

# Epping Forest District Local Plan Developer Briefing: Site Selection Process

Presentation 9 September 2016

# Overview

- To provide an update on Local Plan progress
- To understand the joint working with Housing Market Area partners
- To understand the methodology used to identify potential residential (including traveller) and employment sites for allocation in the District

# Progress To-Date



# The Local Development Scheme

- Produced updated Local Development Scheme adopted by Cabinet on 21 July 2016
- Draft documents will be available from 28 September 2016 on the Council's website
- Report to Cabinet with Draft Plan on 6 October 2016 and Council on 18 October 2016
- Statutory consultation on the Draft Plan: 31 October – 12 December 2016: 6 weeks
- Pre-submission publication Summer 2017
- Submission for examination December 2017
- Examination early 2018

# Work with the HMA authorities

- Epping Forest District is located within a Housing Market Area with East Herts, Harlow and Uttlesford
- The four authorities have been working together to produce joint evidence base documents
- This includes the SHMA and Joint Economic Evidence agreed in 2015
- Work is coordinated through an officer group and Member Board established in October 2014 – the Cooperation for Sustainable Development Board
- Draft Memorandum of Understanding is under consideration

# Strategic Housing Market Assessment (2015)

Local authority	Objectively Assessed Housing Need
East Hertfordshire	16,400
Epping Forest	11,300
Harlow	5,900
Uttlesford	12,500
<b>Total</b>	<b>46,100</b>

# Strategic options work

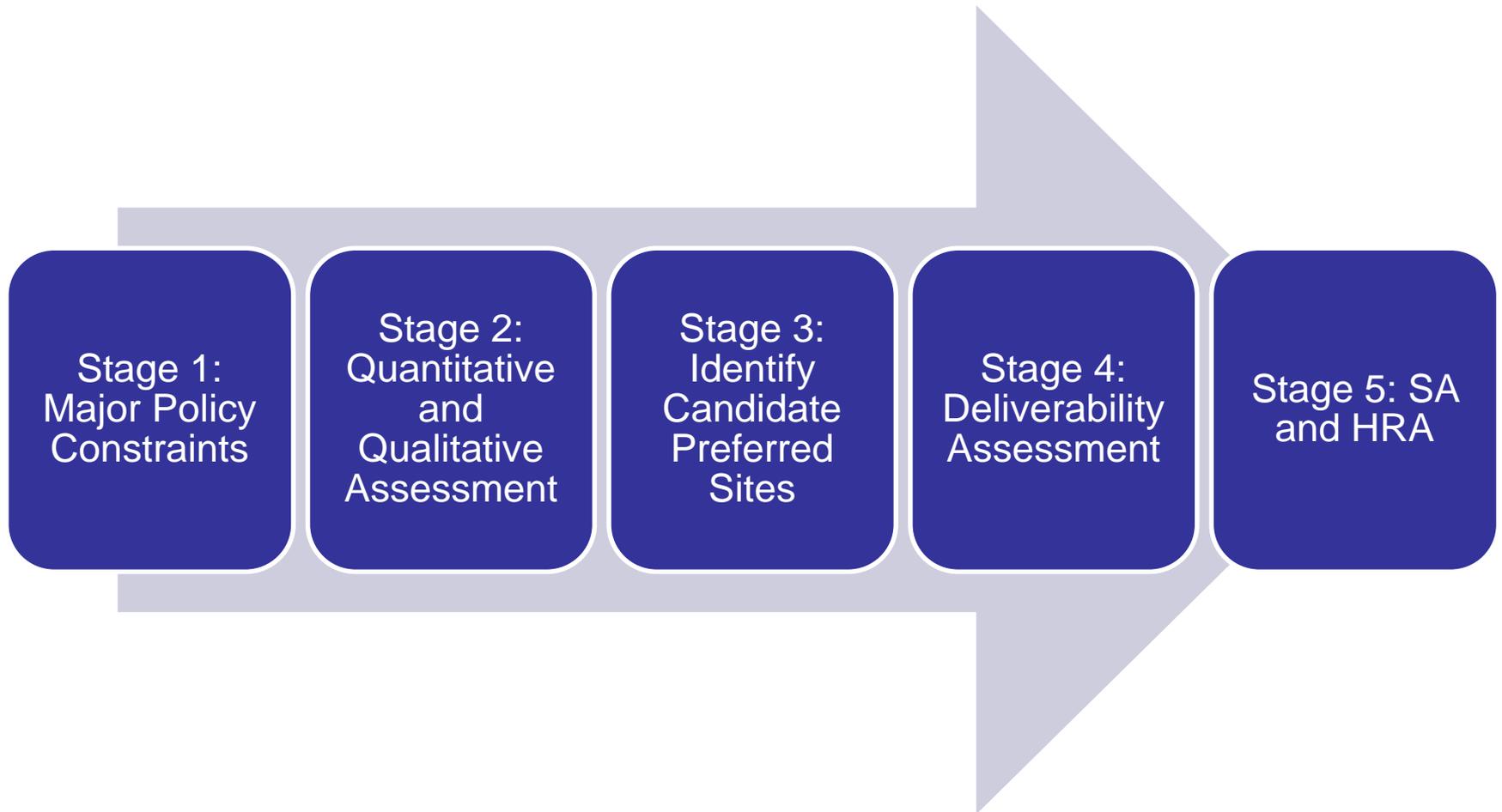
- Strategic appraisal of options for the distribution of housing growth across the market area
  - Sustainability appraisal style assessment
  - Habitats Regulation style assessment
  - Transport modelling
- Key differentiator between options is the level of growth to be accommodated in and around Harlow
- Appraisal of potential ‘strategic sites’ in and around Harlow
- Method for appraising sites aligned with District process
- Draft Plan will contain proposed strategic site allocations

