

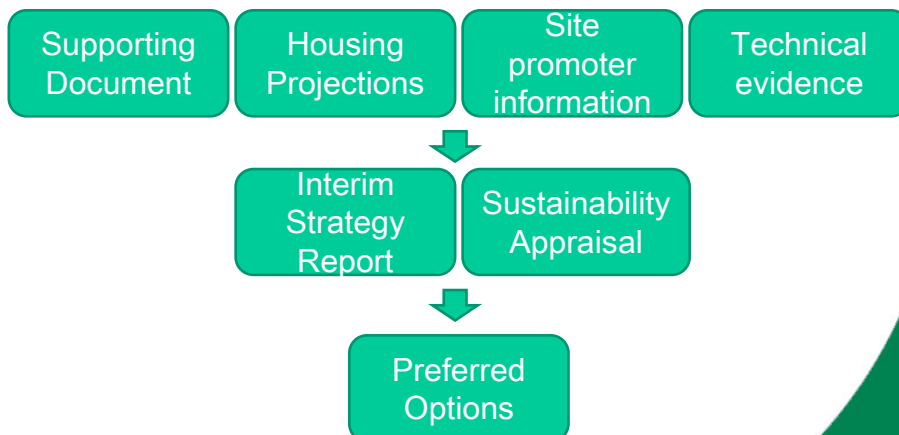


# The District Plan Process So Far

Presentation to Site Promoters, 4<sup>th</sup> April

East Herts Council

## Outline of the process so far



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## The Supporting Document

[www.eastherts.gov.uk/supportingdocument](http://www.eastherts.gov.uk/supportingdocument)

- 69 'areas of search' (spring 2012)
- 'Initial scale assumptions'
- 'Sieving' process
- Criteria-based topic assessments
- Iterative/stepped approach
- Shortlisted options (summer 2012)
- Options refinement (2013)

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## Housing Projections

- Edge Analytics: sub-regional authorities
- 750 per year: 'the Starting Point'
- Based on DCLG/ONS figures cross-checked against other scenarios
- Anticipate further updates in the autumn
- 'Make every effort' – depends on interpretation. Closely monitoring PINS

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## Technical Evidence

[www.eastherts.gov.uk/technicalstudies](http://www.eastherts.gov.uk/technicalstudies)

- Transport modelling
- Housing
- Economy & retail
- Environment
- Green Belt
- Infrastructure

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## Site Promoter involvement

[www.eastherts.gov.uk/developerinfo](http://www.eastherts.gov.uk/developerinfo)

- No District Plan-related Officer contact to date (maintain probity at options sifting stage)
- Call for sites submissions (2009)
- Questionnaires and further information (2012+)
- Way forward requires a change in approach whilst maintaining probity

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## Interim Development Strategy Report

[www.eastherts.gov.uk/strategyreport](http://www.eastherts.gov.uk/strategyreport)

- Sets out basis of the Strategy Worksheet
- Explains that non-GB land can deliver only 8,632 homes – over 6,000 short
- Buffer, windfall, first five years, DtC
- Will be updated over time as evidence progresses, including interpretation of NPPF and NPPG

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## Infrastructure Topic Paper

[www.eastherts.gov.uk/infrastructure](http://www.eastherts.gov.uk/infrastructure)

- Synopsis of main issues (schools, transport, water, health, other)
- Briefing Notes from HCC Schools and Transport
- Based on information received through the options sifting stage
- Will be superseded by Infrastructure Delivery Plan for soundness checks and then examination

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# Sustainability Appraisal

[www.eastherts.gov.uk/sa](http://www.eastherts.gov.uk/sa)

- Regulatory requirements
- Additional justification of strategy alongside the Supporting Document and Strategy Report
- Ongoing - will evolve to form basis of SEA Environmental Report

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# Preferred Options: Draft District Plan

- Includes strategic policies, site allocations, and full set of development management policies
- Draft Policy maps available online in PDF and interactive format
- Consultation ends 22<sup>nd</sup> May

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## Planning for strategic housing growth

### Lessons from Elsewhere

Rob Smith

April 2014

## Introduction

### Today's presentation

- ◆ Introduction
  - to HCA, ATLAS & our experience
- ◆ Planning for strategic growth
  - What works in practice
- ◆ Deliverability & Evidence
  - Examination & testing
  - Dealing with uncertainty



## Introduction

### The Homes & Communities Agency



- The national housing and regeneration agency for England
- Delivering programmes of **investment**; Making best use of public sector **land**; **regulation** of social housing providers
- Advisory Team for Large Applications
  - Impartial & independent advice
  - Support to Local Authorities ....But for the benefit of all
  - Focus on large scale complex schemes



