

### Epping Forest District Council Local Plan Developer Forum

#### 2 December 2016



### Introduction



- 1. Draft Local Plan update
- 2. Programme of work
- 3. Draft Terms of Reference
- 4. Discussion and questions
- 5. Next steps
- 6. AOB



#### **Current Timetable**



- Statutory consultation on the Draft Local Plan
  31 October 12 December 2016: 6 weeks
- Pre-submission publication Summer 2017
- Submission for examination December 2017
- Examination 2018





#### Consultation

- Monthly e-bulletins to those on consultation database
- Members toolbox
- Social media: Twitter/Facebook
- Video
- Infographics
- Adverts
- Press release
- Information leaflet to every household in the District w/c 24 October 2016
- Consultee letters
- Commuter postcards





#### **Staffed exhibitions**

am		
Location	Consultation venue	Date and time
North Weald Bassett	North Weald Village Hall	Saturday 5 November 10am – 2pm.
Loughton	Lopping Hall	Monday 7 November. 3.30pm-8pm.
Chigwell	Chigwell Hall	Tuesday 8 November. 3.30pm-8pm
Ongar	Budworth Hall	Wednesday 9 November. 3.30pm- 8pm.
Epping	Epping Hall Friday 11 November 3.30pm-8pm.	
Waltham Abbey	Waltham Abbey Town Hall	Monday 14 November. 3.30pm-8pm.





#### **Static exhibitions**

Location	Consultation venue	Suggested dates
Epping	Epping Library & Civic Centre	31 October 2016 - 12 December 2016
Ongar	Ongar Library	31 October 2016 - 12 December 2016
Waltham Abbey	Waltham Abbey Library	31 October 2016 - 12 December 2016
North Weald Bassett	North Weald Library	31 October 2016 - 12 December 2016
Loughton	Loughton Library	31 October 2016 - 12 December 2016
Buckhurst Hill	Buckhurst Hill Library	31 October 2016 - 12 December 2016
Chigwell	Chigwell Library	31 October 2016 - 12 December 2016
Sheering	Sheering Village Hall	31 October 2016 - 12 December 2016
Roydon	Roydon Village Hall	31 October 2016 - 12 December 2016
Nazeing	Bumbles Green Leisure Centre	31 October 2016 - 12 December 2016
Theydon Bois	Theydon Bois Village Hall	31 October 2016 - 12 December 2016





#### **Tailored sessions**

- Parish/Town Councils meetings on 22 November 2016
- Developer meetings on 18 and 21 November 2016
- Developer Forums on 2 December 2016
- Meeting with Youth Council on 15 November 2016
- Statutory consultees meetings on 7 December 2016



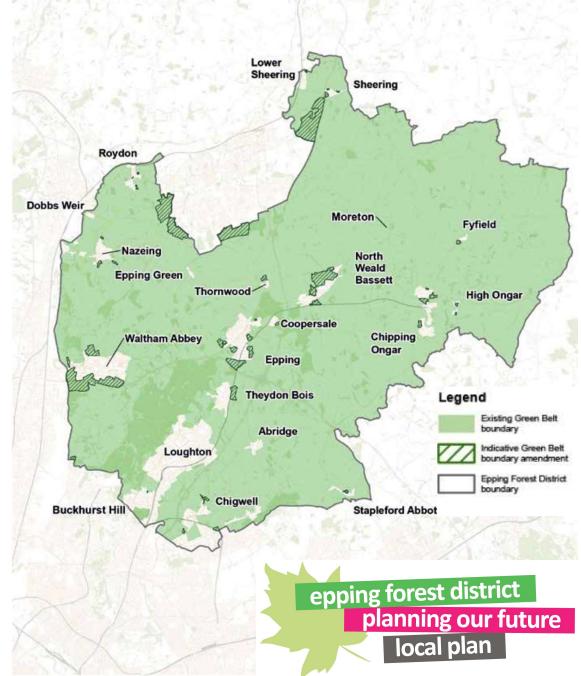
#### **Purpose of the Draft Local Plan**