# Purpose/starting point for site selection



- Identify potential residential, traveller and employment (B uses) sites for allocation in the Local Plan
- Achieve this through a sifting process
- Assessed sites identified through SLAA, Settlement Capacity Study and other technical studies
- All sites checked to make sure they were:
  - Being promoted for residential, B class employment uses or traveller accommodation
  - Of an appropriate size
- Created Geographical Information Systems (GIS) linked sites database to track sites through the process

# Overview of Site Selection Process



# Stage 1 Assessment

- Sites were subject to the following major policy constraints:
  - Settlement buffers
  - Flood Risk Zone 3b (and 3a for traveller sites)
  - International sites for biodiversity
  - County and Local Wildlife Sites
  - Epping Forest and its Buffer Land
  - Health and Safety Executive Consultation Zones  
Inner Zone (residential and traveller sites only)

# Stage 2 Assessment

- All sites assessed against 33 criteria
- Criteria comprise a series of quantitative and qualitative criteria
- Criteria scored against between 3 and 5 point scale
- Using evidence based studies undertaken by the Council
- One page proforma produced for each site to present the outcomes of the assessment

# Impact on environmental and heritage designations and biodiversity

Criteria	Information used for assessment
Impact on internationally protected sites	GIS data and professional judgement
Impact on nationally protected sites	GIS data and professional judgement
Impact on Ancient Woodland	GIS data and professional judgement
Impact on Ancient/Veteran Trees outside of Ancient Woodland	GIS data and professional judgement
Impact on Epping Forest Buffer Land	GIS data and professional judgement
Impact on BAP priority species or habitats	GIS data and professional judgement
Impact on Local Wildlife Sites	GIS data and professional judgement

# Impact on environmental and heritage designations and biodiversity

Criteria	Information used for assessment
Flood risk	GIS data, Strategic Flood Risk Assessment and professional judgement
Impact on heritage assets	GIS data, draft Historic Characterisation Study and professional judgement
Impact on archaeology	GIS data, draft Historic Characterisation Study and professional judgement
Impact of air quality	GIS data and professional judgement

# Value to Green Belt

Criteria	Information used for assessment
Level of harm to Green Belt	Draft Stage 2 Green Belt Assessment and professional judgement

# Accessibility by public transport and to services

Criteria	Information used for assessment
Distance to the nearest rail/tube station	GIS data
Distance to nearest bus stop	GIS data
Access to employment	GIS data
Distance to local amenities	GIS data
Distance to nearest infant/primary school	GIS data
Distance to nearest secondary school	GIS data
Distance to nearest GP surgery	GIS data
Distance to Strategic Road Network	GIS data, Employment Land Review

Criteria informed by Jacobs Ringway sustainable accessibility work

# Efficient use of land

Criteria	Information used for assessment
Brownfield and Greenfield land	SLAA data
Impact on agricultural land	GIS data
Capacity to improve access to open space	GIS data, Open Space Assessment and professional judgement

# Landscape and townscape impact

Criteria	Information used for assessment
Landscape sensitivity	Settlement Edge Landscape Study and professional judgement
Settlement character sensitivity	Draft settlement proformas, draft Historic Characterisation Study, professional judgement

# Physical site constraints and site conditions

Criteria	Information used for assessment
Topographical constraints	GIS data
Distance to gas and oil pipelines	GIS data, professional judgement
Distance to power lines	GIS data, professional judgement
Impact on Tree Preservation Order trees	GIS data, professional judgement
Access to site	SLAA data
Contamination constraints	Council records
Traffic impact	Jacobs Ringway assessment

# Identify Sites for Further Testing

Differentiated approach for the land uses

Residential sites:

- Looked at each settlement where residential sites promoted
- Considered reasonable spatial options to accommodate growth
- Within most suitable spatial options then considered the suitability of sites
- For each site decided whether it should proceed for further testing

