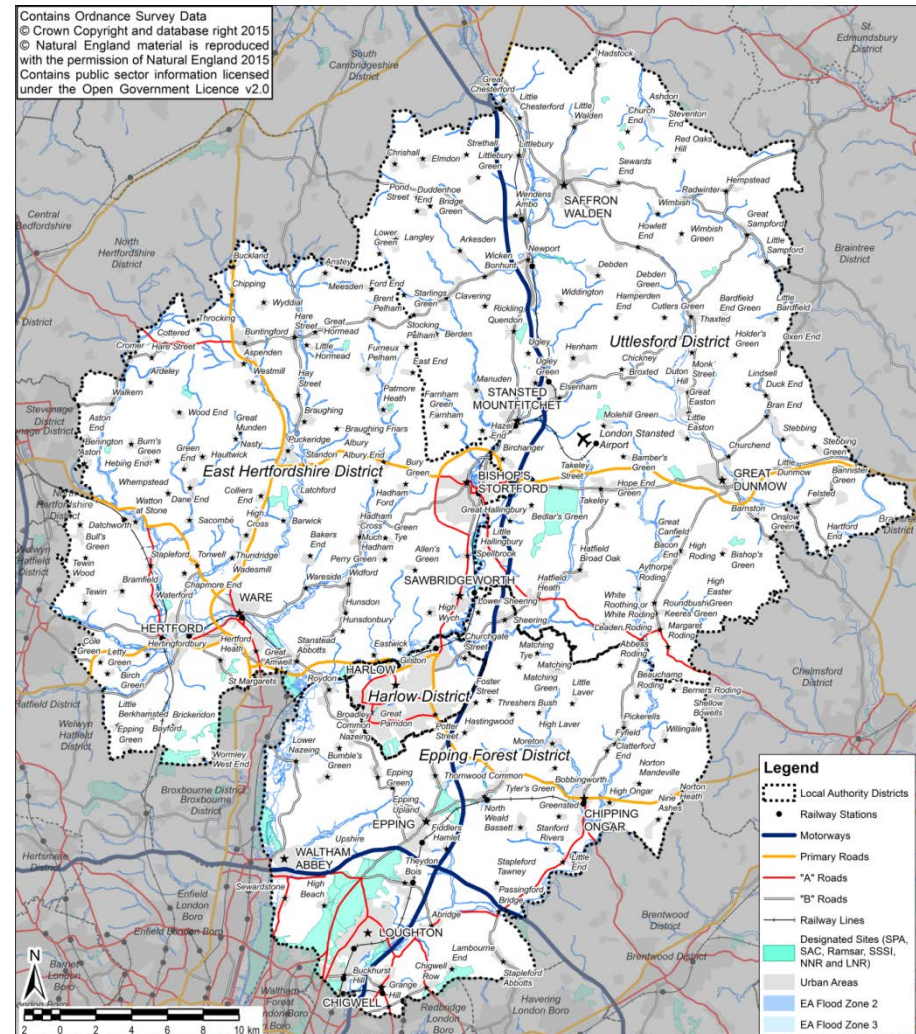
This presentation

- Background
- Strategic Housing Market Assessment
- HMA-wide options for housing delivery
- Testing the options
- Changing housing numbers
- Emerging spatial distribution option
- What happens next?

Background

- “The Government expects joint working on areas of common interest to be diligently undertaken for the mutual benefit of neighbouring authorities”

National Planning Policy Framework



Strategic Housing Market Assessment (SHMA)

Local authority	Objectively Assessed Housing Need (OAHN)
East Hertfordshire	16,400
Epping Forest	11,300
Harlow	5,900
Uttlesford	12,500
Total	46,100

SHMA

- The SHMA states “PPG identifies that the starting point for estimating housing need is the CLG 2012-based household projections. For the 22-year period 2011-33, these projections suggest an increase of **49,638** households across the West Essex and East Hertfordshire HMA: an average growth of 2,256 households each year, comprised of 779 in East Hertfordshire, 653 in Epping Forest, 326 in Harlow and 498 in Uttlesford.”

HMA-wide options for housing delivery

Options A – D = ~46,100 (OAHN)

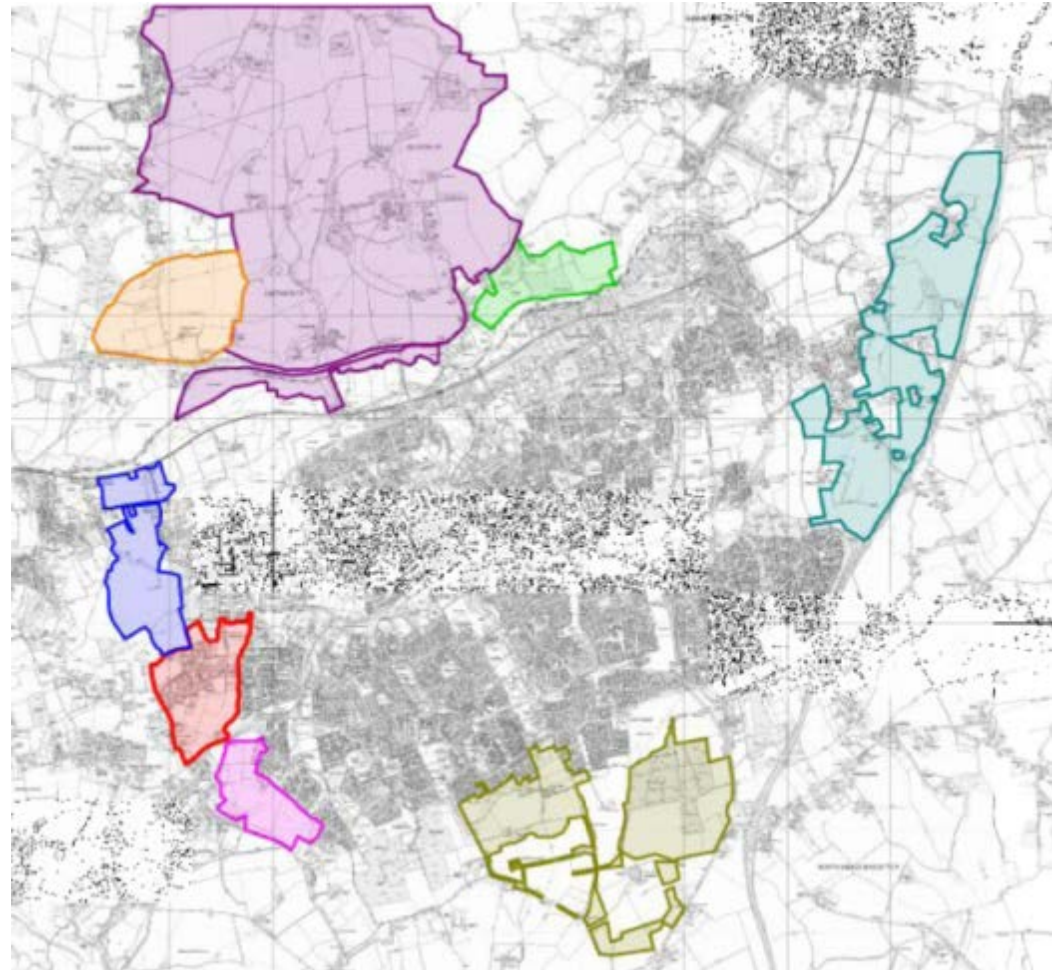
- **Option A:** Each authority meets its OAHN within its own boundaries; Harlow = ~14,150
- **Option B:** Less development at Harlow (~10,500) and accelerated delivery of two new A120 settlements in Uttlesford
- **Option C:** Less development at Harlow (~10,500) and two new settlements in East Herts
- **Option D:** Maximum growth at Harlow (~17,650); reduced numbers in constrained areas

Option E = ~49,638 (CLG 2012-based household projections)

- **Option E:** Maximum growth at Harlow (~17,650); allocations in constrained areas

Key issue: how much growth at Harlow?

- ~10,500 (**lower growth**)
- ~14,150 (**medium growth**)
- ~17,650 (**higher growth**)



Growth around Harlow

Spatial area	Spatial options to deliver ~46,100 new homes across the SHMA area					Spatial option to deliver ~49,638 new homes
	Option A – Each authority meets its OAHN within its own boundaries (NB 14,150 at Harlow)	Option B – Less development at Harlow and accelerated development on the A120 (NB ~10,500 at Harlow)	Option C – Less development at Harlow and two new settlements in East Herts (NB ~10,500 at Harlow)	Option D – Maximum growth at Harlow (NB ~17,650 at Harlow; reduced allocations in constrained areas of the HMA)	Option E – Higher growth across the HMA (NB ~17,650 at Harlow; allocations in constrained areas)	
East Hertfordshire						
'Choices'	Harlow fringe (Gilston)	2750	1250	1250	4350	4350
Harlow						
'Givens'	Completions	1023	1023	1023	1023	1023
	Permissions	3488	3488	3488	3488	3488
	Windfall assumption	0	0	0	0	0
'Choices'	Urban brownfield	1389	1389	1389	1389	1389
	Greenfield (east of Harlow)	2000	2000	2000	2000	2000
Epping Forest						
'Choices'	Latton Priory	1250	1350	350	2000	2000
	West Sumners	1000	0	1000	1100	1100
	West Katherines	750	0	0	800	800
	East of Harlow	500	0	0	1500	1500
	West Pinnacles	0	0	0	0	0
Total		14150	10500	10500	17650	17650

Testing the options

The options are being evaluated through:

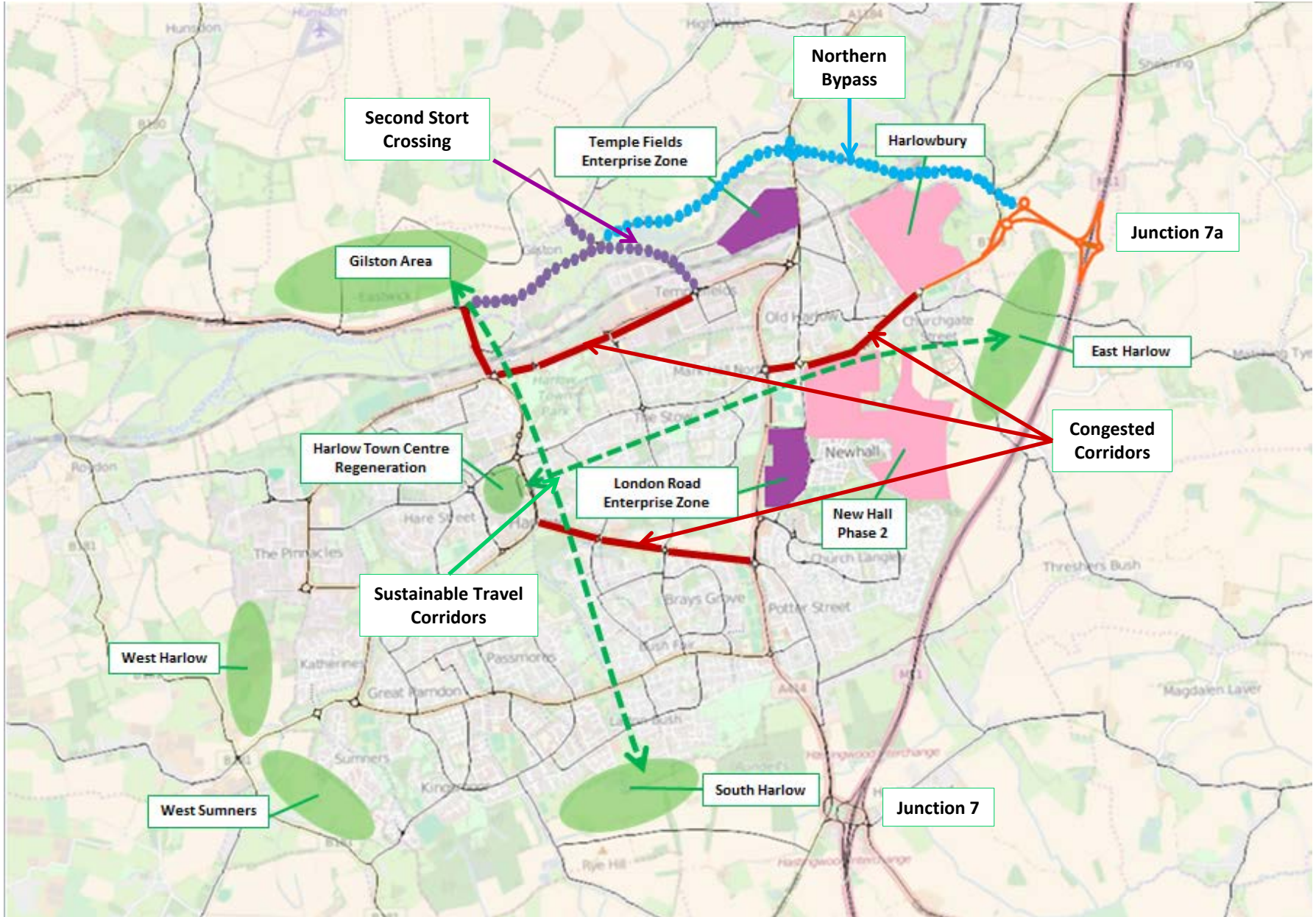
- 1. Transport modelling** (what are the transport implications of the different options?)
- 2. Sustainability appraisal** (how do the options effect air quality, biodiversity, water etc.?)
- 3. Habitat Regulations Assessment** (how will the different options affect Epping Forest?)
- 4. Strategic sites assessment** (e.g. what infrastructure is needed to deliver the options?)

Transport modelling findings

Key findings, within Local Plans Period

- 35-40% increase in trips on network by 2033 based on 14k homes in the wider Harlow area (48k HMA)
- Major improvement at J7 and J7a both **essential** to deliver growth
- J8 major improvement **essential** for HMA growth and potential Airport expansion beyond consented 35mppa and to be promoted for RIS2
- **Essential** to provide robust policy framework to promote and deliver sustainable travel, to manage overall travel demand
- Early delivery of 2nd River Stort crossing is **essential** to enable north:south sustainable travel corridor, significant modal shift and wider network benefits to Harlow
- Sustainable travel corridors key element of 'garden settlement' approach
- Current modelling indicates that development above 14k homes in the wider Harlow area will require additional major infrastructure, eg potential Northern Bypass

Key Issues Plan: 2033 at 14k homes



Habitat Regulations Assessment findings

HRA – Air Quality Assessment

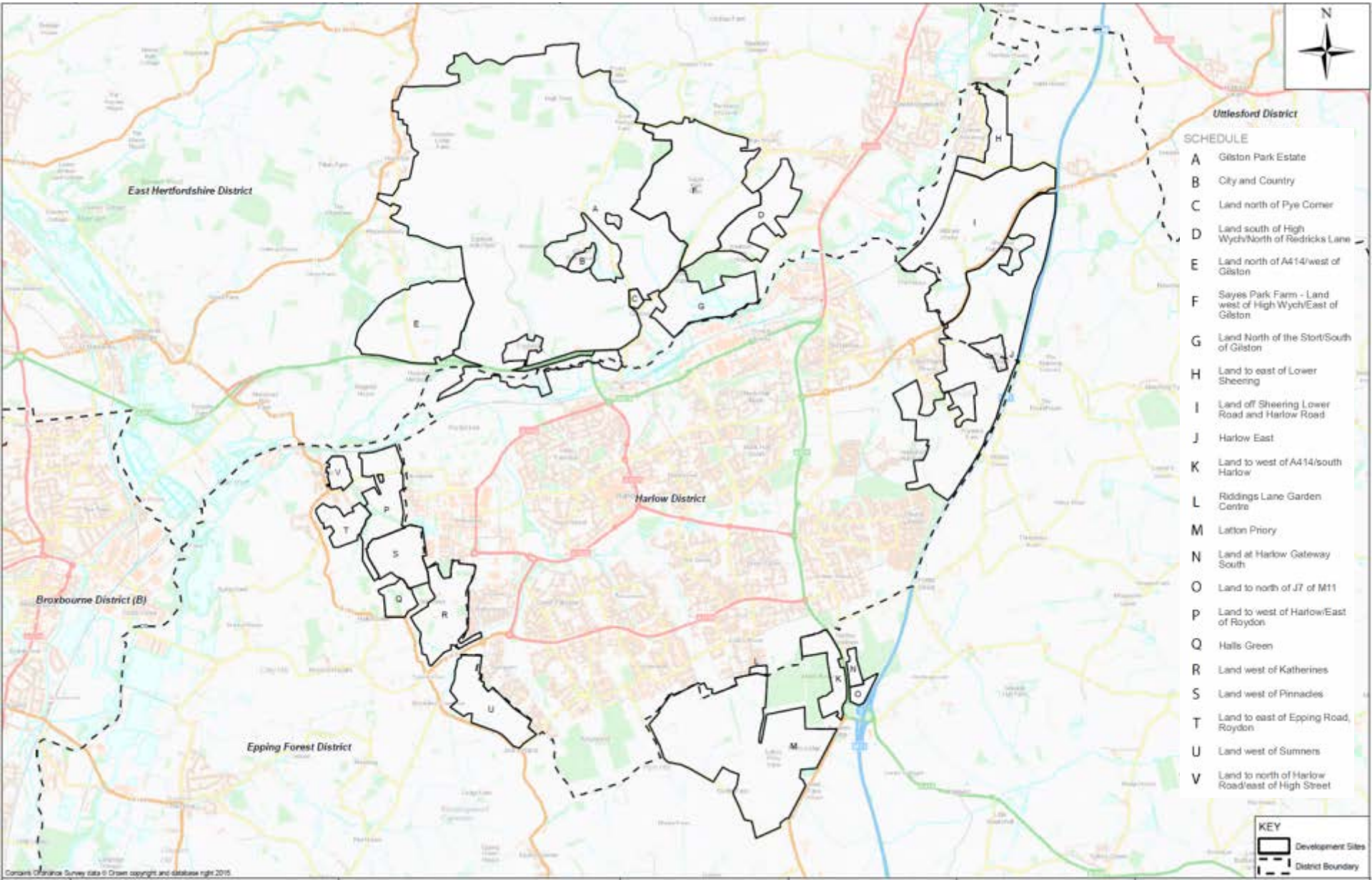
- Jacobs modelled the change in traffic flows to 2033 on key roads through Epping Forest SAC and past Lee Valley SPA
- Purpose of this modelling is to determine the change in flows resulting from each option, over and above what would happen anyway due to delivery of existing permissions and background population growth
- These change in flows are then utilised in calculating change in oxides of nitrogen concentration and nitrogen deposition rate within 200m of these roads

HRA – Air Quality Assessment

- For the A121, A104 and B1393 through Epping Forest SAC, all options result in a material increase in NO_x concentration of a broadly similar scale. Therefore they could result in increased nitrogen deposition;
- However, when the change in nitrogen deposition rate is calculated, none of the increases due to any option result in a material increase in nitrogen deposition rate.
- **Therefore, air quality effects on Epping Forest SAC or Lee Valley SPA are not material in discriminating between Options.**
- Moreover, the modelling indicates that no option would result in an adverse effect on Epping Forest SAC, probably due to the distance between the SAC and the main development areas.