- Sets out the Council's proposed strategy up to 2033
- Meet economic and housing needs in the District
- Identify proposed sites for allocation for housing including traveller accommodation and potential sites for employment
- Draft development management policies



# Contents of the Draft Local Plan

- Chapter 1 introduction including foreword from Leader and Portfolio Holder
- Chapter 2 setting the scene
- Chapter 3
  - Strategic policies
  - Overall vision and objectives
  - Allocation of strategic sites around Harlow
  - Alterations to Green
    Belt boundary (about
    1.5% loss)





### **Contents of the Draft Local Plan**

- Chapter 4 District wide policies covering housing, employment, transport, historic and built environment, design and environmental policies
- Chapter 5 includes site allocations by settlement together with town centre policies
- Chapter 6 policies on infrastructure and delivery
- Appendices
  - 1: Acronyms and glossary
  - 2: List of policies to replace adopted policies
  - 3: List of potential measures to monitor the policies in the Plan
  - 4: List of evidence to support the Plan
  - 5: Draft housing and traveller trajectories



# How we developed the Draft Local Plan

- National Planning Policy Framework
- Planning Practice Guidance
- Evidence base
- Community consultation responses and other stakeholder feedback
- Masterplans/Development Briefs
- Liaison with cross boundary partners
- Cooperation for Sustainable Development Board
- Town and Parish Councillor and Member workshops
- Regular reports to Cabinet
- Local Plan Officer Working Group
- Legal advice



Epping Forest



### Key evidence base documents

- Strategic Housing Market Assessment
- Economic Evidence
- Strategic Land Availability Assessment
- Stage 2 Green Belt Review
- Settlement Capacity Study
- Site Selection Report
- Draft Infrastructure Delivery Plan
- Town Centres Review
- Sustainability Appraisal
- Habitats Regulation Assessment





# **District housing requirement**

Remaining requirement to be identified	4,450 plus reserve sites
Requirement met through strategic sites around Harlow	3,900
Windfalls x 17 years (2016 – 2033) provisionally assuming 35 units per annum	583
Sites with planning permission (31 March 2016)	1,250
Homes built (completions) 2011-2016	1,173
Number of homes required to be built 2011- 2033 (based on emerging spatial option)	11,400





#### **Traveller requirement**

No of pitches required 2016-2033 based on 2016 Interim Gypsy and Traveller Accommodation Assessment	38 pitches and 1 yard
Completions	16
Commitments	4
Remaining requirement to be identified	18 pitches and 1 yard

\* In addition there may be a requirement for pitches to be brought forward for travellers which may meet the PPTS definition but their current status is unknown. ORS recommend that given the uncertainty about the number of pitches which may be required that these are provided through a criteria based policy

