

## **Duty to Cooperate Meeting with Broxbourne Borough Council**

**Date:** Tuesday 12<sup>th</sup> January 2016

**Venue:** East Herts District Council Offices

**Time:** 13:00 -15:00

### **Present:**

Cllr Jim Metcalf (JM) – Broxbourne Borough Council  
Cllr Paul Seeby (PS) – Broxbourne Borough Council  
Douglas Cooper (DC) - Broxbourne Borough Council  
Martin Paine (MP) - Broxbourne Borough Council  
Cllr Linda Haysey (LH) - East Herts District Council  
Kay Mead (KM) – East Herts District Council  
Chris Butcher (CB) – East Herts District Council  
George Pavey (GP) – East Herts District Council

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### **1. Introductions;**

### **2. Brief summary of progress on Local Plan/Housing**

2.1 **Broxbourne** - Broxbourne published a Duty to Cooperate Framework document in October 2015 which will act as a basis for the emerging Local Plan. The proposed timetable for the Local Plan was outlined. Following further evidence gathering, it was envisaged that a Regulation 18 (Preferred Options) consultation would take place in the summer. The level of housing need, just over 7,000 dwellings (7165 minus last year's completions), has been based on an updated SHMA being undertaken by Justin Gardner Associates, which will be published soon. The Framework document identifies that the Borough has capacity to provide for 6,000 dwellings. On this basis, Broxbourne previously wrote to neighbouring authorities, including East Herts, to seek assistance with meeting some of its housing need. It was noted that while Broxbourne has its own SHMA, it will be important to continue to co-operate fully on strategic issues with neighbouring authorities. It is intended that a Regulation 19 consultation will take place as soon as possible after the Regulation 18 consultation.

**East Herts** - East Herts is currently intending to undertake a Regulation 19 (Pre-submission) consultation commencing in June/July. The recently published SHMA for the West Essex/East Herts Housing Market Area identifies an objectively assessed housing needs figure for the District of 745 dwellings per annum. This is an extremely challenging figure, and at this stage, it is unlikely that the Council would be able to assist with meeting the housing need of neighbouring authority areas. A meeting with a Planning Inspector has been arranged for late January to discuss key issues. Of particular importance will be the approach to the Broad Locations and the use of the 'Liverpool method' of making up the shortfall of housing delivery over the plan period, rather than applying the 'Sedgefield method' over the first five years.

### 3. Transport

**East Herts** – As previously noted, the capacity of the A414 through Hertford is a potential constraint to development. HCC is broadly comfortable with the quantum and location of development in the first 5 years of the Plan. Officers are continuing to work closely with HCC in order to agree an interim position prior to completion of ongoing ‘COMET’ transport modelling work. The Council is also still awaiting the results of ‘VISUM’ modelling which is being led by Essex County Council. A brief discussion on Crossrail 2 followed. East Herts is supportive of the route going to Broxbourne but has serious concerns about potentially terminating the line at Hertford East. It is important that four tracking of the West Anglia Main line is provided ahead of Crossrail 2 and that WAML services on the Hertford East branch line are not impacted negatively by the introduction of Crossrail 2.

**Broxbourne** – The East Herts development strategy will impact on the A10. Modelling work is being undertaken which will consider the impacts of growth in Broxbourne and neighbouring authorities. It was agreed that Broxbourne would contact East Herts to detail information to be provided on likely development locations in order to help inform the modelling. Once the modelling work is complete, funding sources for mitigation measures would need to be considered.

### 4. Gypsy and Travellers and Travelling Showpeople

**Broxbourne** – The Council is seeking to provide sufficient sites to meet its own needs. Its assessment of need has identified the need for 31 pitches across the Borough, with 16 of those related to Wharf Road. There is an ongoing inquiry with regard to the unauthorised site at Wharf Road, and the implications of the ‘Planning policy for traveller sites’ revisions could impact on this. The Council also needs to consider the implications of changes to Government guidance. For Travelling Showpeople, it is expected that need could be addressed via the expansion of existing sites. G&T provision is likely to be met via the expansion of existing sites.

**East Herts** – The Council has commissioned consultants (ORS) to update the previous 2014 G&T accommodation needs assessment study. It is hoped that the Council will be able to accommodate its own need, primarily within the proposed strategic sites.

### 5. Employment/Retail Strategy

**Broxbourne** – Main employment locations at Brookfield and Park Plaza could impact on the A10. An updated employment needs study is currently being prepared. The retail strategy remains largely the same although Brookfield will now be identified as a mixed use site, with a net increase of 28,000m<sup>2</sup> retail involving an increase in both convenience and comparison. A new Civic Centre may also potentially feature in the development proposals. A Retail Impact Assessment will be commissioned in due course.

**East Herts** – Strategy on employment and retail remains largely the same as that identified within the Preferred Options District Plan. The Council has responded to Uttlesford District Council’s Local Plan consultation in order to

suggest that land adjacent to Bishop's Stortford within the Uttlesford Green Belt could be suitable for employment uses. There will be a need to monitor and consider the future impacts of a continued increase in passengers using Stansted Airport.

## **6. Infrastructure**

**Broxbourne** – The Council is looking at the possibility of adopting CIL and it is likely that this will be progressed over the next few months. The Council needs to do further work on capacity of Rye Meads STW to cater for growth.

**East Herts** – Thames Water has previously stated that Rye Meads has capacity to cater for growth up to 2026 and possibly beyond. The Council has started work on an Infrastructure Delivery Plan which will identify infrastructure requirements and funding sources. The Council is currently assessing the potential benefits of introducing CIL and Members training has been arranged for February.

## **7. Environment and Green Belt**

**Broxbourne** – The Council is looking at the possibility of providing a cycle path along the New River and also identifying a Conservation Area along its route. The Council is currently considering whether an update to the Green Belt Review is required.

## **8. Duty to Co-operate**

Both authorities will be using the Planning Advisory Service template for their Duty to Co-operate compliance documents. A draft Memorandum of Understanding, which will identify key strategic cross boundary issues and outcomes will be prepared due course.