Strategic Sites Assessment findings

Strategic Sites Assessment



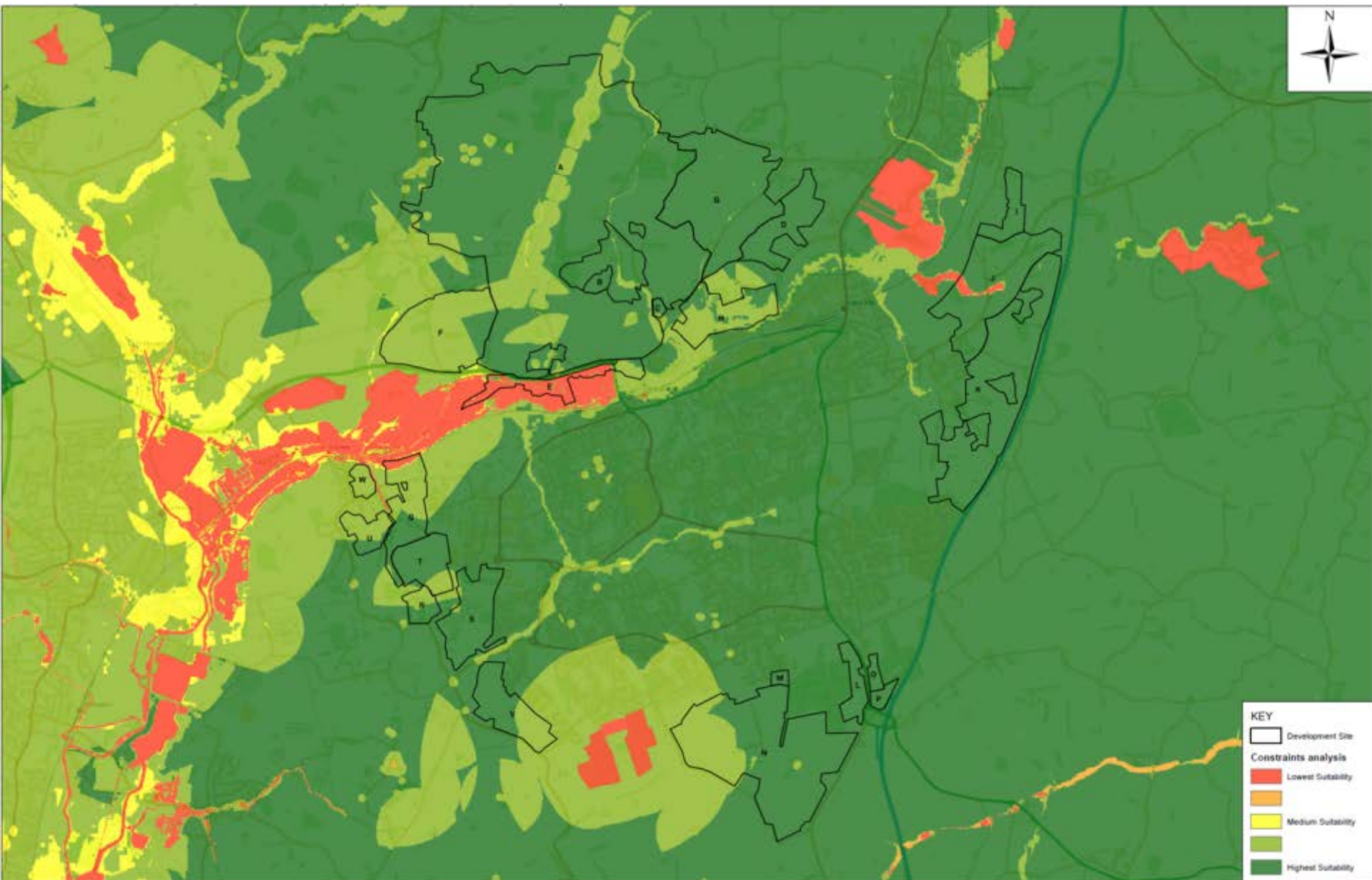
Approach

- Synthesis of all existing available evidence base
- An analysis of key constraints, designations and opportunities broken down by seven themes:
 - Environmental
 - Geo-environmental
 - Landscape, topography and Green Belt
 - Heritage
 - Transport and accessibility
 - Regeneration potential
 - Infrastructure capacity and provision of local services

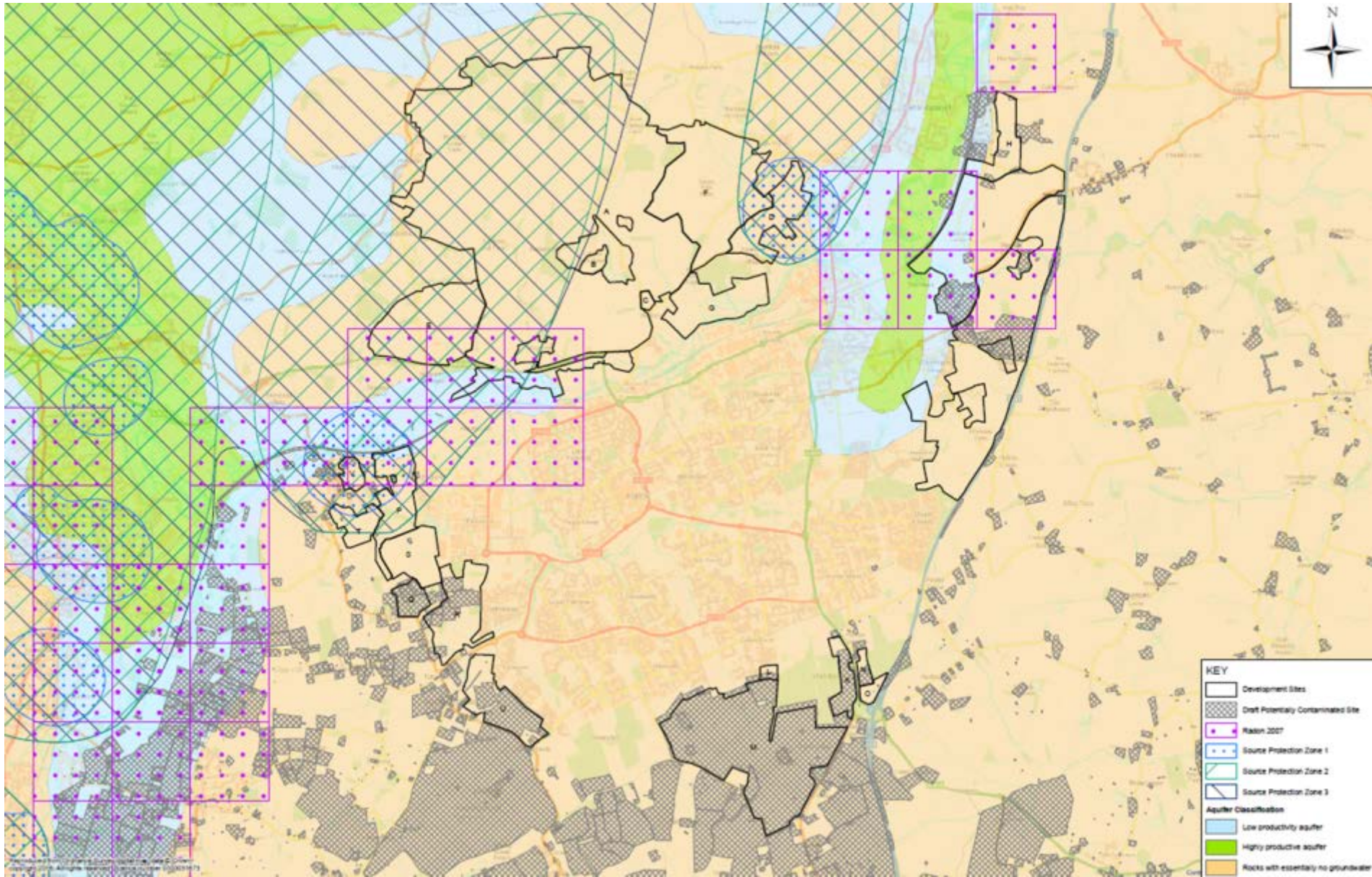
Statutory consultee respondents

- Essex CC
- Herts CC
- Homes and Communities Agency
- PAH NHS Trust
- Highways England
- Network Rail
- Thames Water
- Environment Agency
- Historic England
- Natural England
- Sport England