#### **Local Plan Strategy**

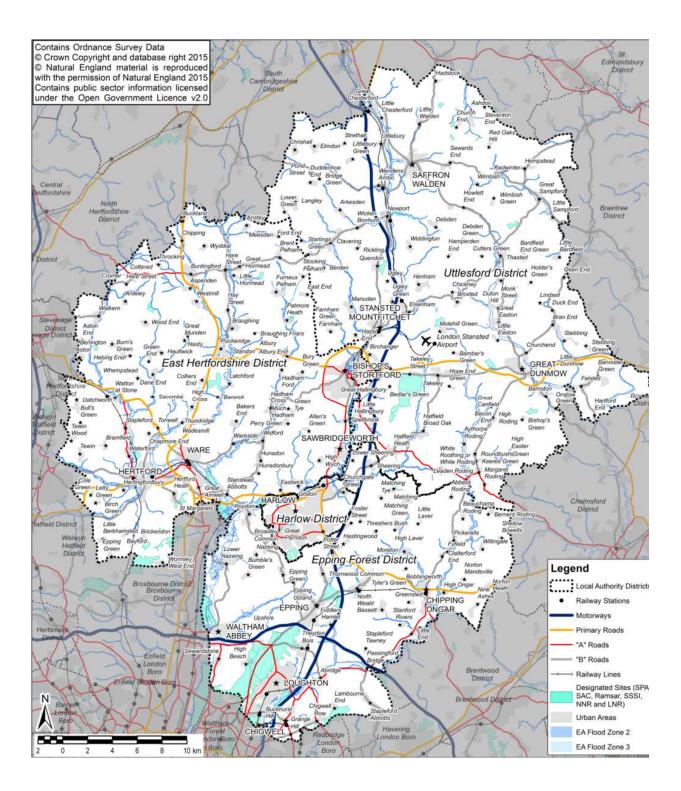


- Areas around Harlow will be a focus for growth
- Growth will be spread across the District
- Maximise potential within existing settlements:
  - focusing on brownfield land with higher densities where possible,
  - utilising open space where it would maintain adequate provision within the settlement
- Previously developed land in the Green Belt
- Limited release of land in the Green Belt to provide for housing on the edge of settlements



**"The Government** expects joint working on areas of common interest to be diligently undertaken for the mutual benefit of neighbouring authorities"

National Planning Policy Framework



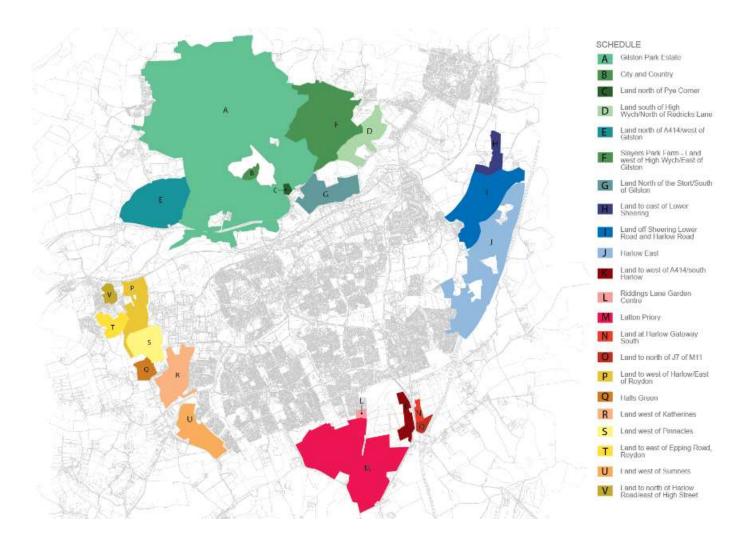




- Setting up of officer and member group of the Cooperation for Sustainable Development Board
- Terms of reference/governance arrangements agreed
- Forum for discussions on cross boundary strategic issues e.g. green belt, transport, housing and employment need



# Key issue: how much growth around Harlow?







The options were evaluated through:

**1.Transport modelling** (what are the transport implications of the different options?)

**2.Sustainability appraisal** (how do the options effect air quality, biodiversity, water etc.?)

**3.Strategic site assessment** (e.g. what infrastructure is needed to deliver the options?)

**4.Habitat Regulations Assessment** (how will the options affect Epping Forest SAC?)



#### Strategic sites assessment



The objectives of the strategic sites assessment work was to:

- Consider and evaluate potential strategic sites around Harlow
- Establish an up-to-date direction of travel in terms of the acceptability of growth
- Provide more clarity about the high-level infrastructure implications of particular sites
- Enable officers, Members, statutory consultees and land promoters to understand how the sites perform
- Provide outputs capable of forming part of the evidence base for the emerging Local Plans

#### Strategic sites assessment



- Synthesis of all existing evidence base from Harlow, Epping Forest, East Herts, Essex CC and Herts CC
- Includes a GIS analysis of key constraints and designations broken down by seven themes:
  - Environmental
  - Geo-environmental
  - Landscape, topography and Green Belt
  - Heritage
  - Transport and accessibility
  - Regeneration potential
  - Infrastructure capacity and provision of local services