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## Planning for strategic growth

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## Taking schemes through planning Key components of successful projects



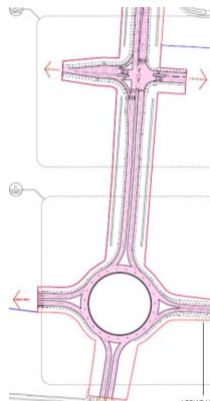
Establishing  
a shared  
vision



Management,  
resourcing  
& collaboration



Placemaking,  
engagement &  
local support



Infrastructure,  
project delivery  
& funding

## Establishing a shared vision Role & importance



- ◆ Opportunity to positively engage and generate 'ownership'
- ◆ Understanding & consensus in expectations
- ◆ Build confidence across stakeholders
- ◆ Provide direction & definition
- ◆ Reference point to test and evaluate proposals
- ◆ Reconcile differing perspectives



## Establishing a shared vision North Northallerton Development Area



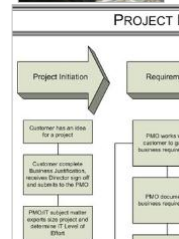
- Multiple Landowners/developers
- Masterplan Framework
- Visioning/project planning session
- Helped identify issues to be resolved



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<b>Vision</b>	"By 2026 North Northallerton will have developed into a cluster of attractive sustainable communities complementing the existing town of Northallerton and its neighbouring villages. High quality community facilities serve their residential and working communities well. The area is known for its 'green heart', excellent parks, recreation facilities and nature areas."			
<b>Objectives &amp; Principles</b>	<b>Objectives</b>		<b>Design Themes &amp; Principles</b>	
	<ol style="list-style-type: none"> <li>To provide a comprehensive mix of housing</li> <li>To ensure appropriate provision of community facilities</li> <li>To enhance existing sports and leisure infrastructure</li> <li>To provide a mix of high quality development, to meet local needs and commercial demand</li> <li>To create a multi-functional green infrastructure network</li> </ol>	<ol style="list-style-type: none"> <li>To incorporate on site renewable energy generation</li> <li>To create a sustainable and locally distinctive place</li> <li>To explore community ownership/social enterprise</li> <li>To create a sustainable transport network throughout the site</li> <li>To include the active participation and involvement of the community and key</li> </ol>	<b>Sustainably well connected</b> <ul style="list-style-type: none"> <li>connecting with town and villages</li> <li>hierarchy of streets</li> <li>integrating parking</li> </ul> <b>Environmentally sensitive</b> <ul style="list-style-type: none"> <li>setting development within the landscape</li> <li>creating a green framework</li> <li>increasing local biodiversity</li> <li>supporting environmentally sensitive solutions</li> </ul>	<b>Quality placemaking and design</b> <ul style="list-style-type: none"> <li>developing a distinctive identity</li> <li>responsive approaches and gateway</li> <li>secure by design</li> </ul> <b>Well served and run communities</b> <ul style="list-style-type: none"> <li>integrating a mix of uses</li> <li>developing community hubs</li> <li>designing for a variety of employment opportunities</li> <li>design for a range of housing needs</li> </ul>
<b>Targets</b>	<ul style="list-style-type: none"> <li>Building for Life Silver +</li> </ul>	<ul style="list-style-type: none"> <li>CSH 4+</li> <li>BREEAM Excellent+</li> <li>BREEAM Communities</li> </ul>	<ul style="list-style-type: none"> <li>25-35 dwellings/ha</li> <li>40% affordable housing</li> <li>Provision of a range of local services accessible by foot</li> </ul>	<ul style="list-style-type: none"> <li>30 mph max. Link/access road</li> <li>Residents within 400m of a bus stop</li> </ul>

## Management, resources & collaboration Role & importance



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- Not just 'planning applications' - projects that need to be managed
- Multiple interests & stakeholders
- Provides structure to get the necessary work done
- Ability to identify potential "showstopper" issues early
- Tools exist (ie MoUs, SOCGs, PPAs)

## Management, resources & collaboration Middle Deepdale, Scarborough



- ◆ 1,350 units approved 2012 - on site Sept 2013
- ◆ Part Council owned – Strategic Partnership Agreement
- ◆ Planning Performance Agreement (PPA)



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## Placemaking, engagement & support Role & importance