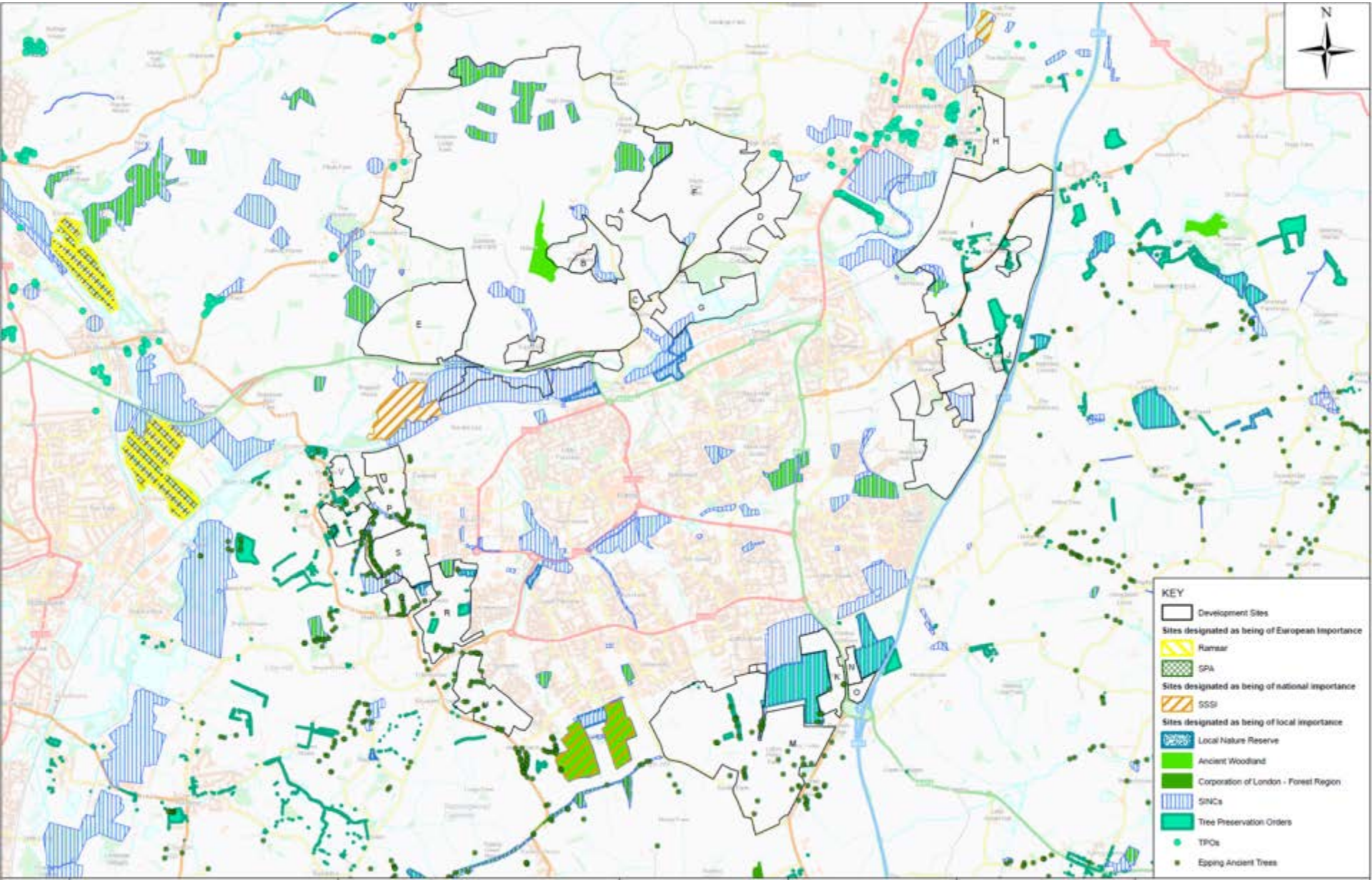
Constraints analysis



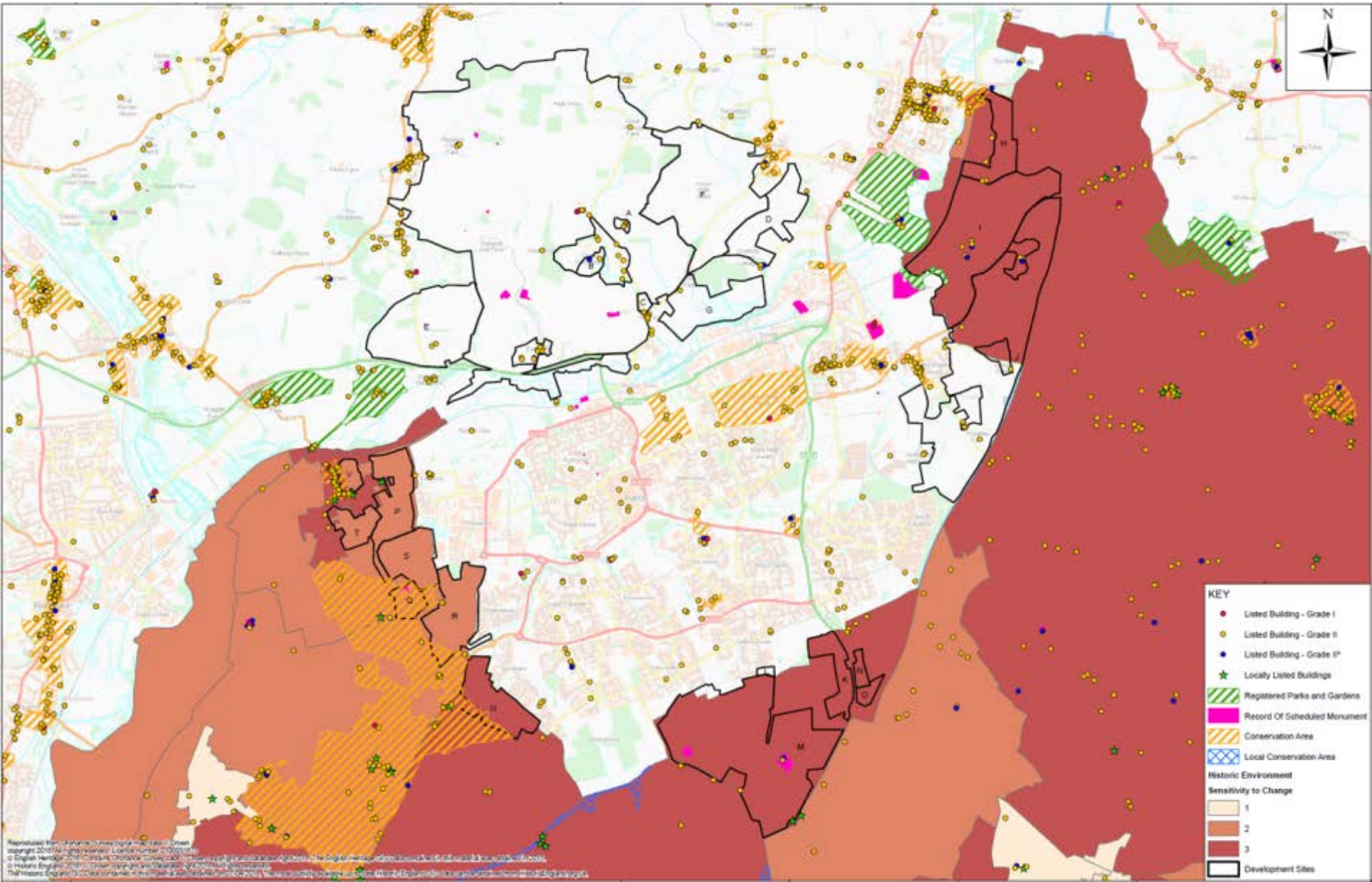
Geo-Environmental



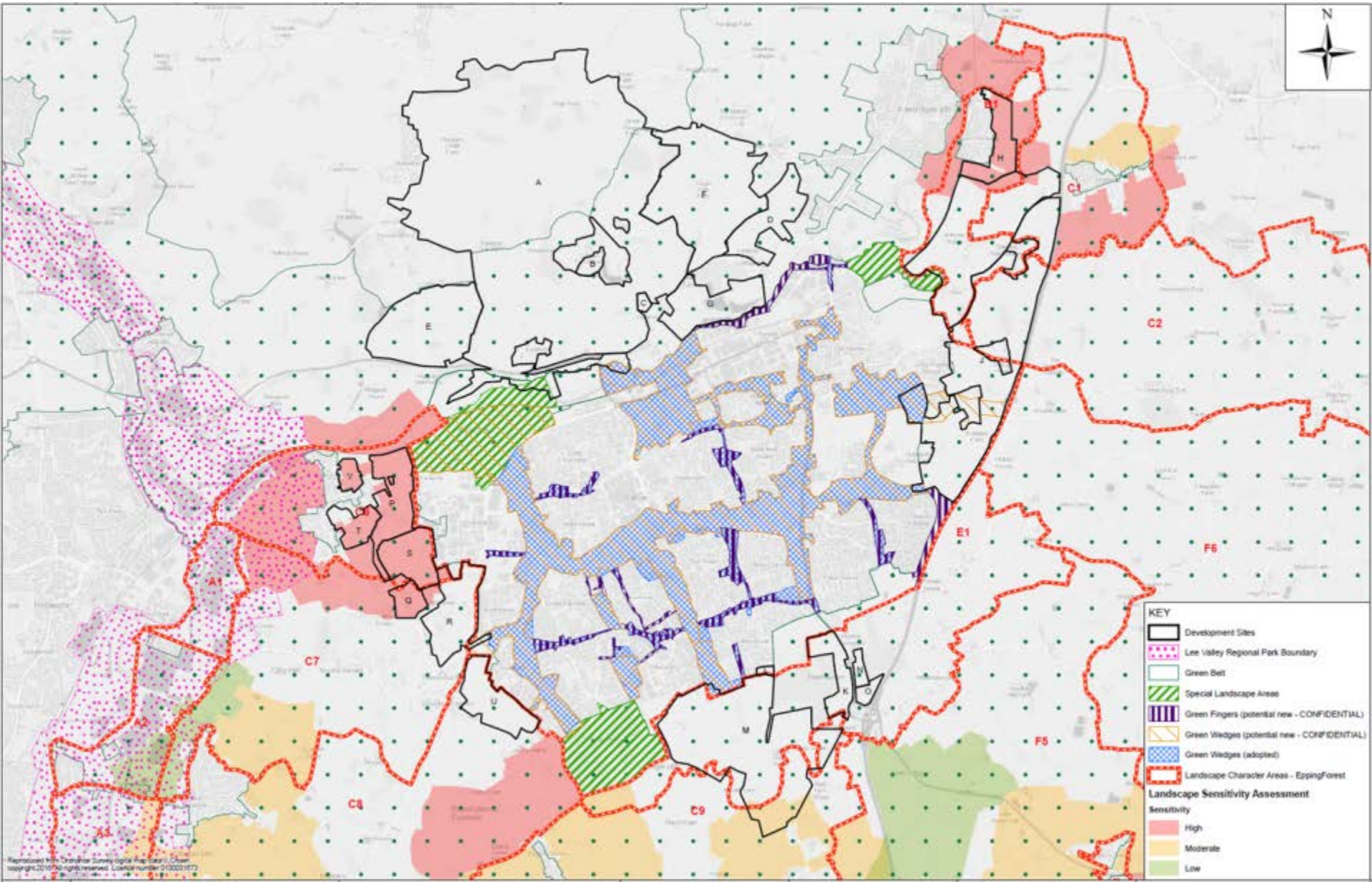
Environment



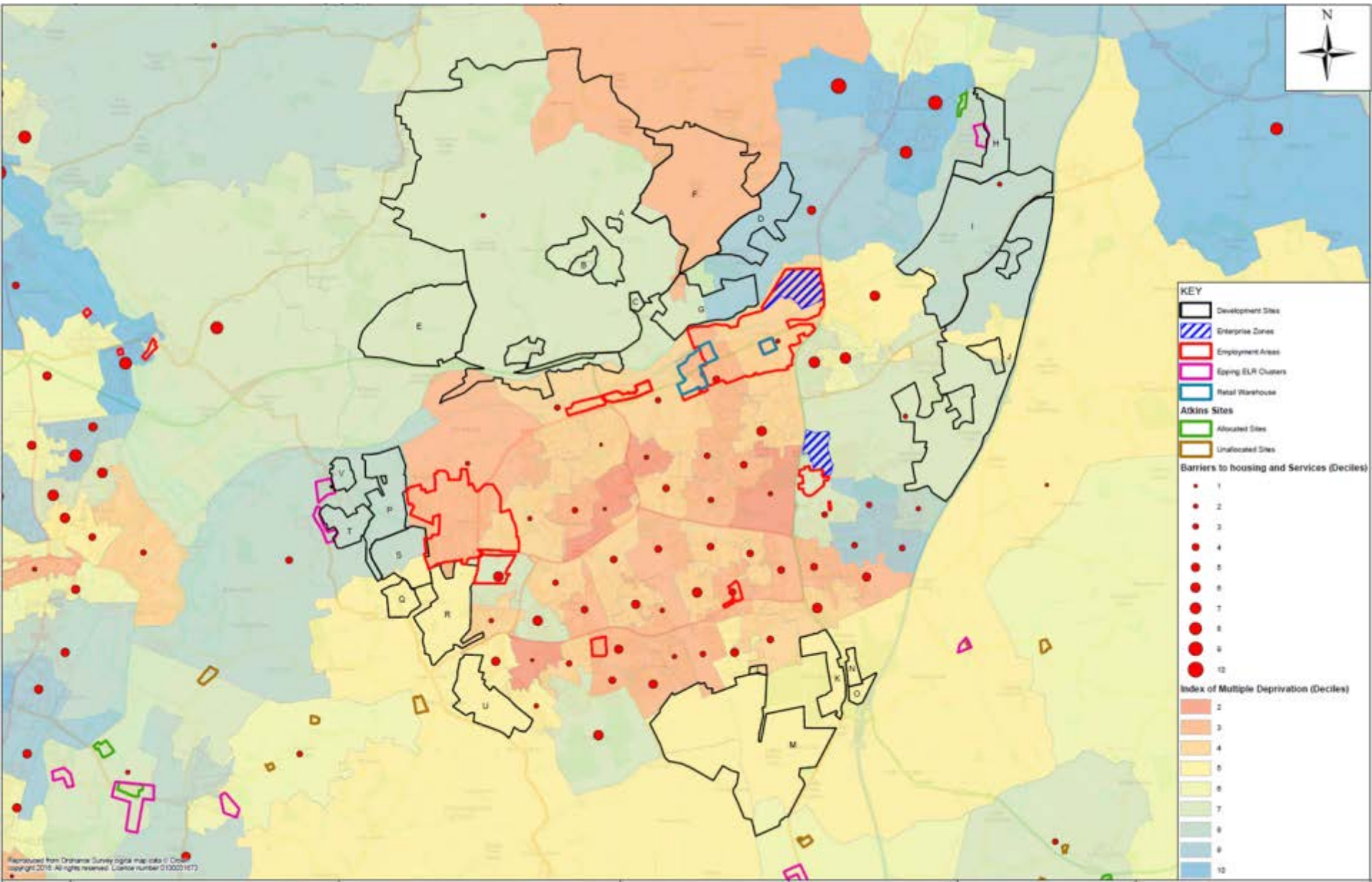
Heritage



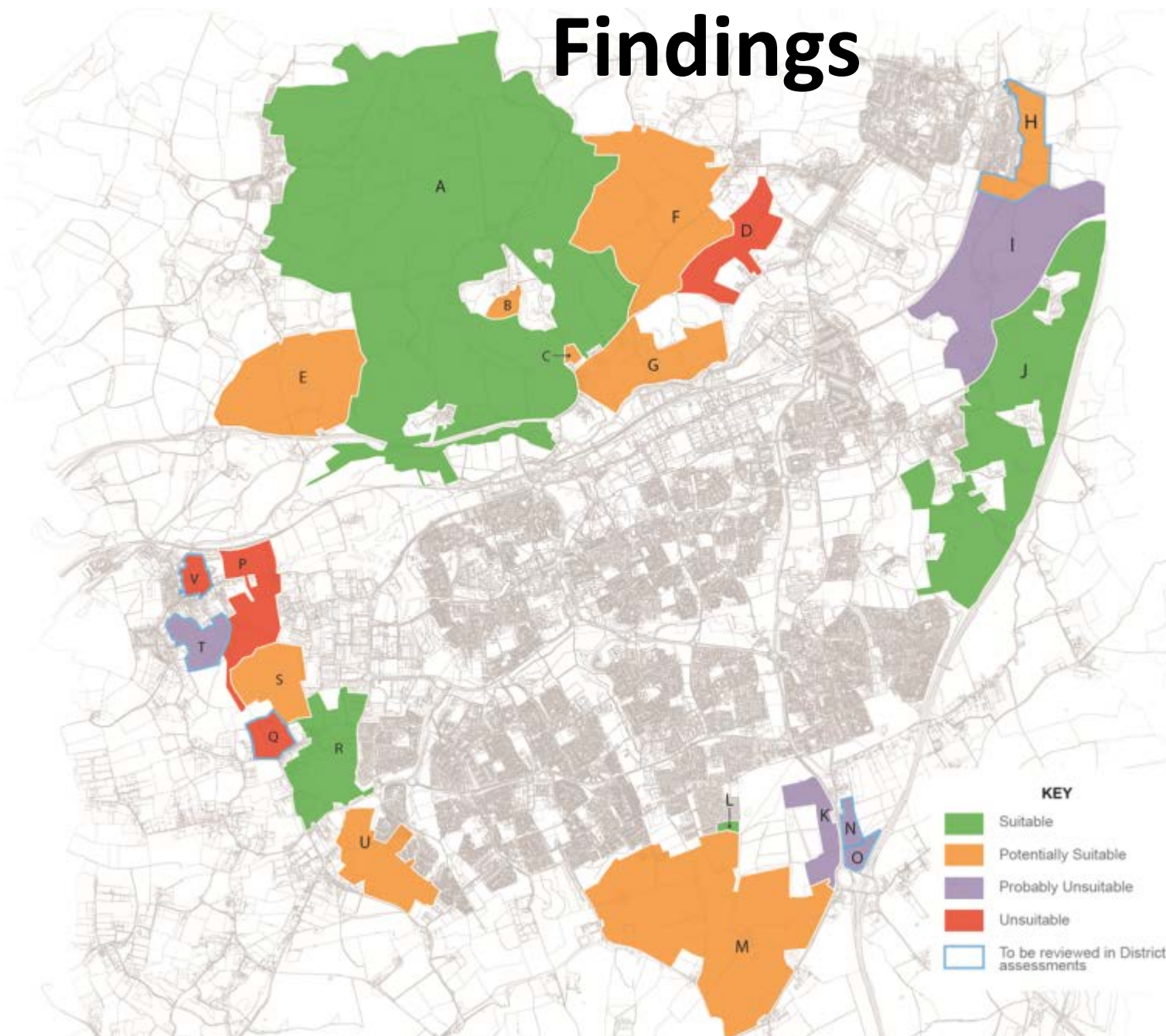
Landscape and Green Belt



Regeneration Potential



Findings

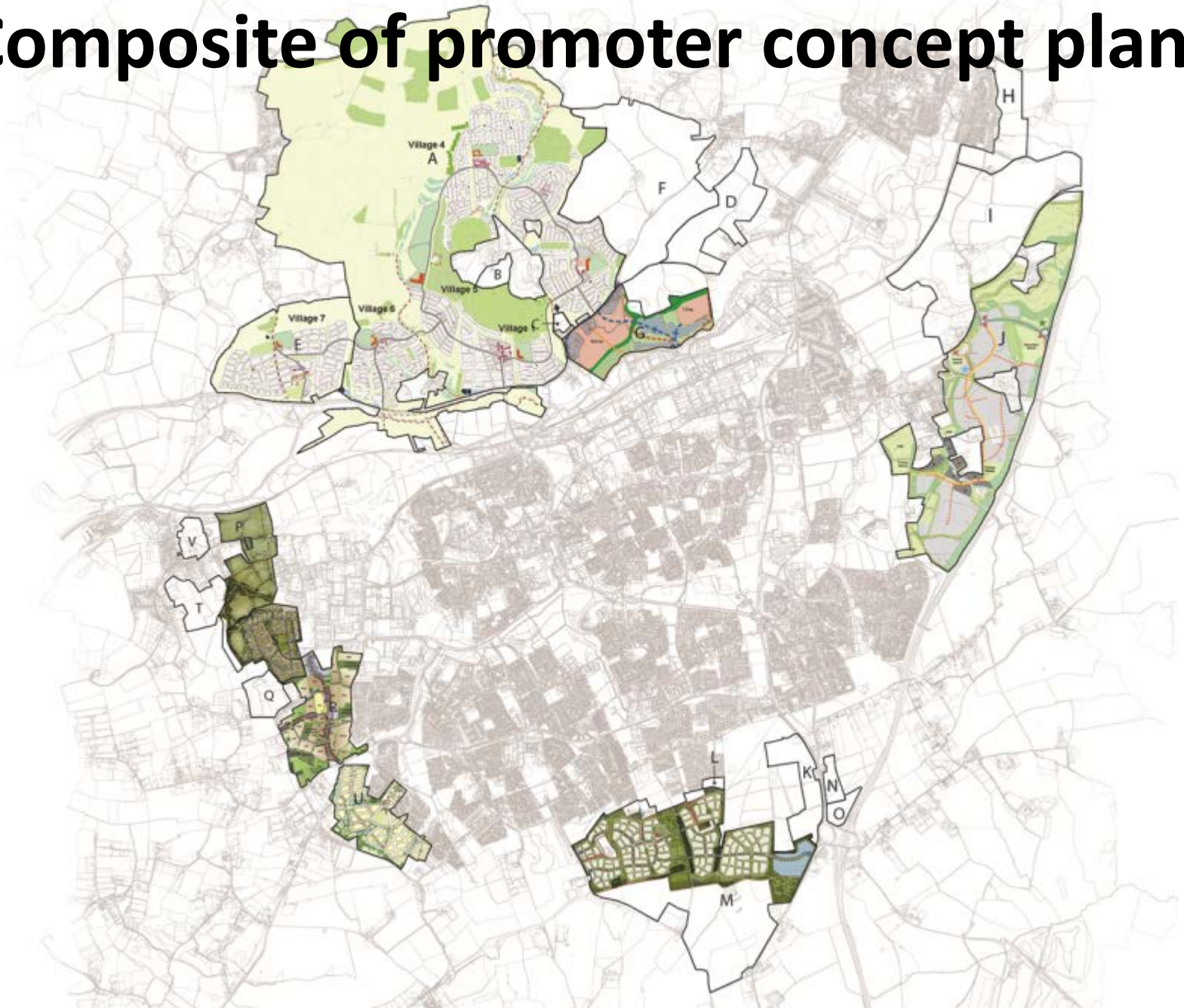


- SCHEDULE**
- A Gilston Park Estate
 - B City and Country
 - C Land north of Pye Corner
 - D Land south of High Wych/North of Redricks Lane
 - E Land north of A414/west of Gilston
 - F Sayes Park Farm - Land west of High Wych/East of Gilston
 - G Land North of the Stort/South of Gilston
 - H Land to east of Lower Sheering
 - I Land off Sheering Lower Road and Harlow Road
 - J Harlow East
 - K Land to west of A414/south Harlow
 - L Riddings Lane Garden Centre
 - M Latton Priory
 - N Land at Harlow Gateway South
 - O Land to north of J7 of M11
 - P Land to west of Harlow/East of Roydon
 - Q Halls Green
 - R Land west of Katherines
 - S Land west of Pinnacles
 - T Land to east of Epping Road, Roydon
 - U Land west of Sumners
 - V Land to north of Harlow Road/east of High Street

KEY

- Suitable
- Potentially Suitable
- Probably Unsuitable
- Unsuitable
- To be reviewed in District assessments

