

04.06.20

## Further Cross Boundary Coordination in Planning Matters

13.00 – 14:00 am THURSDAY 04 June 2020

### ATTENDEES:

#### UDC

Gordon Glenday – Assistant Director Planning and Building Control  
Stephen Miles – Planning Policy Team Leader  
Simon Payne – Garden Communities Project Manager  
Hayley Richardson – Garden Communities Support Officer

#### GCC

Stephen Kelly - Joint Director of Planning and Economic Development  
Paul Frainer - Assistant Director Strategy and Economy  
Nadeem Din - Local Plan Project Manager  
Jonathan Dixon – Greater Cambridge Planning  
Caroline Hunt - Local Development Framework Team Leader  
Stuart Morris - Principal Planning Policy Officer

#### ECC

Steve Evison.

### APOLOGIES:

(UDC) Roger Harborough - Director of Public Services  
Gordon Glenday

(GCC) Toby Williams – Principal Planner

Chair - Seven Kelly/Paul Frainer/Caroline Hunt

\* there were no comments from the last meeting.

### AGENDA

1. **Update on progress of local plans** – (since the last meeting)

#### **GCC**

**CH** - sent link to joint LP advisory group papers.

The published development scheme proposes a draft LP consultation in autumn 2020 having done issues and options last year. Timetable and process is under review.

focussed on getting early stages of plan making right being soundly based in evidence preparation, options consideration and development. Keen to have an engaged process. There are proposed additional stages ahead of Reg 18 to take forward a joint plan across two councils.

GCC proposed an additional consultation next summer on a preferred option, Being mindful to involve parishes and the public.

There will be stakeholder sessions in the autumn with a report in October to the local plan advisory group.

Extra stages have implications to timetable. A draft area action plan for NE Cambridge is being developed to go out to consultation in July for a major development proposal.

DCO to be submitted summer 2022 and envisage an outcome later in 2023.

Cambs autonomous metro and east west rail on timetable that could join the strategy for the LP.

There are two options for the latter stages of the plan making process.

- a. Wait for outcome of DCO for the Water treatment works
- b. NE Cambridge site

**SK** - there is a need to consider how we collect proof of communication between neighbouring counties and districts and collaborate on issues that affect more than one authority.

**CH** - suggested holding 1 to1 meetings, informal and formal and stakeholder forums, first round beginning in the summer with wider engagement in the autumn.

**SP** - there are interesting dynamics, all issues relevant with UDC including call for sites. When would this information be available?

**CH** - GCC intend to publish list with no assessment in July, date tbc. Engagement with parishioners and neighbouring authorities ahead of being published.

**SE** - on the back of the budget, County are considering the SHIF - (next fund for housing infrastructure). Looking at ways of identifying potential bids for further housing infrastructure funding that unlock larger areas across boundaries.

**SK** - GCC carrying out transport modelling work over the summer using likely projected growth figures. There is existing work on A10, A505, the rail study from Chesterford and the M11 strategic trunk road. Expect by next spring to have outlines of spatial strategy. There could be an opportunity for County to discuss this further.

**PF** - are Essex still using growth and infrastructure network as a blueprint?

**SE** - County embarked on a strategic refresh process, then Covid 19 outbreak happened and work was paused.

**UDC**

**SM** - working on project initiation document (PID) for the new LP, working on potential timetable and deciding what the strategic plan and context may be. Close to completing first draft and meeting with members next week to discuss in more detail. Then begin work on LDS to publish in July to give government a good indication of beginning work.

The recent NEA's inspectors letter effects the way we will be aiming our work. Ref. larger scale developments.

**SP** - issue that caught UDC out in the previous LP was how we achieve the TCPA principles and Land Value capture to fund the delivery. Need to consider how we secure binding commitment from the promoters/developers early in the process. The golden period is the run up to Reg 18. PID how we use the next 18 months to engage in discussions. There is an opportunity for Cross boundary collaboration to engage on a no prejudice basis.

**SK** - what stage of Reg 18 would UDC achieve in 18 months? The relative timetables may be slightly different due to the additional consultation GCC are holding.

**SM** - initial thoughts on timetable I&O Reg 18 Jan/Feb '21 Reg 18 preferred options early '22. (draft plan with preferred options).

**SK** - interesting transport issues around modelling that will need to be revisited.

**3. Update on new cross boundary issues** (from previous meeting)  
none

**4. Any new cross boundary matters**

**SP** - Grosvenor will continue to be interested in the northern sector for the district, there are significant transport implications in this development sector. If the Chrishall development is pursued, members would like to understand this further, along with the Wellcome application and the other research sites. The council are keen to deliver on the Zero Carbon approach and create sustainable homes to support these campuses. discuss the relationship between UDC and GCC with further proposals coming forward in the future.

**SK** - there is potential to explore this area with all authorities concerned with the north Essex site. The Hinxton AgriTech site and Huawei campus on the Spicer's site in Sawston will add to demand. There is a need for cross border discussions.

**SP** - opportunity for officers and members to engage in stakeholder forums. Is there an opportunity for officers without prejudice from across the boundary to strengthen UDC's hand in understanding the potential of infrastructure and a stronger alliance for discussion with developers. e.g. Chrishall site.

**CH** - GCC in DtC paper made a first go at capturing cross boundary relationship. Would be useful to start this in the formal meetings. Important to understand as a whole. Once list published, useful to have UDC view on sites.

**SK** - hugely helpful to be jointly connected with UDC to create coherent picture. Need to demonstrate to promoters that we are connected.

**CH** - when would UDC do call for sites?

**SM** - using areas from previous search areas. Members want to have some control of areas of search ahead of promoters. Envisage autumn '20 tbc.

**SP** - need acceptance from members for talks with promoters. Try and secure commitments. Previously had quality and collaboration partnership securing funding. If PID is approved, talks could start with promoters to discuss commitments and decide if the council are willing to support the proposals. If members accept this proposal, UDC would hope to engage with promoters in the near future.

**SK** - how many projects would need collaboration?

**SP** - Grosvenor site (NU) , Chrishall and Saffron Walden.

**SM** - southern and south eastern side. Implications that may need consultation with GCC

## **5. Arrangements for future cross boundary collaboration**

**CH** - what form of commitments with promoters would take?

**SP** - Grosvenor and Landsec demonstrated their commit to TCPA principles in writing. UDC tried to quantify financially what it would take to deliver the principles and this was received with non-committal response from the promoters. Early S106 ahead of Reg 18 proposals may help to strengthen contractual commitment. QCP work could be shared with Cambs.

**PF** - strategic priorities - **SM** - areas of search Uttlesford specific. High level constraints, flooding and alike, sustainable connections to existing settlements or travel networks. There were Big blocks of development at edges of sustainable settlements. Refine the blocks further to get early on specific areas of search of favourable sites from the councils perspective. Not entirely dependent on promotor submission.

**STM** - would welcome UDC's thoughts on the recently circulated consultation on strategic issues, green infrastructure evidence base and mapping. Consultation extended to June 17th.

### **1. Date of next meeting – (suggest this is confirmed at the meeting).**

**CH** - start meeting formally and continue with informal meetings to use as a practitioners forum.

**ND & HR** to coordinate meeting schedule for the next year. Next meeting early July. Formal meeting end of July. (approx. every 4 - 6 weeks). 90 mins