- A need to engage positively with local communities, generate ownership & buy-in
- Processes exist to integrate multiple issues and concepts in a collaborative way (ie masterplanning, Enquiry by Design, Planning for Real, etc)
- Enhances and tests the evidence base, opportunities and design responses
- Leads directly to clarifying visions and establishing scheme parameters and principles

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## Placemaking, engagement & support Sherford, East Devon



- Enquiry by Design process
- Core Strategy (2006)
- Sherford Area Action Plan (2007)
- Applications to include:
  - Masterplan
  - Overall Town Code
  - Detailed Design Codes
  - Design & infrastructure strategies



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## Infrastructure, delivery & funding Role & importance



- Key local & political area of concern
- Examination process will test 'deliverability'
- Infrastructure Delivery Plan: defining needs, timing & funding
- Relationship to scheme viability: understanding of costs, values including 'competitive returns'
- Role of S106, CIL, external funding opportunities

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## Infrastructure, delivery & funding Cranbrook, Devon



- Start on site & delivery of agreed obligations despite market slowdown
- Strong working partnership
- Proactively seeking out public sector investment opportunities
  - Low Carbon funding £4m
  - Affordable Housing £16m
  - DfT funding £10m
  - Local Infrastructure Fund £20m



Exeter City Council

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## Deliverability & Evidence

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## Deliverability & evidence

### Context & importance



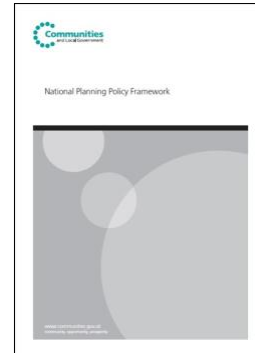
**Soundness** (NPPF 182): positive, justified, consistent with national policy and effective.

**Effective** (PAS checklist):

- ◆ Good infrastructure delivery planning
- ◆ No regulatory etc. barriers
- ◆ Delivery partners signed-up
- ◆ Coherence with strategies of neighbouring authorities

**Delivery & viability** – common threads

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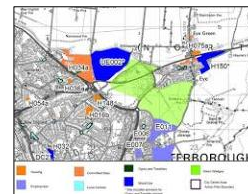


## Allocations versus Broad locations



### Site Allocations – Deliverable

Available now, suitable location, achievable with a realistic prospect that housing will be delivered on site within five years and in particular that development of the site is viable



### Broad Locations – Developable

Suitable location, with a reasonable prospect of it being available and it could be viably developed at the point envisaged.



◆ Thriving communities, affordable homes

## Deliverability & evidence

Sites being promoted



### Evidence from promoters helps build confidence/manage uncertainty

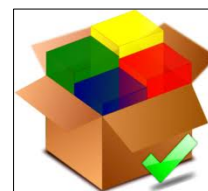
Taunton Deane CS (2012) – Existence of masterplan & protocol setting out intended delivery programme.

East Hampshire LP (2012) Comprehensive SoCG & MoU between landowners.



### Allocations to be realistically deliverable

Derriford & Seaton AAP (2013) – Existence of an application does not negate the need for evidence on deliverability.



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## Deliverability & evidence

Viability evidence



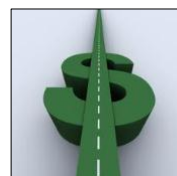
### Importance of evidence to demonstrate likely financial viability

Tamworth LP (2013) – insufficient – one reason for withdrawal of Plan.



### Needs to be transparent/ open to scrutiny for it to have weight

Fareham CS (2011) - Only limited weight attached to LPA's viability assessment as key assumptions and financial figures had not been made public.

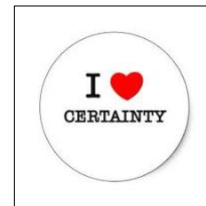


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## Uncertainty not necessarily fatal



- ◆ Winchester/South Downs NP Joint CS (2013) – uncertainties about the need for a bypass. Policy modified to refer to improvements “to be agreed”. The Inspector found that ....“very strong likelihood that all necessary transport elements ... would be practically and economically deliverable”
- ◆ Central Lancashire Authorities (2012) – County and HA support in principle with some reservations regarding transport infrastructure. Inspector supported modifications that called for a Highways & Transport Master Plan as a prerequisite to identifying infrastructure – to be set out in a subsequent plan.



