

Broxbourne Borough Council – East Herts District Council Duty to Co-operate Meeting Notes

Date/time: Thursday 29th January 2015, 1.30pm

Venue: Broxbourne Council offices

Attendees:

Broxbourne Borough Council:

Doug Cooper (DC) Head of Planning and Development

Richard Grove (RG) Interim Planning Policy Manager

Vicky Forgione (VF) Planning Policy Officer

Cllr J Metcalf (JM) Cabinet Member for Planning and Regeneration

East Herts Council:

Kay Mead (KM) Senior Planning Policy Officer

Isabelle Haddow (IH) Planning Policy Officer

Cllr Mike Carver (MC) Executive Member for Strategic Planning and Transport

Cllr Linda Haysey (LH) Executive Member for Health, Housing and Community Support

Meeting Notes:

The prime purpose of the meeting was for Broxbourne to outline the key proposals which will be set out in the forthcoming draft Local Plan which will cover the period 2014-2030. East Herts Draft District Plan was discussed at the previous meeting on 11 November 2014 and the key proposals are summarised in the note of that meeting.

Timetable:

1. Broxbourne Council currently is looking to present the Local Plan, which will contain strategic policies and site allocations, to 24 March Cabinet with consultation likely May/June 2015.
2. East Herts considering responses to draft District Plan consultation and awaiting results of technical studies prior to consultation mid 2015.

Housing target and sites:

3. Broxbourne Council is planning to provide just over 5,000 homes to 2030. This includes a 5% buffer. Approximately 2,200 will be in the urban area, with the remainder in the green belt including one large strategic site for 1,800 homes at Brookfield Park, High Leigh Garden Village in Hoddesdon and a number of smaller green belt sites. The Council will be looking to provide approximately 200 homes on green belt sites in the Goff's Oak area to help satisfy a shortfall of housing. This will be mostly concentrated around Goff's Oak Village but Broxbourne Council is also investigating the potential of a site on the edge of Cuffley, both within Welwyn Hatfield and Broxbourne boundary.

No sites raise any cross boundary issues except for the general issue of traffic on the A10 and any issues arising from drainage into the Rye Meads sewage works. East Herts did not raise any concerns over specific proposed site allocations and MC welcomed the approach being taken by Broxbourne in that it provided certainty over proposed scale of development.

Gypsies and Travellers

4. Broxbourne Council's evidence, yet to be adopted, identifies the need for 31 pitches up to 2030. These will be provided through the expansion of existing sites and through the provision of a new site in order to relocate residents with a local connection who currently reside at an illegal encampment at Wharf Road, Wormley. Possible site identified at Church Lane, Wormley. Showperson needs will be met through expansion of existing sites and the possibility of an additional site. The authorities will continue to co-operate as agreed at the previous meeting to plan for the required additional provision across the two authorities.
5. East Herts has established a Member/Officer Working Group with the purpose of identifying Gypsy and Traveller pitches and Travelling Showpeople's plots for inclusion in the District Plan. For Travelling Showpeople, this will be for years 5-15 and could include a plot to meet identified need for Broxbourne as a quid pro quo for the single plot which Broxbourne will accommodate for East Herts in the first five years. While there is currently no agreement between the two authorities regarding such an arrangement, the principle of this will continue to be discussed in the coming months.

Employment

6. Broxbourne is looking to provide high-value jobs, increase skills levels and reduce out-commuting as part of its overall employment strategy. The Borough's housing target would generate 5,700 jobs but the Council has identified enough land and potential to provide up to 7,500 jobs. This includes job provision at Brookfield where there is capacity for 47,000 sqm gross of commercial and civic office floorspace as well as retail jobs. The draft Local Plan will also identify Park Plaza West for a major single occupier, i.e. land on the opposite side of the A10 to the News International building. The Council will also be supporting job provision at existing employment sites including Delamare Road employment area, in town centres and at Park Plaza North which is already allocated (north of News International).
7. The position for East Herts remains the same as at the last meeting.