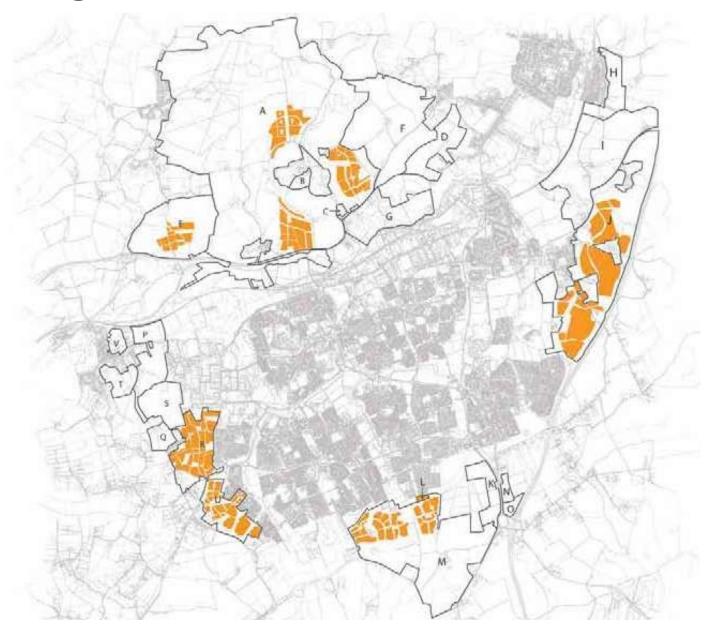


# Strategic sites assessment

- Liaison with statutory providers, Essex CC and Hertfordshire CC to fully understand the current context and to provide a comparative commentary on the strategic sites
- Liaison with land promoters to gain an up-to-date understanding of the sites, including an analysis of deliverability i.e. what infrastructure is required, both on-site and off-site, costs (where known) and development trajectories for each site to inform viability testing
- Individual assessment of each site and broad directions of growth (north, south, east, west) considering the performance of each site against seven themes, wider contextual information, and deliverability considerations
- **Recommendations** to help decide a preferred spatial option



#### **Strategic Sites around Harlow**

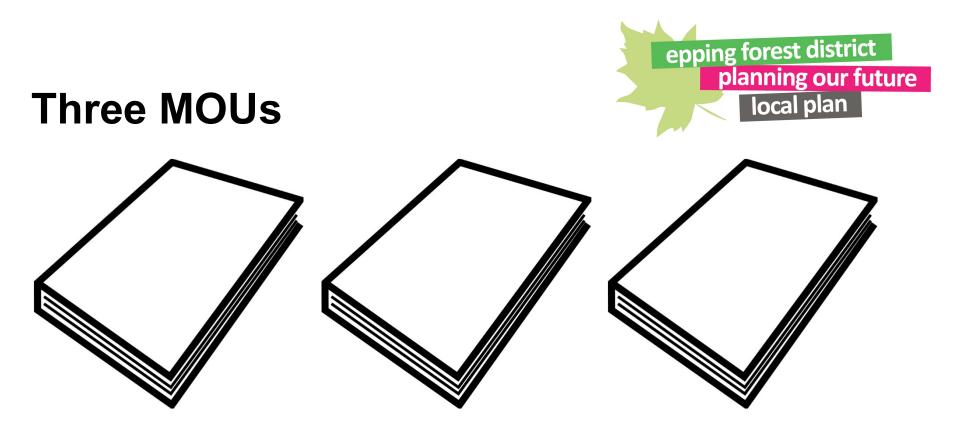


# Establishing Memoranda of Understanding between the parties

"Local planning authorities will be expected to demonstrate evidence of having effectively cooperated to plan for issues with cross-boundary impacts when their Local Plans are submitted for examination. This could be by way of plans or policies prepared as part of a joint committee, a **memorandum of understanding** or a jointly prepared strategy which is presented as evidence of an agreed position."