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## Dealing with strategic matters The end to end process



- District Plan – first stage of a long process
- Needs to be well evidenced and convincing
- Landowners/developers are key to delivery
- Important role in supporting the evolution of a robust evidence base
- Approach needs to be proportionate to the scale, nature and timing of proposals
- All parties need to be positive & work together to find solutions



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## Contact Details

For further information



The ATLAS Guide:  
Planning for Large Scale Development  
[www.atlasplanning.com](http://www.atlasplanning.com)

ATLAS team members in all HCA  
Operating Areas.

Rob Smith, Spatial Planning Manager  
[rob.smith@hca.gsi.gov.uk](mailto:rob.smith@hca.gsi.gov.uk)

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## Working with Neighbouring Authorities

Presentation to Site Promoters, 4<sup>th</sup> April 2014

East Herts Council

## Cross-boundary issues

- Strategic planning
- Cumulative impacts of development
- Continuous process
- Outcomes
- National Planning Practice Guidance

East Herts Council

## Full Council, 12<sup>th</sup> December 2012

Agreed that

(A) an approach to the Duty to Co-Operate based on a clearly defined plan-making process, objective assessment, positive preparation, and serious consideration of cross-boundary strategic matters, be supported as the basis for continued work on the District Plan; and

(B) the Executive Member for Strategic Planning and Transport, or other nominated Executive Member, be authorised to attend meetings with Members from local planning authorities, Hertfordshire and Essex County Councils, and other relevant bodies as necessary, to demonstrate compliance with the Duty and further progress the District Plan.

East Herts Council

## Member-level engagement

- 7 neighbouring authorities
- Agreed meeting notes on website
- Already commenced Round 2

[www.eastherts.gov.uk/dutytooperate](http://www.eastherts.gov.uk/dutytooperate)

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There may be disagreements...

...but there is a process to follow and a mechanism to ensure that the outcomes are sound.

Evidence is central to the process.

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## Officer-level engagement

To date....

- Technical studies & evidence base

In future...

- Working with site promoters on cross-boundary matters

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## Memoranda of Understanding

Intention for Member-level agreement to MoU with all 7 adjoining Local Planning Authorities, Essex County Council and Hertfordshire County Council.

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## Partnership Groups

Officers from Harlow and Welwyn Hatfield Councils to be included in the Partnership Groups for Gilston Area and East of Welwyn Garden City Broad Locations.

East Herts Council

# The Role of HCC as the Highway Authority in the Preparation of East Herts District Plan

Paul Chappell - Hertfordshire County Council



## Evidence

- Appropriate technical assessment work will be required to give HCC as the Highway Authority, a reasonable level of confidence that:
  - Development related highways issues can be overcome and that there are no 'severe' impacts
  - There are no major 'show stoppers' to the delivery of critical infrastructure items prior to the EiP
- The level of evidence required will be proportionate to the:
  - stage of the plan making process
  - the scale of development being promoted
- HCC's initial thoughts on this were captured in Table 2 of our Transport Update (Nov 2013) produced in response to East Herts Local Plan Shortlisted Options



## **Role of HCC**

- HCC will confirm the scope of work and methodology required to assess the impacts of development allocations
- HCC will provide pre existing traffic and transport data free of charge
- HCC own a number of transport models and will provide advice on these and access to them
- HCC also work in close partnership with it's neighbouring authorities and where required can support access to other models e.g. Essex CC's Harlow Stansted Gateway Transport Model (HSTGM)



## **Role of HCC contd.**

- Where pre existing models are not available HCC will advise on the best forms of assessment
- HCC will review model/analysis outputs and proposed mitigation for adequacy and advise on any further work required
- Access can be provided to HCC's transport planning consultants if required



## **Mitigation**

- Once appropriate mitigation measures are identified HCC will work with the East Herts to assess their suitability, feasibility and deliverability
- HCC will support East Herts in identifying funding opportunities, potential delivery partners and timescales for delivery of transport infrastructure
- Where funding gaps exist, HCC will work with East Herts to identify potential alternative sources of funding and where appropriate develop bids



## **Duty to Co-operate**

- The NPPF makes it clear that there is a duty to cooperate with neighbouring authorities
- Proposed growth in surrounding districts needs to be taken account of in the development of the Local Plan and associated modelling work
- HCC will support East Herts in considering the highways impacts of their District Plan on neighbouring authorities and the impact of other Plans on the East Herts' District Plan
- HCC are keen to support developers through discussions and advice on the highways aspects of any proposals being developed.



## **Infrastructure Delivery Plan**

- To confirm the Highways mitigation measures required to support the level of growth set out in the Local Plan
- HCC will work with East Herts wherever possible to identify indicative costs and appropriate funding mechanisms (both from developer contributions and other funding sources)
- HCC will look for the specific mitigation measures required to enable a particular development, to be funded by that development, with funding secured via S106 or S278 agreements.