Retail

8. Broxbourne is supporting the redevelopment and enhancement of its town centres through Town Centre Strategies but they do not have the capacity to accommodate the scale and quality of development which it is considered is needed to meet future retail needs and claw back expenditure which leaves the Borough for retail and leisure provision. The Council is therefore still pursuing proposals to improve and extend comparison retail and leisure provision at the

Brookfield Centre. White Young Green has been appointed to undertake new retail evidence for the Local Plan. Until this is completed, the Council will be looking to provide through the Local Plan, 28,000 sqm net of retail floorspace and 10,000 sqm net of leisure floorspace at Brookfield based on previous evidence. This is a reduction on the level of development which was proposed in the Council's Core Strategy. The Brookfield area will also now look at providing commercial floorspace (set out above) which will include office uses and civic facilities as well as a new garden village to provide a mixed use development which will address concerns raised by the Inspector whom presided over the Core Strategy Public Examination. There was a brief discussion on the Brookfield proposals which did not cause any initial concerns to East Herts.

9. East Herts detailed its plans to bring forward a Hertford Town Centre Urban Design Strategy and was in the process of appointing consultants to carry out this initiative, which would involve joint working with HCC and Hertford Town Council.

Transport

10. Broxbourne Council is using the East London Highway Assignment Model prepared by TFL for modelling development scenarios on the Borough's network. This model has been fed with East Herts development assumptions and sites. The Council's biggest issue will be the A10 corridor. The Council will share the findings with East Herts and it was agreed that the two Councils will need to work together to progress solutions to transport issues. East Herts is awaiting results from the VISUM transport modelling which will inform the Infrastructure Delivery Study.
11. Broxbourne Borough Council supports Crossrail 2 up to Broxbourne Railway Station and 4 tracking of the West Anglia Mainline. East Herts also supports the need for improved rail services through to Hertford East on the Greater Anglia route. While it is supportive of 4 tracking and the principle of Crossrail 2, it does not necessarily support extending Crossrail 2 services as far as Hertford or Ware due to existing physical and environmental constraints and the inability to accommodate the potential increase in development that a terminus station may incur. However, it is vital that existing service frequency is maintained and preferably enhanced beyond two trains per hour on the branch line. Broxbourne also outlined the idea of a new express bus service along the A10 which could also extend north into East Herts. This would aim to link key sites such as High Leigh, Brookfield and Park Plaza and provide an alternative to the car to reduce congestion on the A10. East Herts would welcome such a service and asked that it should extend as far as Hertford and Ware.

Infrastructure

12. Broxbourne Council continue to hold discussions with infrastructure providers and information will be included in the draft Local Plan on provision of services to support development. Provision is being made in the Plan for a significant increase in primary school places and a site at Church Lane, Wormley is likely to be allocated for a new 6 form of entry secondary school. East Herts has

appointed Peter Brett Associates to advise on its Infrastructure Delivery Plan. Broxbourne will prepare an Infrastructure Delivery Plan and CIL charging schedule in parallel with work on the Local Plan with a view to submitting all documents, plus Development Management Policies, for submission late 2015.

13. The only anticipated cross boundary issue (apart from transport and Travelling Showpeople) concerns foul water drainage and the capacity of Rye Meads to accommodate additional development. Broxbourne to contact Richard Reeve at Thames Water for further advice.

Evidence Base

14. East Herts evidence base is available on its website.
15. Broxbourne Council will be looking to complete the Gypsy and Traveller Study, Transport work, retail work and SA Appraisal prior to publication of Local Plan. A number of documents prepared by officers have also been undertaken to support the Local Plan e.g. a Strategic Green Belt Review, masterplan options documents and a SLAA. These will all be published in parallel with consultation on the draft Local Plan.

Memorandum of Understanding

16. East Herts had circulated in advance a draft Memorandum of Understanding which provides a framework for identifying and progressing cross-border issues, areas of joint agreement and issues that need further work. Broxbourne supported this and will provide some comments on the draft.

Actions

17. *Broxbourne Council to provide comments on the draft Memorandum of Understanding.*
18. *Further discussions to be held with the involvement of officers from HCC to discuss cross border transport issues*
19. *Ongoing liaison on respective Infrastructure Delivery Plans and CIL*