National Planning Policy Framework





Draft Distribution of Objectively Assessed Need MOU

Transport infrastructure MOU

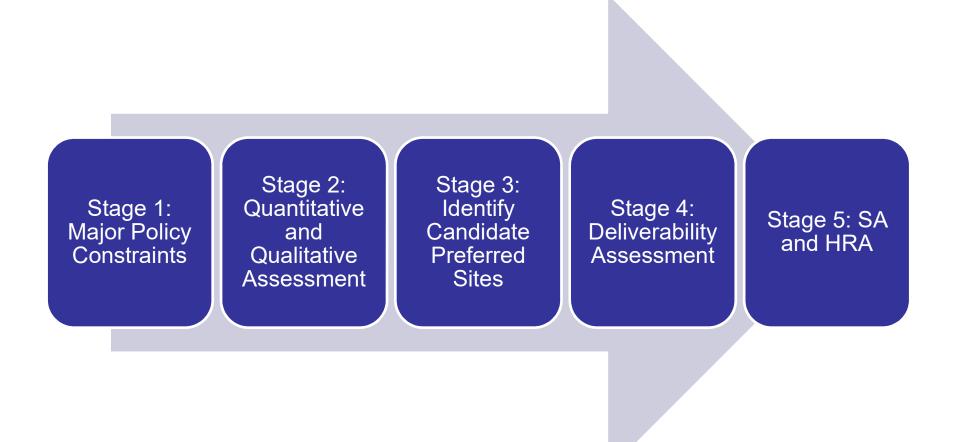
Epping Forest SAC MOU

# 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 over 800 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**

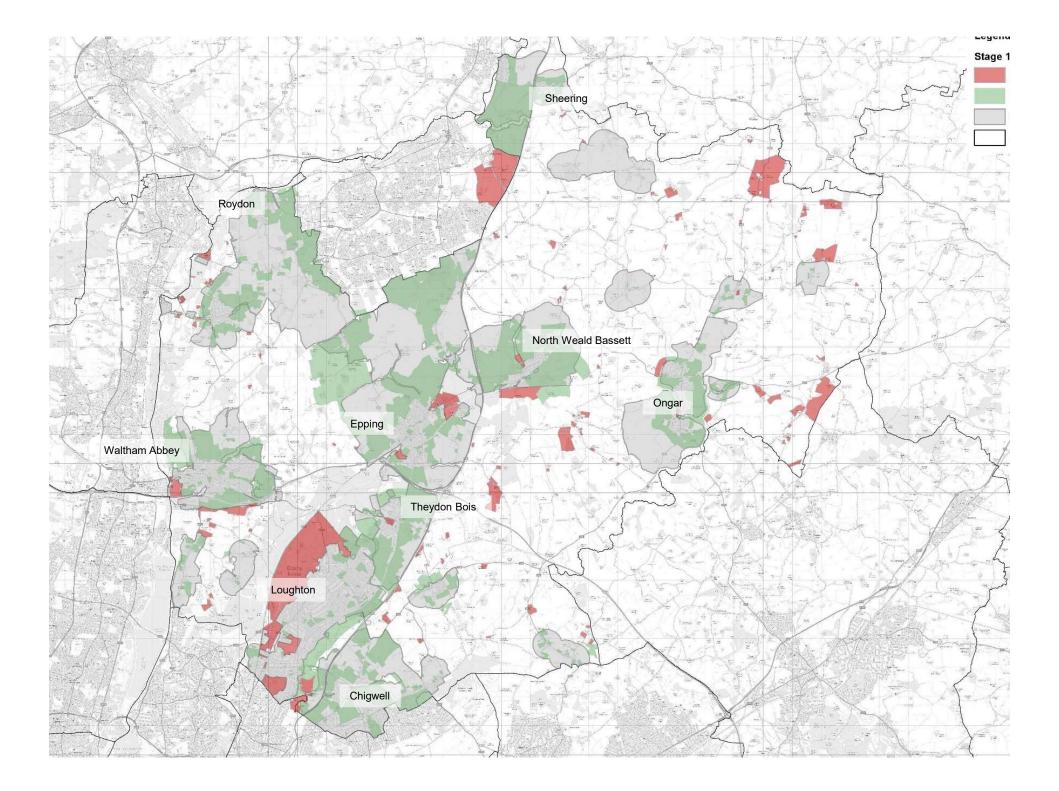




### Stage 1 Assessment

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







# Stage 2 Assessment

- Some 427 sites remained after Stage 1
- All sites assessed against 31 criteria grouped under:
  - Impact on environmental and heritage designations and biodiversity.
  - Value to Green Belt.
  - Accessibility by public transport and to services.
  - Efficient use of land.
  - Landscape and townscape impact.
  - Physical site constraints and site conditions.
- Criteria comprised a series of quantitative and qualitative criteria
- Criteria scored against between 3 and 5 point scale