Composite of promoter concept plans

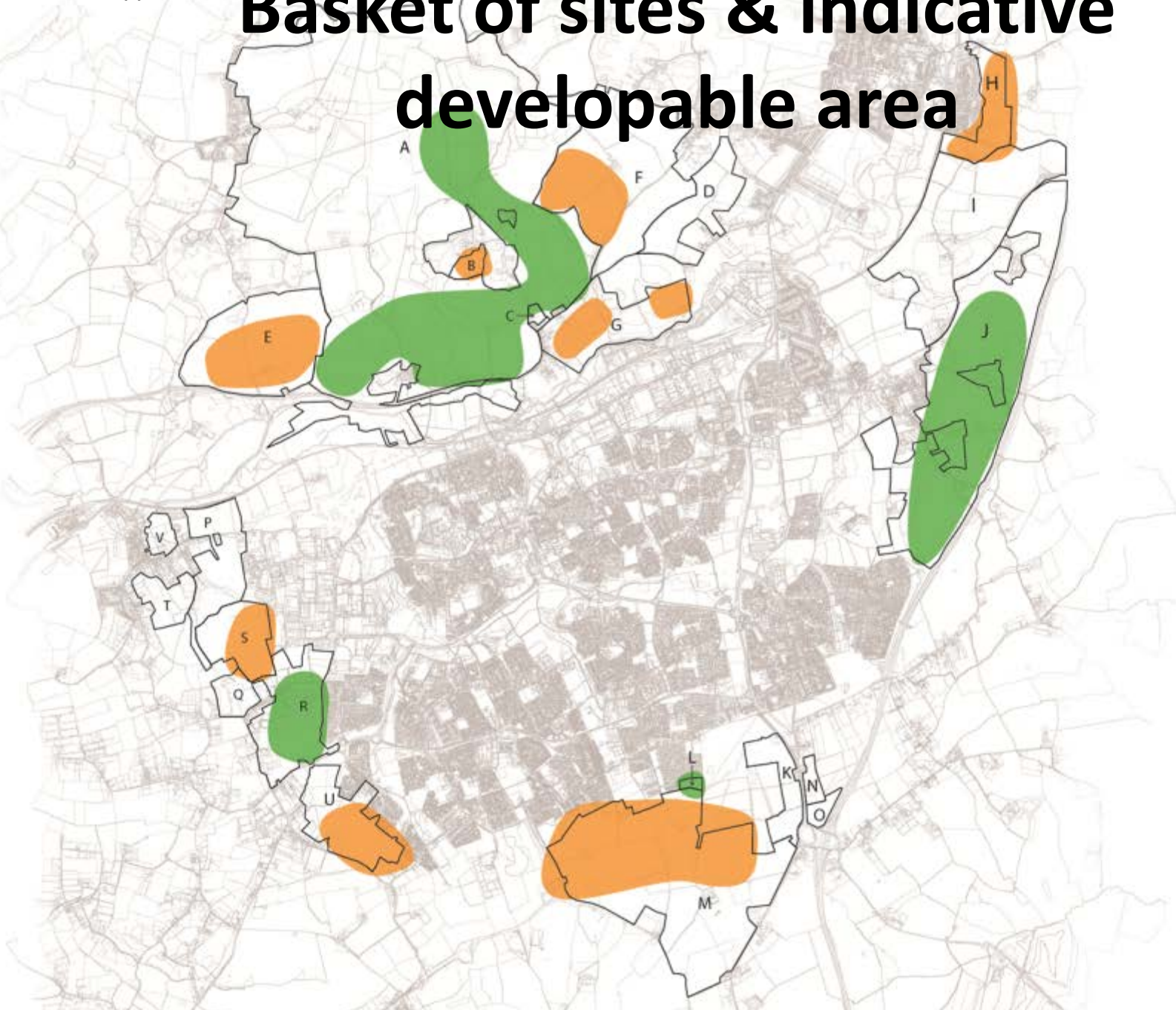


Phasing & market absorption to 2033

AECOM PHASING AND MARKET ABSORPTION ANALYSIS	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	TOTAL to 2033
A & E - Gilston				251	300	617	617	617	617	625	625	600	600	600	600	500	500	7669
<i>AECOM view on phasing</i>				100	250	300	350	350	350	350	350	350	350	350	350	300	250	4350
B - City and Country				50	75	35												160
C - Pye Corner					50													50
<i>F - Sayers Park Farm</i>									50	100	200	250	250	250	250	100	50	1500
G - Sworders							50	100	150	200	150	100	100	50				900
J - Harlow East					100	250	250	250	250	250	250	250	250	250	250	250	250	3100
<i>AECOM view on phasing</i>					100	250	250	250	250	250	250	250	250	300	300	350	300	3350
L - Garden Centre					50													50
M - Latton Priory				50	102	155	155	155	155	155	155	155	155	155	155	155	155	2012
<i>AECOM view on phasing</i>				50	100	150	150	150	150	200	250	200	200	200	150	150	150	2250
S - Pinnacles						75	100	100	100	125	125	100	100	100	75			1000
R - Katherines				50	100	135	135	135	135	135	125	100	50					1100
U - Sumners			50	100	100	100	100	100	100	100	100	100	100	100	50			1200
PROMOTER TOTAL	0	0	50	501	877	1367	1407	1457	1557	1690	1730	1655	1605	1505	1380	1005	955	18741
<i>AECOM TOTAL</i>	<i>0</i>	<i>0</i>	<i>50</i>	<i>350</i>	<i>825</i>	<i>1045</i>	<i>1135</i>	<i>1185</i>	<i>1285</i>	<i>1460</i>	<i>1550</i>	<i>1450</i>	<i>1400</i>	<i>1350</i>	<i>1175</i>	<i>900</i>	<i>750</i>	15910

- Milton Keynes delivered over 2,500 units/pa at peak. Swindon had multiple growth sites between 1981-2010 with a total of 34,000 units built averaging 1,200 units/pa
- Government is seeking to boost delivery via broader tenure mixes, strategic infrastructure funding, public/private delivery models, direct commissioning etc.
- Ambitious approaches required by Councils to achieve high build out rates

Basket of sites & indicative developable area



Changing housing numbers

SHMA vs new CLG household projections

Local authority	SHMA	ORS advice
East Herts	16,400	20,000
Epping Forest	11,300	13,200
Harlow	5,900	8,200
Uttlesford	12,500	13,800
Total	46,100	55,200

New Option F

Options A – D = ~46,100 (OAHN)

- **Option A:** Each authority meets its OAHN within its own boundaries; Harlow = **~14,150**
- **Option B:** Less development at Harlow (**~10,500**) and accelerated delivery of two new A120 settlements in Uttlesford
- **Option C:** Less development at Harlow (**~10,500**) and two new settlements in East Herts
- **Option D:** Maximum growth at Harlow (**~17,650**); reduced numbers in constrained areas

Option E = ~49,638 (CLG 2012-based household projections)

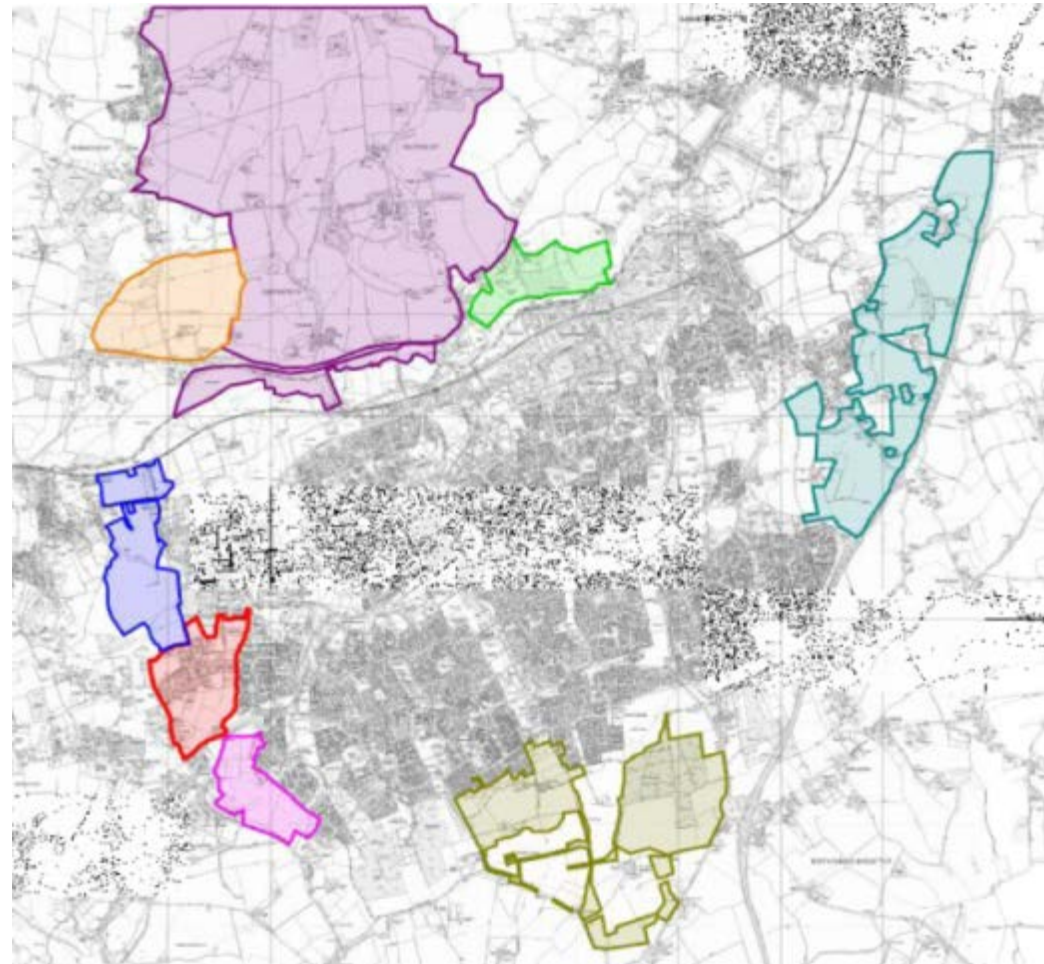
- **Option E:** Maximum growth at Harlow (**~17,650**); allocations in constrained areas

Option F = ~57,400 (CLG 2014-based household projections)

- **Option E:** Maximum growth plus at Harlow (**~20,985**)

Key issue: how much growth at Harlow?

