

Duty to Cooperate Meeting - EHDC / SBC

Tuesday 10 November 2015. Daneshill House, Room 205.

Agenda

1. Update from EHDC

- Hoping to deliver publication version of plan by Spring 2016
- Looking to produce a full plan, but could commit to an early review if required
- SHMA and Delivery Study went to Panel last month
- Infrastructure is still a key issue – A414 in particular. Awaiting results of HCC modelling.
- Key development sites:
 - East of Welwyn – broad location at the moment, but may get to the stage where the specific site can be allocated (1,700 homes)
 - Gilston – identified as a broad location but still considering options in terms of how to bring the site forward (approximately 3,000 homes in plan period)
 - East of Stevenage – discussed further below
- No update on Gypsy and Traveller numbers from new SHMA. G&T Accommodation Needs Assessment update is yet to be completed.
- Concerned r.e. shortfall in first 5 years using 'Sedgefield' approach. 'Liverpool' method to be followed if agreed with Planning Inspectorate.
- CIL report to go to December Panel, outlining the pros and cons of CIL. No decision being asked of Members.
- Would like PINS visit to check plans are on right track.

2. Update from SBC

- Local Plan going to December Executive. Hoping to catch up with remainder of LDS schedule and still adopt by end of 2016.
- Revised LDS to be adopted at December Executive.
- Six week consultation to begin around 6th January (subject to Exec. approval)
- PINS visit scheduled for Thursday (12th)
- All residential need to be met within the Borough. 7,600 is the target. Worked hard to identify additional capacity within the urban area (mainly the town centre). This is supported by LEP growth ambitions and Stevenage Central Framework.
- Employment need (at the bottom end of identified need) to be met. Over-provision within NHDC, Welwyn and Central Beds to be supported to boost provision within the FEMA.
- CIL being taken to December Executive – hoping to get agreement to produce charging schedule. First consultation will take place around same time as Local Plan submission.

3. Pigeon site (East of Stevenage)

- Telephone conference with developers held recently – developers are keen to assist progression to site allocation/putting site forward to Members. They should be providing further information by 18 November.
- The site has not yet been considered by the East Herts District Planning Executive Panel.
- Site is still being considered for G&T provision. Developers are looking to put this to the north, within the wooded area.
- Whole site could be delivered in first 5yrs of the plan: 600 new homes, with 3 developers providing 50 homes per year each. Local facilities will also be provided, including a primary school, and potentially a care home as well.
- SBC confirmed that their Plan does not include reference to development to the East of Stevenage.
- Affordable housing – EHDC confirmed they would use EHDC policy to determine amount to be provided, but will need to consider SBC need. Viability work has been undertaken through the Delivery Study but the study has not looked specifically at East of Stevenage.
- **Next meeting with developers is 26th November.** SBC are also attending.

4. Meeting with Aston Parish Council

- SBC advised that they will be meeting with Aston PC early Dec to explain the proposals contained in their draft Plan, before Exec. papers go public. EHDC officer invited to attend.

5. MoU

- SBC confirmed that comments from EHDC would be welcomed during their forthcoming public consultation.
- Both Councils support the preparation of a Memorandum of Understanding which will identify strategic cross boundary issues and any outcomes.
- The MOU will identify that neither Council will be asking for assistance to meet housing needs.
- SBC will share a draft of their MOU with North Herts Council and will produce an initial draft for discussion.

6. Education

- EHDC met with HCC recently regarding education provision across the plan period. Details of new or expanded schools will be included within the Infrastructure Delivery Plan. One area that requires further consideration is secondary school capacity within the Hertford and Ware school planning area.
- Detailed forecasting has been carried out for Gilston. This significantly reduces the primary and secondary school requirement from 20FE to 14/15FE due to the way that development will be phased over a period of years.

7. Transport

- A602 – EHDC response to Herts 2050 vision emphasises need for stronger words on A602.
- EHDC are awaiting results of Comet Model. A414 working group has been formed.
- SBC awaiting results of new Paramics Model (A602 to J7), which will model improvements being undertaken on A1(M). Results due Jan/Feb 2016.