

Planning Policy Forum

10.00 am on Tuesday 17 February 2015, Chelmsford Museum, Moulsham Street, Chelmsford, CM2 9AQ

MEETING NOTE**1. Introductions & Apologies**

Phil Drane (Brentwood), Carl Glossop (Basildon), Gary Guiver (Tendring)

Jeremy Potter (Chair)	<i>Chelmsford CC</i>	Hannah Hayden	<i>Uttlesford DC</i>
Paul MacBride	<i>Harlow DC</i>	Mark Shepherd	<i>Southend BC</i>
Adele Botha	<i>Epping Forest DC</i>	Richard Hatter	<i>Thurrock BC</i>
Monica Li	<i>GLA</i>	Amanda Raffaelli	<i>Castle Point BC</i>
Kirsty Stokes	<i>Thurrock BC</i>	Laura Chase	<i>Colchester BC</i>
Dipo Lafinhan	<i>Essex CC</i>	Kevin Fraser	<i>Essex CC</i>
Nicola China	<i>Essex CC</i>	Matthew Jericho	<i>Essex CC</i>
Kat Goodyear	<i>Essex CC</i>	Jonathan Quilter	<i>Brentwood BC</i>
Lucy Shepherd	<i>Essex CC</i>	Gary Song	<i>Maldon DC</i>
Ben Corr	<i>GLA</i>	Lesley Stenhouse	<i>Essex CC</i>
Natalie Hayward	<i>Rochford DC</i>		

The Planning Policy Forum was very sad to hear of the passing away of Melanie Jones, Principal Planning Officer from Uttlesford District Council's Planning Policy Team. Mel was an active and valued member of the EPOA Forum, and members of the group sent their condolences to her family, friends and colleagues.

2. Notes of the Last Meeting

- Jeremy Potter has circulated to the consultation responses to the Gypsy and Traveller Consultation, made by various members of the forum to all members. It is expected that the proposals in this consultation may give rise to a legal challenge if brought into effect.
- Following a discussion on the FALP and the London Infrastructure Plan, it was agreed that a representative from the GLA would be invited to attend a future meeting. Ben Corr from the GLA to give a presentation at this meeting.
- Edge has agreed for a GLA Scenario to be incorporated into the Phase 7 Demographic Forecasts at the request of the forum.
- The EPOA Duty to Cooperate Working Group has effectively been superseded by the Planning Compact.
- The Local Plan preparation schedule to be circulated for completion by each authority

3. Modelling London's Future Population- Presentation from Ben Corr Demography Manager GLA



- GLA undertake demographic forecasting in-house using an in-house model developed in the 1970's. It is a cohort component model.
- The GLA model is closely aligned to the ONS model – it is multi-area, considering the flows between the individual LA's in London, and also with regions (East, South East etc.) outside London.
- However, ONS use five year trend – 2012 based population projections = mid 2007 to mid 2012 = Recessionary Period. During this period families stayed in London, and out migration reduced. This trend is reflected in 2012 population projections and was successfully challenged by the GLA at the EIP into the London Plan. It is not clear if this is structural change or recession affecting availability of homes. GLA has modelled both – it is expected to be a bit of both. Therefore, a “Central Scenario” preferred.
- The GLA prepare household projections using a model aligned to the CLG model – the main difference is the underlying population feeding in.
- Different age structures are however used in the CLG and GLA models. CLG Model = 2007 to 2012, GLA = 2005 to 2010, plus Census data. Results in very different housing requirements. CLG = 49k per annum. GLA = 39k per annum.
- The GLA will update their household projections when 2012 based CLG household Projections published. This is expected on the 26th February. However, these are likely to be interim, as key information from the Census was not requested until January 2015, and is not yet available. It is likely that revised 2012 based projections will be published later in 2015.
- To inform SHMA work in the Rest of the South East (ROSE), information has been passed to demographic modellers such as Edge, including migration flows and longer term migration runs.

Discussion

- GLA figure lower than CLG figure – was the Inspector happy with that in the face of development industry objection? *Had a technical seminar where the assumptions within the demographic modelling were thoroughly explained. The Inspector was happy that reasonable assumptions had been made by the GLA without deviating from ONS/CLG too much – narrow focus of changes to modelling.*
- Will out-migration levels return to pre-recession levels? *There is some evidence that a structural change has occurred, and more people are staying in London to raise a family. However, there is evidence that migration out of London has increased recently as housebuilding activity has increased. The GLA has prepared a tool (see link below on the GLA website) showing migration flows to the ROSE. This is updated annually when migration data is published. How will London's un-met growth be apportioned?*

There is an upcoming summit on the Review of the London Plan. However, this will be focused on process and procedure rather than on strategic matters such as the apportionment of growth.

www.london.gov.uk/sites/default/files/Internal%20migration%20flows_district%20level%20dropdown%20%282%29.xls

4. Local plan preparation: National News

Policy and Guidance:

- [National Planning Statement : Sustainable Drainage Systems](#) published December 2014
- [National Planning Statement – National Networks](#) published January 2015
- [Changes to PPG](#)
 - November 2014 - Planning Obligations changes to planning obligations, including introduction of a threshold for affordable housing. There is a legal challenge to this - Paras 12-23
 - December 2014 – Noise Paras 6&7
 - February 2015 – Neighbourhood Planning section – related to changes to the neighbourhood planning regulations period of time for LPAs to respond to applications for designations and SA/SEA requirements

Consultations:

- [Stepping onto the Property Ladder](#) (Starter Homes) CLG
- [Statutory consultees for Planning Applications](#) CLG – surface water and flood consultations
- [Building more Homes on Brownfield Land](#) – CLG Deadline 11 March 2015

Legal / Appeal Decisions:

- Must consult on SA/SEAs – clear advertisement of such consultation etc. (Rochford)
- Cannot charge monitoring fees in a S106 Agreement – contrary to CIL Regs (Lambeth)
- Colchester Appeal – significant weight placed on sustainability of location and on neighbourhood planning.