- ~10,500 (**lower** growth)
- ~14,150 (**medium** growth)
- ~17,650 (**higher** growth)
- ~20,985 (**maximum** growth)



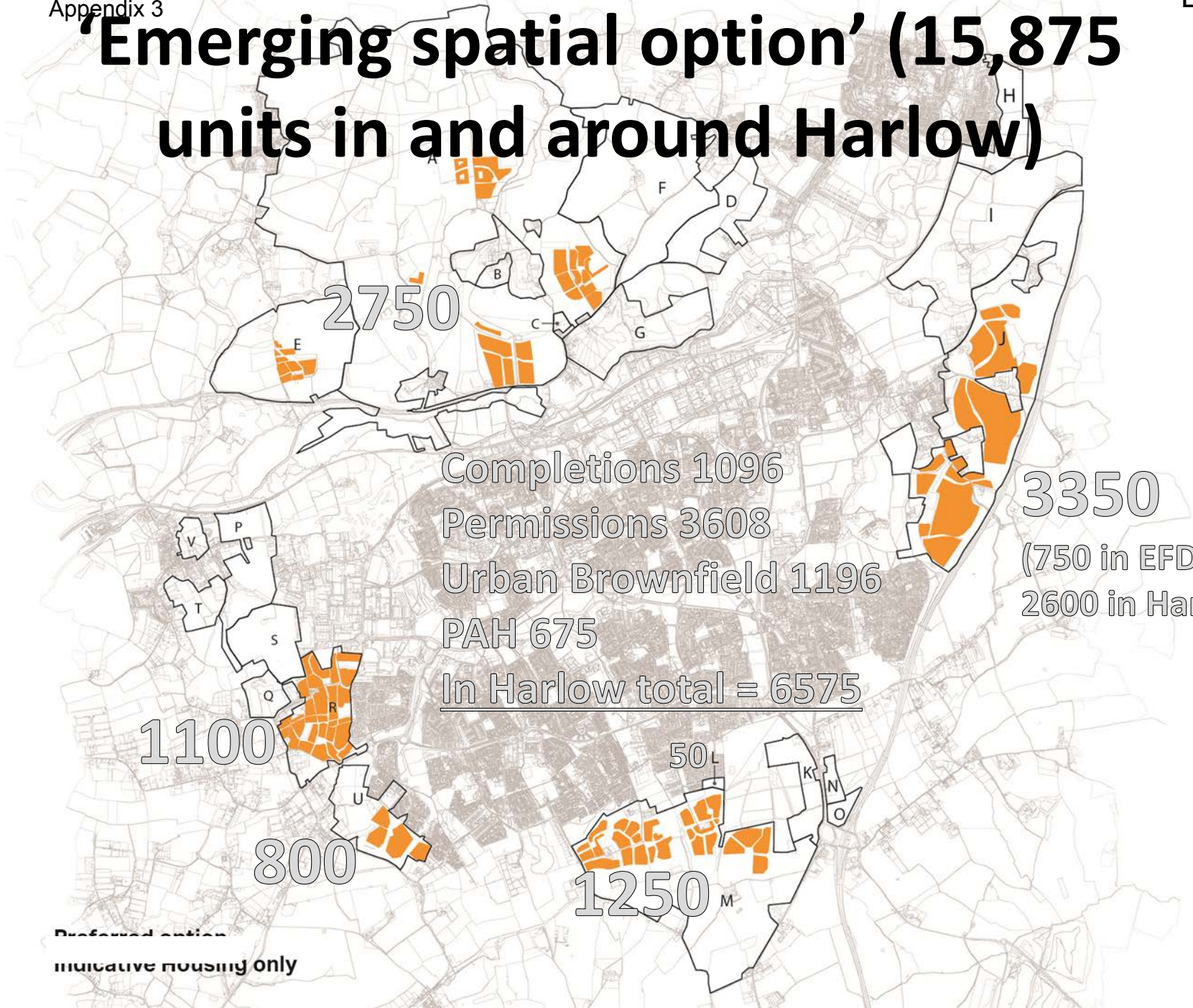
Emerging spatial distribution option

Emerging spatial distribution option

Local authority	Housing number
East Herts	18409
Epping Forest	10910
Harlow	9175
Uttlesford	12516
Total in and around Harlow	15875
Grand total	51010

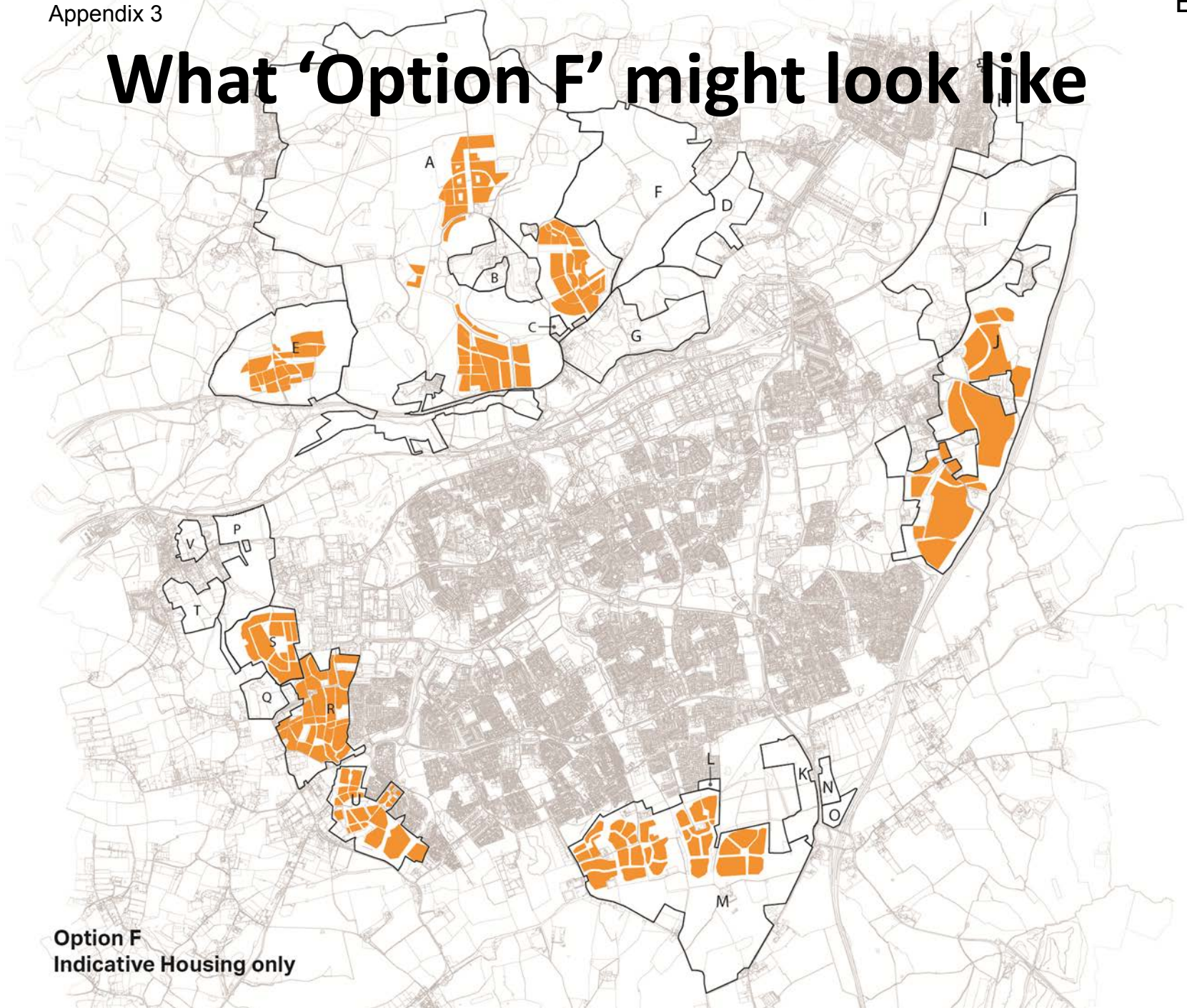
51010 = more than current SHMA (46100) and more than CLG-2012 household projections but less than CLG-2014 household projections (55200)

'Emerging spatial option' (15,875 units in and around Harlow)



Preferred option
indicative housing only

What 'Option F' might look like



Option F
Indicative Housing only

What happens next?

What happens next?

- Finalise three **strategic MOUs** (growth/spatial distribution; transport infrastructure; European wildlife sites)
- Prepare **developer MOUs**
- Agree **policies** that need to be common to two or more of the four local plans
- Test Option F and the **emerging spatial distribution option** (transport modelling, sustainability appraisal, Habitat Regulations Assessment)
- Further transport modelling sensitivity testing

What happens next?

Transport modelling

Sustainability appraisal

Delivery assessment

HRA Screening

Co-op group choice of preferred option

Prepare fully drafted Local Plans

Committee decision-making process

Consultation on four Local Plans

East Herts
Local Plan
(Reg 19)

Epping
Forest
Local Plan
(Reg 18)

Harlow
Local Plan
(Reg 19)

Uttlesford
Local Plan
(Reg 19)

March – July 2016

July/August 2016

June – August 2016

September – October 2016

Consultation November 2016 for 6 weeks (+)

Future meeting dates and content

Date	Time	Officers/ Members	Location	Focus
Monday 18 July	18.30 – 20.30	Members (Co-op Board)	Harlow DC, Council Chamber	<ul style="list-style-type: none"> • Presenting the preferred option and associated arguments to Members
Tuesday 2 August	9.30 – 12.00 plus working lunch	Officers	Uttlesford DC, Committee Room	<ul style="list-style-type: none"> • Developer MOUs • Transport infrastructure MOU • Common policies • Plan review trigger
Thursday 4 August	18.30 – 20.30	Members (Co-op Board)	Harlow DC, Council Chamber	<ul style="list-style-type: none"> • 'Back up' meeting
Monday 22 August	10.00 – 16.00	Officers	East Herts DC, Room 27	<ul style="list-style-type: none"> • Final wrap-up meeting prior to publication in November

Questions and discussion

Thank you

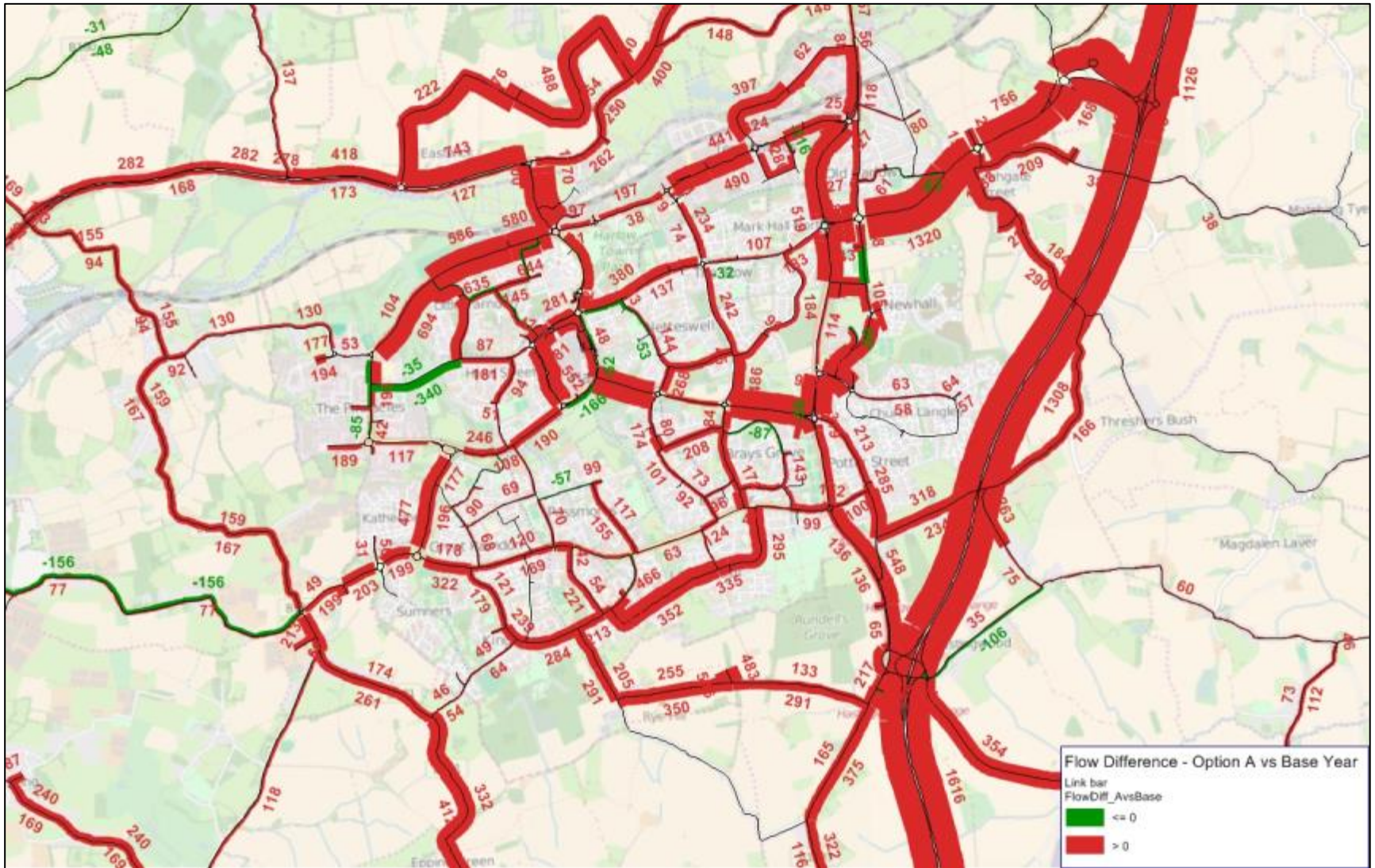
Dr Steven Smith
Technical Director
AECOM