**Questions?**





## Hertfordshire SEP and housing

*Joan Hancox*



## What is Hertfordshire LEP?

It is a business-led partnership between businesses and local authorities established by government

Our simple strategy;

***'To accelerate business-led economic growth in Hertfordshire'***



## Perfectly Placed for Business

- Growth Strategy has been published
- Strategic Economic Plan submitted to Government
- Three Growth Areas – A10/M11, A1(M), M1/M25
- Two game changers – concentrating on delivering more homes and increasing investment in infrastructure

**Hertfordshire**   
Local Enterprise Partnership

## Accelerating housing delivery

- Convene Task Forces to accelerate progress of significant housing sites – including Gilston
- Prioritise transport and other infrastructure investment which unlocks housing sites
- Support National Housing Federation’s “Yes to Homes” campaign in Hertfordshire
- Work with district Councils to agree higher housing targets

**Hertfordshire**   
Local Enterprise Partnership

Contact us at  
[info@hertfordshirelep.co.uk](mailto:info@hertfordshirelep.co.uk)

**Hertfordshire**   
Local Enterprise Partnership



## **Local Wildlife Sites Surveys**

Carol Lodge  
Wildlife Sites Programme Manager  
Herts and Middlesex Wildlife Trust

### **Who we are**

- Non-profit organisation (HMWT) manages the Herts Local Wildlife Sites Partnership, which includes the Herts Ecological Records Centre (HERC)
- Part of the Local Nature Partnership and East Herts Council's preferred partner for Local Wildlife Site surveys
- Experienced Local Wildlife Sites surveyors

## 2014 surveys

- HERT3: Archers Spring, Panshanger
- BISH6: Bishop's Stortford Golf Club
- BISH7: Spellbrook Meadows

Will contact relevant site promoters next week via the Planning Policy Team with an information pack and cost estimate for undertaking the work. We will also need permission to access the relevant Local Wildlife Sites – your help is appreciated.

## 2015 Surveys

- GA1: Gilston Area (numerous)
- EWEL1: East of Welwyn Garden City (numerous)
- WARE3: North and east of Ware (Fanhams, Green Lane)

We will work with the appropriate Partnership Group for each of these locations



# District Plan The Way Forward

Presentation to Site Promoters, 4<sup>th</sup> April 2014

East Herts Council

## Overview

1. Introduction
2. Delivery Study
3. Overall approach
4. Timeline

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# 1. Introduction

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## Strategy Review

Consultation on the draft District Plan (Preferred Options) enables further testing of the currently proposed sites and broad locations. The Submission version of the Plan may be different.

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## Council approach to working with site promoters – Key Principles

- **Probity:** clear and transparent audit trail
- **Proportionality:** sufficient evidence for Preferred Options and Submission stages
- **Procedure:** ensuring clarity and consistency

[www.eastherts.gov.uk/developerinfo](http://www.eastherts.gov.uk/developerinfo)

East Herts Council

## Council approach to working with site promoters

### So far...

- Call for Sites (2009+)
- Developer Questionnaire Summer 2012

### Going Forward...

- Direct engagement
- Preliminary work April-May
- Continued adherence to key principles

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## Planning Policy Team

- Co-ordinating function: promoters, Members, and the public
- We will contact you with questions and proformas
- One additional full-time Senior Policy Officers and two Planning Officer roles
- Please keep us 'in the loop' and let us know if you intend to 'go public' with any plans

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## Site Allocations

- First five years
- Clear evidence of deliverability
- Identified funding streams
- Masterplanning