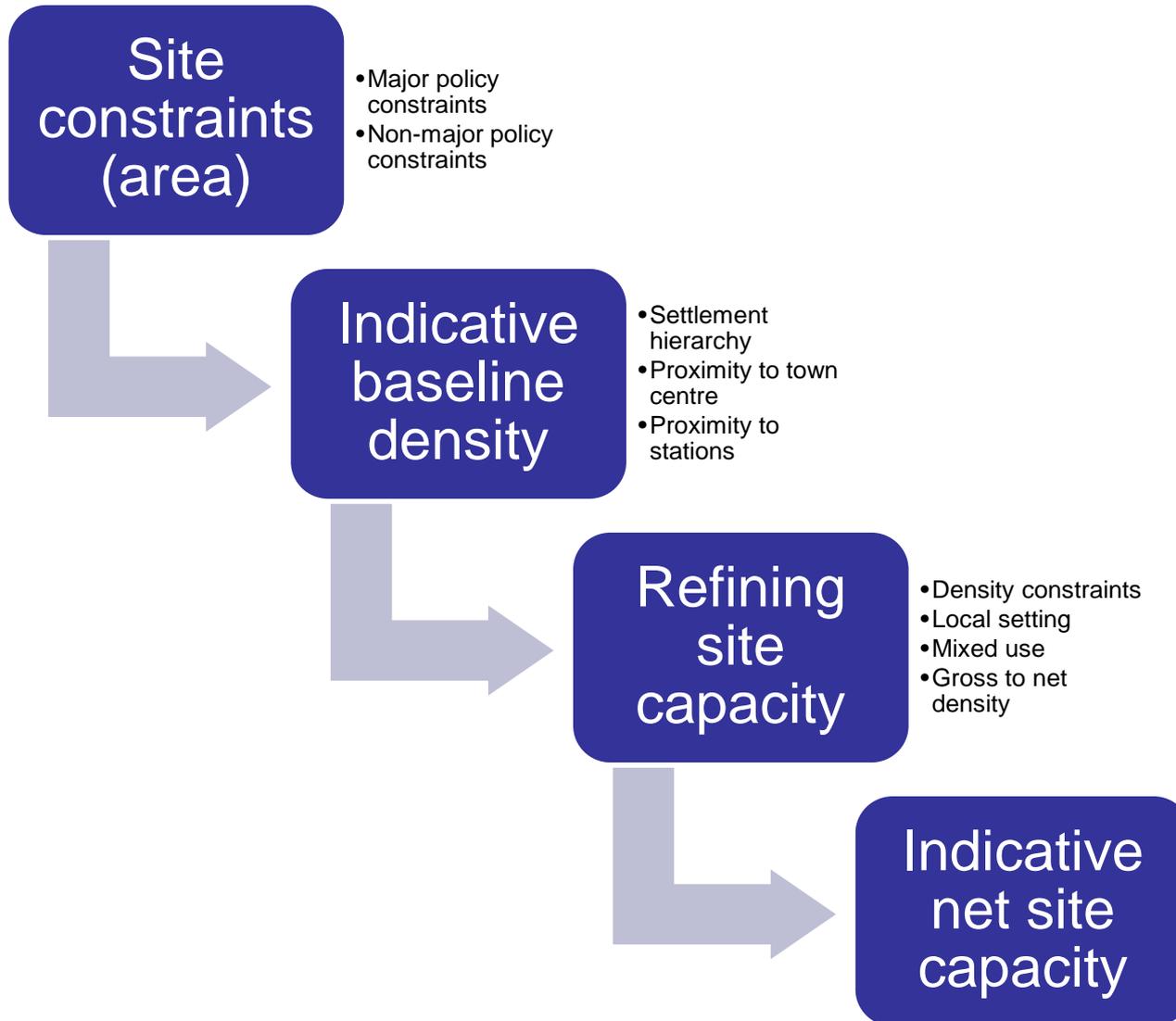
# Identify Sites for Further Testing

Traveller sites:

- Considered reasonable spatial options to accommodate growth across the District and whether preferred size of sites
- Within most suitable option then considered the suitability of sites
- For each site decided whether it should proceed for further testing

Employment sites – to be completed following further collation of evidence

# Stage 3 Indicative Capacity Assessment



# Stage 4 Deliverability Assessment

- Looked at availability and achievability
  - Land ownership; existing uses; on-site restrictions; availability
  - Marketability, viability, infrastructure constraints (schools, GPs, open space, minerals)
- Assessment findings informed decision on whether to propose sites for allocation
- Undertook cumulative assessment of proposed sites by settlement to better understand infrastructure requirements for:
  - Open space
  - Schools
  - Green infrastructure
  - Sewerage capacity
  - London Underground capacity

# Next Steps

- Draft Plan will set out proposed allocations for residential and traveller sites and identify employment sites that will be subject to more detailed assessment
- Holding Developer one-to-one meetings on 18 November. Details will be circulated on how to register/book your slot
- For sites proposed for allocation will be seeking to enter into a Statement of Common Ground, which will seek to document:
  - scheme proposals
  - approach to ensuring design quality
  - implementation and delivery

# Q&A