steve.smith02@aecom.com

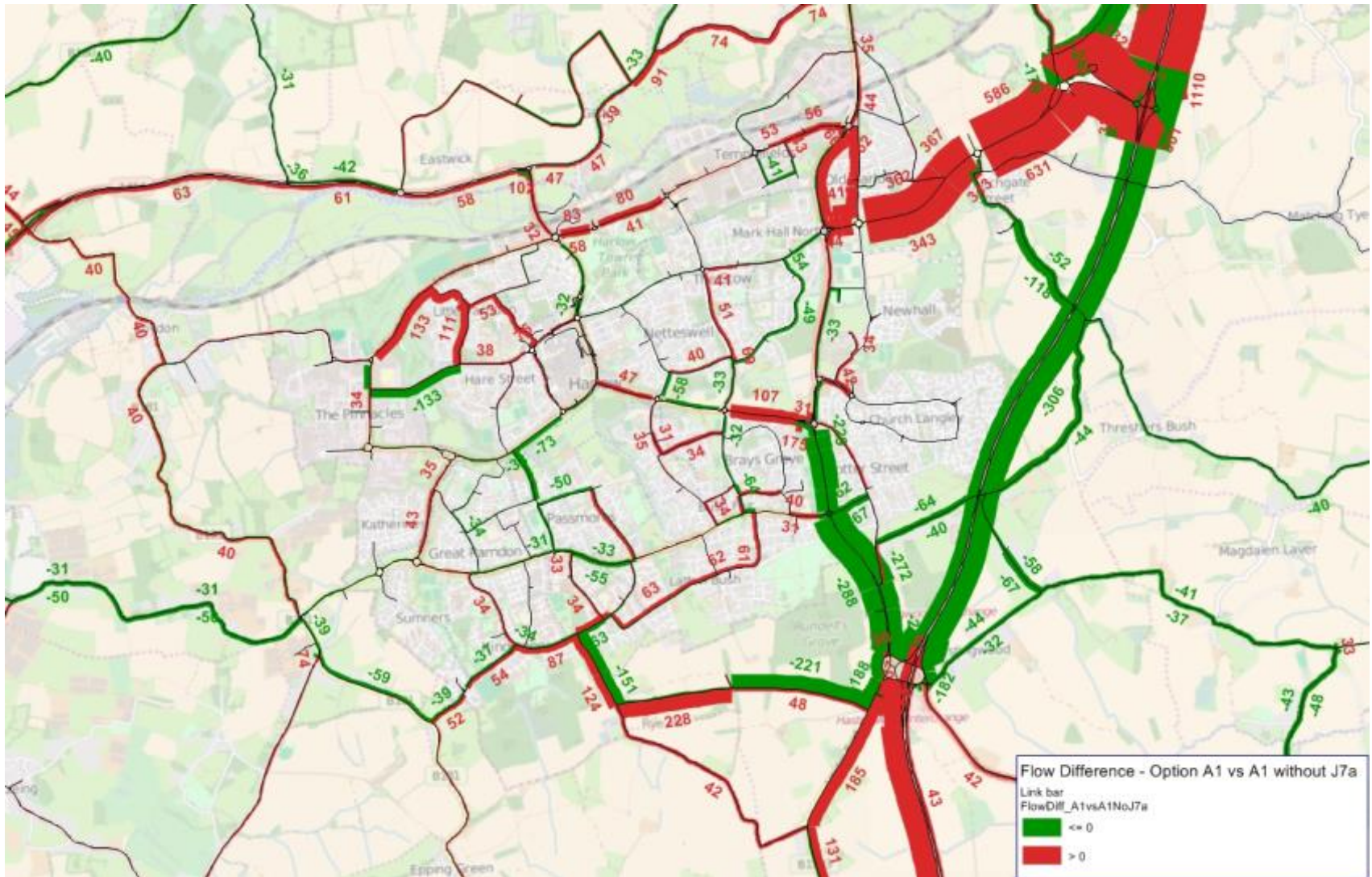
HMA Spatial Options: Greater Harlow

		Option A	Option B	Option C	Option D	Option E	Option A1
East Hertfordshire							
'Choices'	Harlow fringe (Gilston)	2,750	1,250	1,250	4,350	4,350	2,750
Harlow							
	Greenfield (east of Harlow)	2,000	2,000	2,000	2,000	2,000	2,000
Epping Forest							
Choices'	Latton Priory	1,250	1,350	350	2,000	2,000	2,500
	West Sumners	1,000	0	1,000	1,100	1,100	1,000
	West Katherines	750	0	0	800	800	0
	East of Harlow	500	0	0	1,500	1,500	0
	West Pinnacles	0	0	0	0	0	0
Greater Harlow	Total	14,150	10,500	10,500	17,650	17,650	14,150
HMA	Total	48,300	48,150	47,650	46,750	51,800	48,300

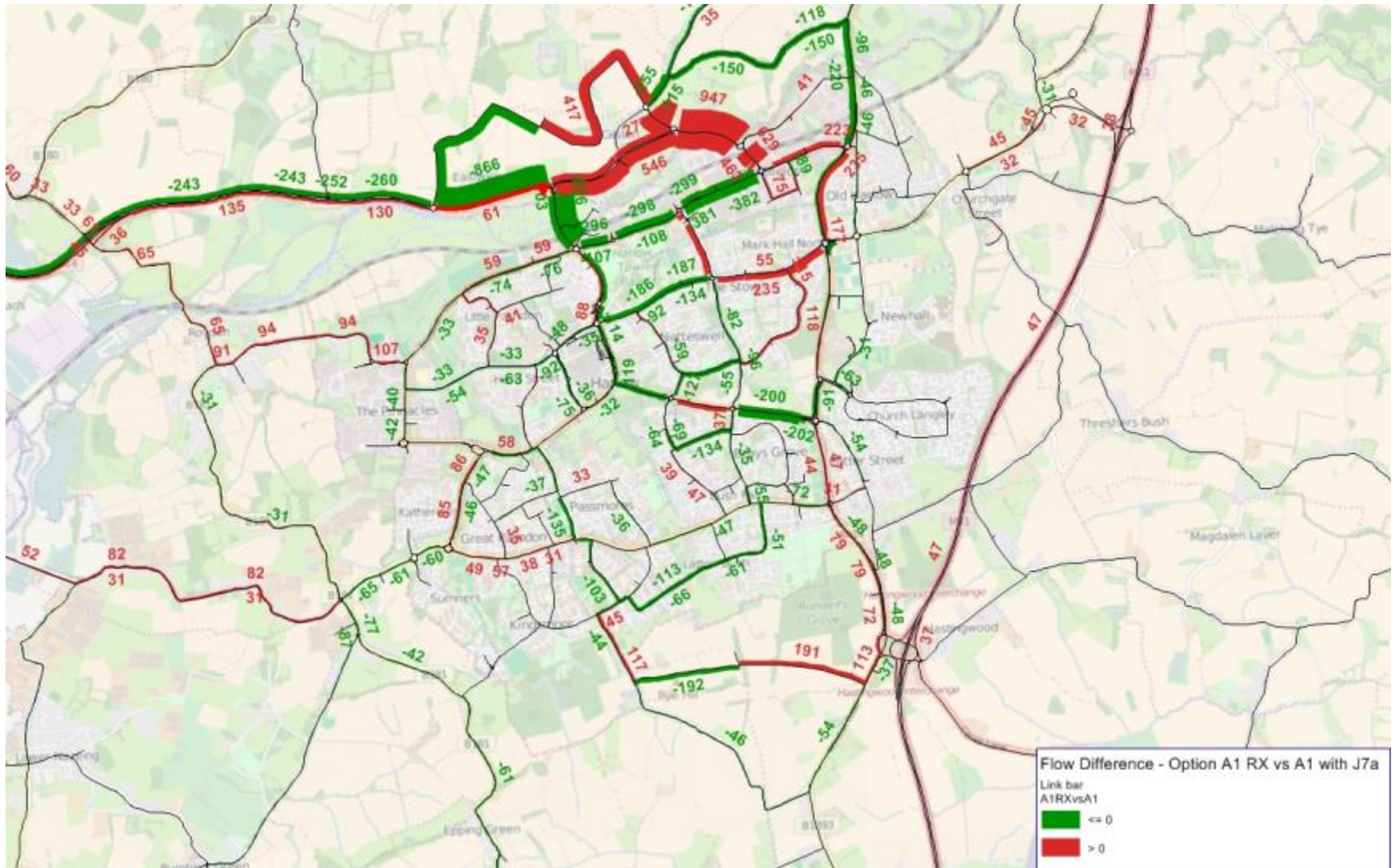
Illustration of growth to 2033



Overall Effect of J7a in 2033



Overall Effect of 2nd Stort Crossing in 2033



Overall Effect of Northern Bypass

