

Duty to Cooperate meeting with Harlow Council

18 March 2021

Present

Uttlesford District Council (UDC)

Stephen Miles
Sarah Nicholas

Harlow Council (HC)

Paul McBride
Vicky Forgione

Meeting Notes

1. Harlow Local Development Plan update

Local Plan adopted December 2020.

Work on AAP for Town Centre currently paused whilst understanding implications of changes in use class order; Planning for the Future White Paper and impact of Covid-19 on future of Town Centres. Meanwhile, working on an Interim Masterplan.

Preparing new or replacement SPDs including

- Affordable Housing – approved by Cabinet February, Consultation in May.
- Open space standards
- Biodiversity net gain etc
- Design Guide

Early review of Local Plan – over next few years will assess the situation especially in relation to policy on HMO and effects of changes to Use Class Order.

Progress of large development sites in Epping Forest currently paused as Epping Forest Local Plan progresses to modifications stage.

Working on the detail of delivering the sustainable transport corridors and what this means in seeking the right contribution from development for the right infrastructure.

Garden Town IDP being updated to take account of updated costs.

2. Uttlesford Local Plan Update

Local Plan withdrawn from examination process in April 2020 following letter from Inspectors. Inspector's main concerns were on the delivery and over reliance of the strategic sites.

Issues and Options consultation started in Autumn 2020 with a 6-month consultation on a range of themes. Method of consultation aimed primarily at the community and those who would not normally engage. Consultation closes 21 April 2021.

Call for sites issued – sites requested to be submitted by 21 April 2021.

UDC has approved interim climate change policies as non-statutory guidance.

LDS - Draft Plan Spring 2022, Submission Plan Spring 2023 and Adoption 2024.

In process of commissioning various pieces of evidence base.

DtC Action 1: UDC to consider whether any studies would benefit from being jointly prepared with HC and/or other authorities.

The responses to Issues and Options consultation will be used to develop the vision and objectives. These will influence the development strategy. Plan to be prepared using standard methodology which equates to 706dpa.

DtC Action 2: Comments from Harlow Council on the Issues and Options consultation would be welcomed eg views on Leisure in respect of Hatfield Forest, Local Economy in respect of employment provision and Creating New Places in respect of strategy.

3. Future DtC protocol on strategic planning matters

UDC uncertain at this stage whether evidence will be needed at SMA/FEMA wide. Although UDC will use the standard methodology for identifying housing requirement, the Council will still need to consider housing need, house types and jobs.

Unlikely Harlow will have additional employment land available in the future and therefore cannot be looked to for jobs/employment land provision.

HC will need to consider employment provision in the review of the Local Plan. UDC is preparing a brief for procurement of employment land study.

DtC Action 3: UDC to consider whether this study would benefit from being jointly prepared.

Planning appeal against refusal of permission to increase passenger throughput and associated development at Stansted Airport finished 12 March. Officers consider that the local plan will need to recognise Stansted Airport as a strategic transport and employment hub.

M11 junction 7A is expected to be completed and operational by end of 2022.

Princess Alexandra Hospital is to be relocated to near J7A.

4. Hatfield Forest

Little progress has been made on a recreation avoidance mitigation strategy. UDC will need to progress to be incorporated in the Draft Local Plan.

If progress is slow, HC may need to take a pragmatic approach to the East of Harlow strategic site in respect of SANG provision and mitigation measures contributions.

HC considering preparing a Green Infrastructure Strategy over the next 12 months. This work might coincide with the Hatfield Forest mitigation strategy and the available open space elsewhere.

DtC Action 4: to liaise over work on Hatfield Forest mitigation strategy and Harlow GI strategy.