# **Output from** Stage 2

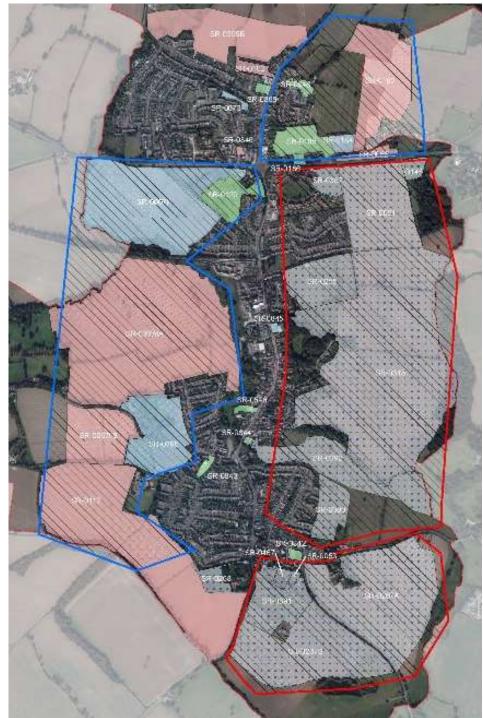
S	ite Assessment
Site Reference	SR-0069
Parish:	Epping
Size [ha]:	1.92
Address:	Land at Ivy Chimneys Road, Epping
otes:	Agricultural field
rimary Use:	Housing
SLAA Yield:	56 dwellings
ource for aseline Yield:	Assumption based on 30 dph
ite	None
ontraints:	
ite selection djustment:	None
wellings:	56



