

Our Ref: RJC/EFDC/MBL(1)
Date: 5 March 2019
Phone: 07775 008049
Email: rich.cooke@essex.gov.uk

Planning Policy Team
Epping Forest District Council
Epping Town Council

By email info@eppingtowncouncil.gov.uk

Dear Sir / Madam

Re: Moreton, Bobbingworth and the Lavers Neighbourhood Plan (NP) (Regulation 16) 2019 consultation

Thank you for consulting Essex County Council (ECC) on this draft Neighbourhood Plan (NP). ECC provides the following response, which reflects ECC's role as the Minerals and Waste Planning Authority, the Highways Authority, the Local Education Authority and Lead Local Flood Authority. ECC is also responsible at the local level for public health.

Requirements of Neighbourhood Plans and Links to emerging Epping Forest Local Plan (2011-2033)

The National Planning Policy Framework (NPPF) makes it clear that *'the NPPF must be taken into account in preparing the development plan'*. The NPPF also states (at paragraph 13) that:

'The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.'

ECC provided a response to the Epping Forest District Draft Local Plan Regulation 19 (2017) consultation, and its representations are currently being considered through the Local Plan examination process.

The ECC response focusses on the transport chapter and comment is provided below.

Transport

As Highways Authority for the district (and parish area) ECC has reviewed the transport policies including Policies MBL 4.1 – 4.3 inclusive. In response, ECC advises that Policy MBL 4.2 Parking proposes what appears to be a relatively high local car parking requirement for new homes (minimum of one parking space per bedroom, plus one visitor space per home). ECC notes that the proposed standards do not fully reflect the adopted ECC car parking standards (from September 2009)¹. Policy DM8 Vehicle Parking Standards of the ECC Development Management Policies document (February 2011)² applies these standards, stating that the highways authority will ensure that development proposals comply with ECC's current adopted car parking standards. By way of balance, ECC recognises that the area covered by the NP is rural and sparsely populated in nature and sustainable transport options will be limited. It will be for the NP group to determine whether different parking standards are appropriate for the local area, taking into account all relevant considerations, including the need for accessibility and local environmental factors but also sustainability objectives. This is provided local evidence provides adequate justification for this proposed departure from ECC parking standards.

In this context, ECC notes that paragraph 3.90 of the EFDC Local Plan Submission Version (2017) confirms that

As set out above there are issues around the provision of car parking in new development. The Council believes that there are opportunities to take a more locally focused approach to car parking standards across the District. It is therefore proposing to develop specific residential car parking standards for Epping Forest District. These parking standards will be developed based on:

- an understanding of differing levels of car ownership across the District;
 - the different levels of current and future access to services and facilities across the District; and
 - making better use of land through widening the use of 'unallocated' car parking within larger developments and looking at the need for providing on-site garage provision
- Until such time as those standards are adopted, planning applications will use Essex County Council's adopted Parking Standards as the starting point..

Concluding Comments

Given the above considerations, ECC does not raise an objection to the proposed NP, provided the evidence base justifies the proposed car parking standards and can be shown to be appropriate in light of local and wider circumstances.

If you wish to discuss any of the above matters in further detail please contact me via the contact details provided above.

Yours sincerely,

¹ See: https://www.essex.gov.uk/Environment%20Planning/Development-in-Essex/Documents/Parking_Standards.pdf - see page 63

² See: https://www.essex.gov.uk/Environment%20Planning/Development-in-Essex/Documents/Development_Management_Policies.pdf - see page 10

Rich Cooke
Principal Spatial Planner, Planning Service

Planning Service, Economic Growth and Localities
Essex County Council
County Hall
CHELMSFORD
CM1 1QH