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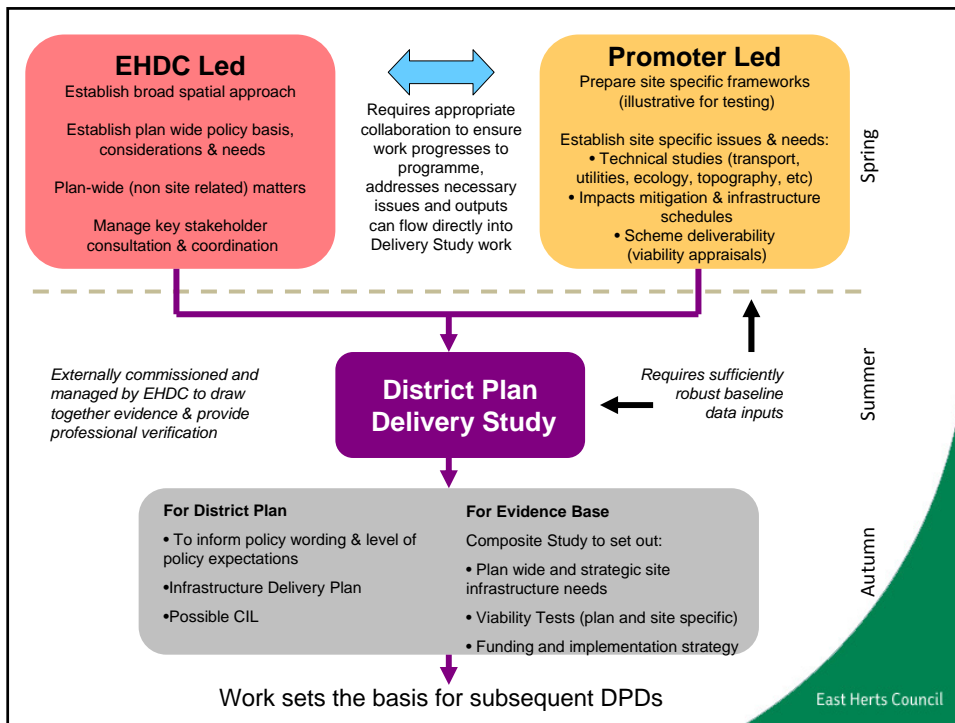
## Broad Locations

- Working with adjoining Local Planning Authorities.
- Reasonable prospect of delivery
- Details can be worked out through further Development Plan Document

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## 2. Delivery Study

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# 3. Approach

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## Project Teams

- All site promoters for a given site/broad location
- Proportionate approach: more involvement with more complicated/larger sites
- EHDC Policy Officer and DM officer
- EHDC and HCC/ECC services
- Involving Environment Agency, Natural England, English Heritage, and Highways Agency as necessary

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## Smaller Sites

- Critical in terms of 5-year supply
- Email/phone contact through dedicated Policy officer
- Subject-specific meetings where necessary for specific topics

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## Partnership Groups

Large and/or complicated sites, and sites with multiple promoters

- Gilston Area (including Harlow/ECC Officers)
- North and East of Ware
- East of Welwyn Garden City (including Welwyn Hatfield Officers)
- South of Bishop's Stortford
- West of Hertford
- West of Sawbridgeworth

East Herts Council

## Project Teams

- All site promoters for a given site/broad location
- EHDC Policy Officer and DM officer
- EHDC and HCC/ECC services
- Adjoining authorities where relevant (Gilston Area and Welwyn)
- Involving Environment Agency, Natural England, English Heritage, and Highways Agency

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## Meetings

- Planning Policy Officers will initiate and arrange in line with an agreed schedule
- Meetings where necessary and proportionate to the requirements of the submission stage
- Meeting notes to be agreed with all attendees. Will be reported to District Planning Executive Panel

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## Confidentiality

- Unless clearly marked otherwise, anything we are sent should be considered a public document
- Sensitive financial information can be shared if necessary but will not be made public
- It is intended that maximum transparency will continue to be maintained, with material posted to the website
- This applies also to meeting notes
- Openness is necessary for reasons of probity and also for Examination in Public

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## Evidence

- We want to avoid surprises at Examination in Public
- But we don't need excessive detail – not the same as a planning application
- Depends on interpretation of NPPF plan-making requirements

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## Statements of Common Ground

- To be signed individually with each site promoter
- For use at examination in public as a joint position between site promoters and the Council to demonstrate that the plan is effective
- Arising from work through the project team

East Herts Council

## Engagement Principles

- **Officers:** your main point of contact is with the relevant Policy Officer as part of your Project Team
- **Members:** please avoid approaching directly to avoid prejudicing their decision-making position
- **Public:** please refrain from promotional activity at present

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## 4. Timeline

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## District Plan Timeline (subject to change)

- Consultation closes 22<sup>nd</sup> May
- Amendments consultation (6 weeks)  
September-October
- Pre-submission engagement (reg 19):  
Jan-Feb 2015 ( 6 weeks)
- Relies on timely input from site promoters

East Herts Council

## Site Promoter input

- **Now:** start to assemble main costs for your scheme to input to IDP and viability appraisal. **Deadline for completion: end June**
- Public bodies have paid for technical work to date and will now be looking to site promoters for funding. Agreement will be sought on interpretation of all evidence, if necessary using independent arbitrators

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# Questions

East Herts Council