Criteria Name	1	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use are not likely to be significant elone but should be checked for in-combination official	Betwees 400m and 2km from the SAC. In-comb scilon effects from recreational pressure
12 Impaction Nationally Protected sites	0	Gased on the Impact R w Zones there is no requirement to consult Natural England secarce the proposed decoperant of the Net Zone a raw to 3050's.	
I - Impaction Nationally Protected sites	0	proposed development a Litikely to Jose a ray to XXXIIIa Gile is not located with n or adjecent to Ancient Wootland.	
1 2e Impact on Ancient Woodland	0		
1.26 Impact on Ancient/Veteran Trees subside of Ancient Vroodland	0	No Ancient or Veteran wass are located within the site.	
14 Impact on Epping Forest Buffer Land	0	Site is unlikely to inteact on Epcing Forest Buffer Lands	Sile is not to up hing Butter Lands
1.5 Impection BAIP Pirority Species or Habitats			
1.5 Impector Local Wildlife Sites			
1 + Hood Hisk	1001	Site within Flood Zone 1	
1 8a Impact on Hontage Assots	(+)	Site is not likely to affect he fitsge access due to their distance from the ate	
1 Eo impact on Archaeology	0	There is a medium like thood that 'untrier incheeological assets may be discovered on the site, ou potential is unknown as a result of previous lack of Investigation	t
1.5 Impact of Air Quality	0	Site lies outside of areas, deminish as seing at fisk of poor air quality	
2.1 Level of tarm to Green Belt	100 C	Site is within Green Belt, where the level of herm caused by release of the land for development would be high or very high.	t
2.1 Level of fairs to Green self	ies.		
3.1 Distance to the nearest raliftube station	0	Sile is between 1000m and 4000m from the nearest rail or tube station.	Nict appRoable
5.2 Weiking distance to nearest bus stop	0	Sile between 400m and 1010m of a bas slop.	Nict appReable.
3.2 Access to employment	(+)	Site is when 1800m of an emotoyment site/location	k of a pperable
3 4 Distance to local amendies	0	Site is between 1000m and 4000m from meanest town, large village or small village.	kot applicable.
3.5 Distance to nearest intert/primary school	(r)	Site is less than 1000m from the respect infantiprimary school	k of a optica cla
3.5 Distance to rearest secondary school	0	Gie is between 1000m and 4000m from the nearest secondary school	K.ct.applicable
3.7 Distance to recreat GP surgery	0	Gite is between 1000m and 4000m from the nearest GP surgery	K of a pplicable
S II Access to Strategic Road Network		Not applicable.	Not a oplicable.
4 * However, is and Geroombold Land	(0)	Majority of the site is green feto kino adjacent to a settlement	100% Oreenfield site. Adjacent to an existing settement (Expiring).
4.2 Impaction Agricultural Land	6)	Development would involve the loss of the best and most versatile agricultural land (grades $7.0$ )	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space	No open space is located in the site area. Development will not involve the loss of public open space. Freiminary masterplan proposes to new open space.
5 ° Lancacape sensitivity	0	Site fails within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate davelopment without significant obstractor change	The relevant site sharacter context is urson and development, is unlikely to affect adversely the wide bandscape character.
0.2 Settlement character sensitivity	6)	Development is unlikely to have an effect on settlement sharacter	The site is on the edge of the existing actific tend. The number of proposed houses is at a higher density than the neighbouring developments. Therefore, development keip to affect the housing character of the
6 1 Topography constraints	(i)	lopographical constraints in the site way proclude development	area 6.ct a pplinable,
6 Is Distance to gue and of pipelines	0	Ces or oil pipelines do not pose a constraint to the site	
6.25 (1stance to constraining power lines	0	Power lines do not cose a constraint to the ate	
6.3 Impaction Tree Preservation Order (TPO) trace			
6.4 Access to site	(6)	Suitable access to sim a smady exists	
8.5 Contamination constraints	0	Potential contain instan on site, which could be mitgated	Potential contamination on vary shaal part of site ; ntilled pane). Potential adverse impact that could be mingated.
6.3 Traffo impest	0	Area around the site expected to be uncongested at peak time, or site below the site size three not where it would be expected to effect dargestion	1

# Identify Sites for Further Testing

- Each settlement looked at the residential sites being promoted
- First 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





Sites on previously developed land within settlements in flood zone 1

• SSM sets out a site preference hierarchy

 Each potentially suitable site was assigned a category in the hierarchy Open space within settlements in flood zone 1

Previously developed Green Belt in flood zone 1

Lowest performing Green Belt on edge of settlement in flood zone 1

Medium performing Green Belt on edge of settlement in flood zone 1

High performing Green Belt on edge of settlement in flood zone 1

All other sites



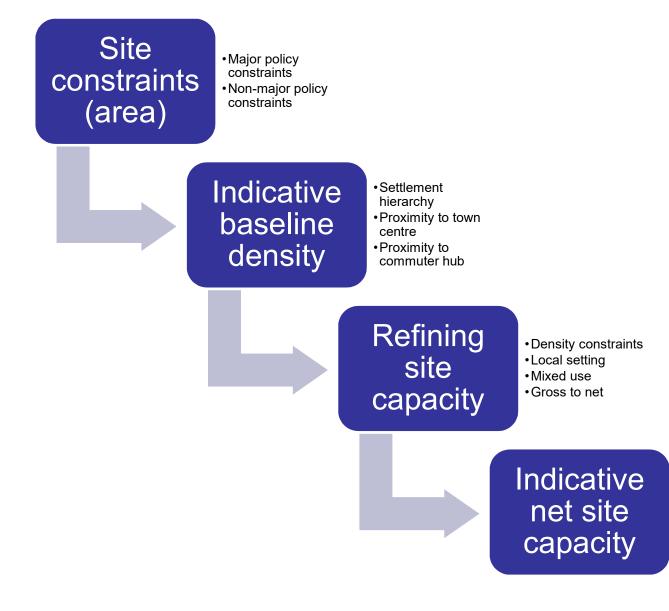
# **Identify Sites for Further Testing**