Boxted Appeal Decision.pdf

5. Flood and Water Management - Update – ECC

- It is expected that ECC as the Lead Local Flood Authority (LLFA) will become a statutory consultee on planning applications on the 6th April 2015.
- ECC has prepared guidance on SuDS which they would like districts/boroughs to adopt as SPD.

- Would like SFRA's updated to include the new mapping of surface water flood risk arising from SWMP work. Concerns about cost were raised, therefore any work would need to be focused on what actually needed to be updated rather than full scale reviews. Potentially a matter for the Planning Compact to consider in order to ensure a consistent approach is taken across Essex to reviewing SFRA's.
- ECC is seeking funding opportunities to deliver Surface Water Management – not 100% but some funding to add to partnership funding. Planning options were considered:
 - CIL – limited progress in Essex on the adoption of CIL charging. Additionally, it is only likely to meet a small proportion of the infrastructure costs in any area. Therefore, there has to be a good case (evidence), and political will for projects to be prioritised for CIL funding.
 - New Homes Bonus – with the exception of Braintree, this is not ring fenced for growth activities.
 - S106 – the use of S106 is limited. Most useful where a scheme is directly related to the development proposed. Pooling of contributions to off-site projects is limited (max 5 developments)
- Important for surface water management projects to be within Infrastructure Delivery Plans and Regulation 123 Schedules.

ACTIONS:

- 1) Each LPA to provide local planning policy 'hook' for the ECC SuDS guidance to Kat Goodyear**
- 2) ECC LLFA Team through Lesley Stenhouse to contact Dan Baker regarding attendance at the next Planning Compact meeting**
- 3) Each LPA to send Lucy Shepherd information on Infrastructure Delivery Plan (or plans to prepared one)**

6. EPOA Greater Essex Demographic Forecasts: Update – Jeremy Potter

- Edge Phase 7 work is being delayed by the publication of the CLG Household Projections – also delaying associated SHMA work.
- EEFM – Zenith has requested housing numbers for districts to create a housing led scenario within the EEFM. ECC have provided numbers, but it is not clear where they are from. There appears to be an inconsistency between sources. It was agreed that a consistent scenario should be used across Essex. This is to be selected from the Phase 6 Edge work, and caveated.

ACTION

- **Jeremy Potter to review Phase 6 Edge work and select an appropriate scenario, and also accompanied by a caveat to be circulated.**

- London SHMA Meeting
 - Edge and other demographers attended (may also meet later in year)
 - GLA to share data, however some issues:
 - Regional data does not easily fit into PopGroup – manipulation needed
 - Growth patterns outside London may affect migration flows over time
 - Economic projections and economic activity rates in London
 - London Boroughs will be doing lower level SHMAs to determine mix and tenure

7. Uttlesford Local Plan Examination – Hannah Hayden UDC

- Need to be prepared and very organised
- Database of consultees and consultation responses need to be up to scratch and capable of interrogation in different ways
- Most LAs give opening statements at examinations – this inspector did not want them
- Programme Officer advised against topic papers, as pre-empting Inspectors questions
- Must be able to detail SA process and show that all alternatives have been considered
- Most of the plan was OK, but delivery issues with Elsenham resulted in the plan being found unsound.
- Now working to a tight timetable with submission expected later in 2016. Additional evidence base work is required, as is additional DtC work.

Maldon Local Plan Experience

- Inspector appears to be more accommodating to the LA compared to the Uttlesford Inspector (however await interim report)
- Promoters of land/developers submitted a late/alternative SHMA
 - Different housing market area
 - Different economic forecasts (Experian rather than EEFM)
 - Housing target needs to be higher to deliver Affordable Housing
- Maldon confident that their plan housing target is sensible (Hybrid – not recession only, and higher end of range).
- Chelmsford is coordinating a response to the Maldon Inspector for other LAs affected by Barton Willmore SHMA.
- Inspectors Interim Report delayed to consider CLG Household Projections. Due to be published on 8th May.
- Rest of hearing sessions in June.

- Lessons:
 - Know your evidence
 - Know what the response of others say
 - Keep up to date with evidence – Inspector wants to know the latest position
 - Topic papers useful where the process has been drawn out

8. Local Plan progress report

Progress on Local Plan Preparation will be recorded in the latest Plan Preparation Schedule.

ACTION

- **Updates to Local Plan Preparation Schedule to be sent to JP**

9. Duty to Co-operate & Planning Compact - *Opportunity for colleagues to inform and discuss issues related to our collective Duty to Cooperate*

- South Essex SHMA Workshop on the 12th March. Invites have been sent. If colleagues have not seen the invite, but wish to attend, email Amanda at Castle Point araffaelli@castlepoint.gov.uk

10. Agenda Items for meetings in 2015 (all)

- Maldon Local Plan Update in May 2015

ACTION

- **Contact Jeremy with any other suggestions**

11. Any other business

- None

Date of Next Meeting: 12 May 2015