• Took **152** residential sites forward for testing

Sites on previously developed land within settlements in flood zone 1	All settlements
Open space within settlements in flood zone 1	
Previously developed Green Belt in flood zone 1	
Lowest performing Green Belt on edge of settlement in flood zone 1	
Medium performing Green Belt on edge of settlement in flood zone 1	Epping, North Weald Bassett, Roydon, Chipping
High performing Green Belt on edge of settlement in flood zone 1	Ongar, Theydon Bois, Sheering, Waltham Abbey



#### **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
  - Minerals
- Cumulative assessment of sites per settlement
  - Open space
  - Schools
  - Green infrastructure
  - Sewerage capacity
  - London Underground capacity
- Then identified housing trajectory



#### **Spatial Development Strategy**

Sites around Harlow	~ 3,900
Buckhurst Hill	~ 90
Chigwell	~ 430
Chipping Ongar	~ 600
Coopersale	~ 50
Epping	~ 1,640
Fyfield	~ 90
High Ongar	~ 10
Loughton	~ 1,190
Lower Sheering	~ 30
Nazeing	~ 220
North Weald Bassett	~ 1,580
Roydon	~ 40
Stapleford Abbotts	~ 10
Sheering	~ 120
Theydon Bois	~ 360
Thornwood	~ 130
Waltham Abbey	~ 800



# Green Belt Alterations

Legend



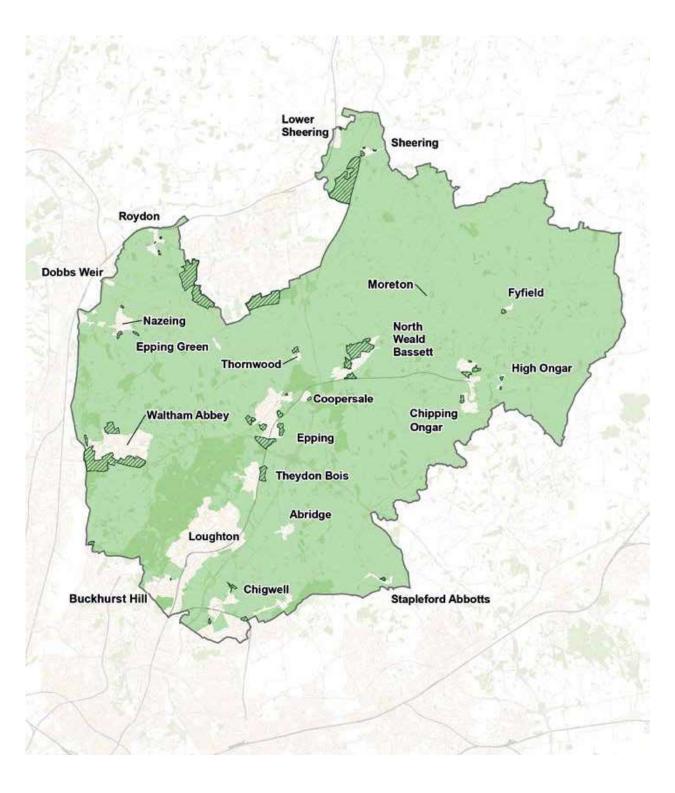
Existing Green Belt boundary



Indicative Green Belt boundary amendment



Epping Forest District boundary





# **Policy SP 4 Place Shaping**

- Policy provides framework and key principles to guide future development
- Seeks to achieve Garden City principles
- Seeks to ensure holistic approach to future development
- Seeks to achieve development of an appropriate density – taking into account local context, design and infrastructure requirements





# **Making representations**

- Use of on-line form where possible
- <u>http://eppingforest.consultationonline.co.</u>
  <u>uk/</u>
- Deadline 5pm 12 December 2016





#### **Next steps**

- Analysing results of the consultation
- Employment / glasshouses review
- Further work on sites employment sites and issues arising from consultation
- Additional evidence (transport modelling, plan viability/CIL, retail, open space audit and infrastructure delivery plan)
- Working with site promoters statements of common ground
- Revised plan for publication





# **Questions?**

