

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

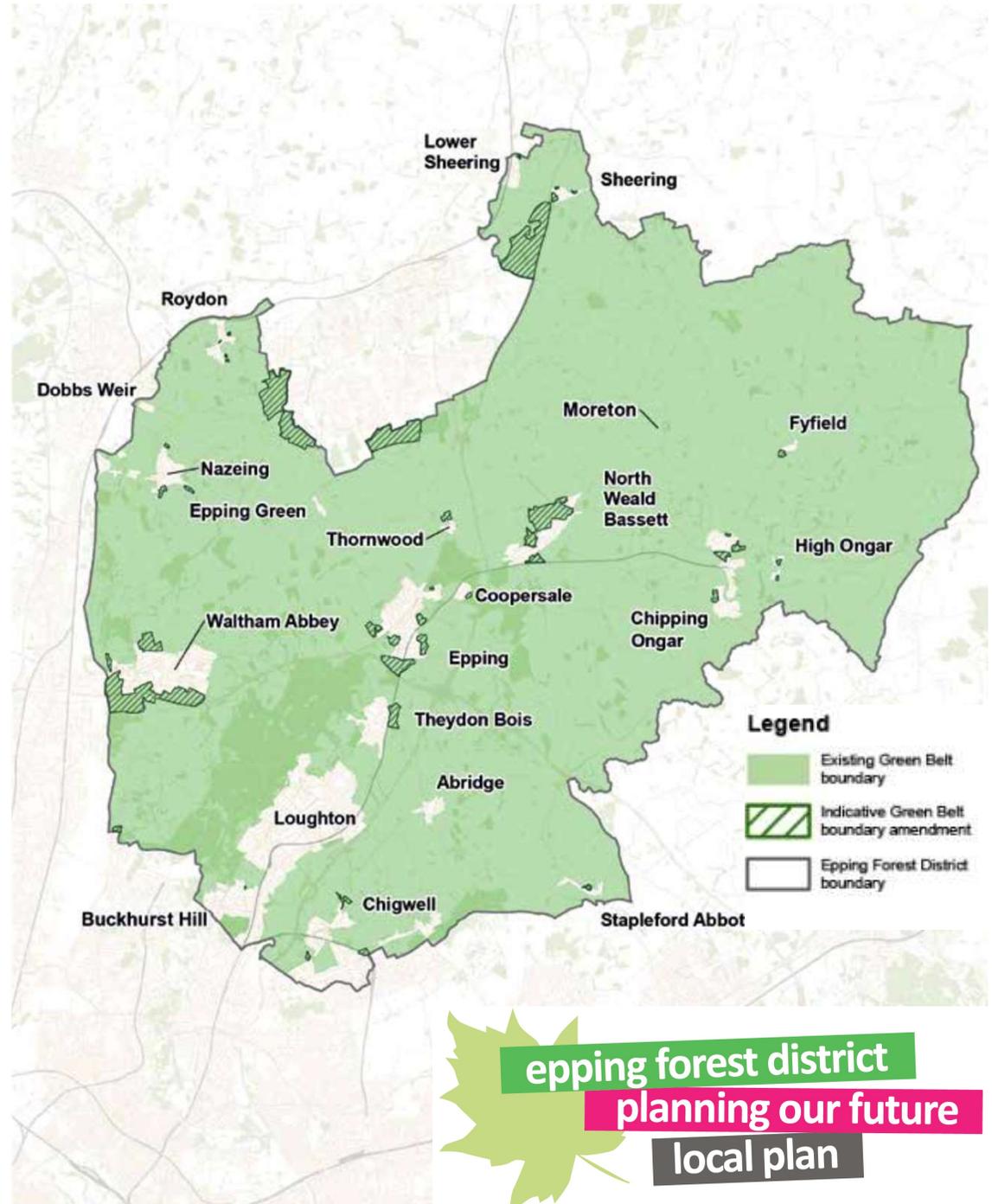
Purpose of the Draft Local Plan

- 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

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

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

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

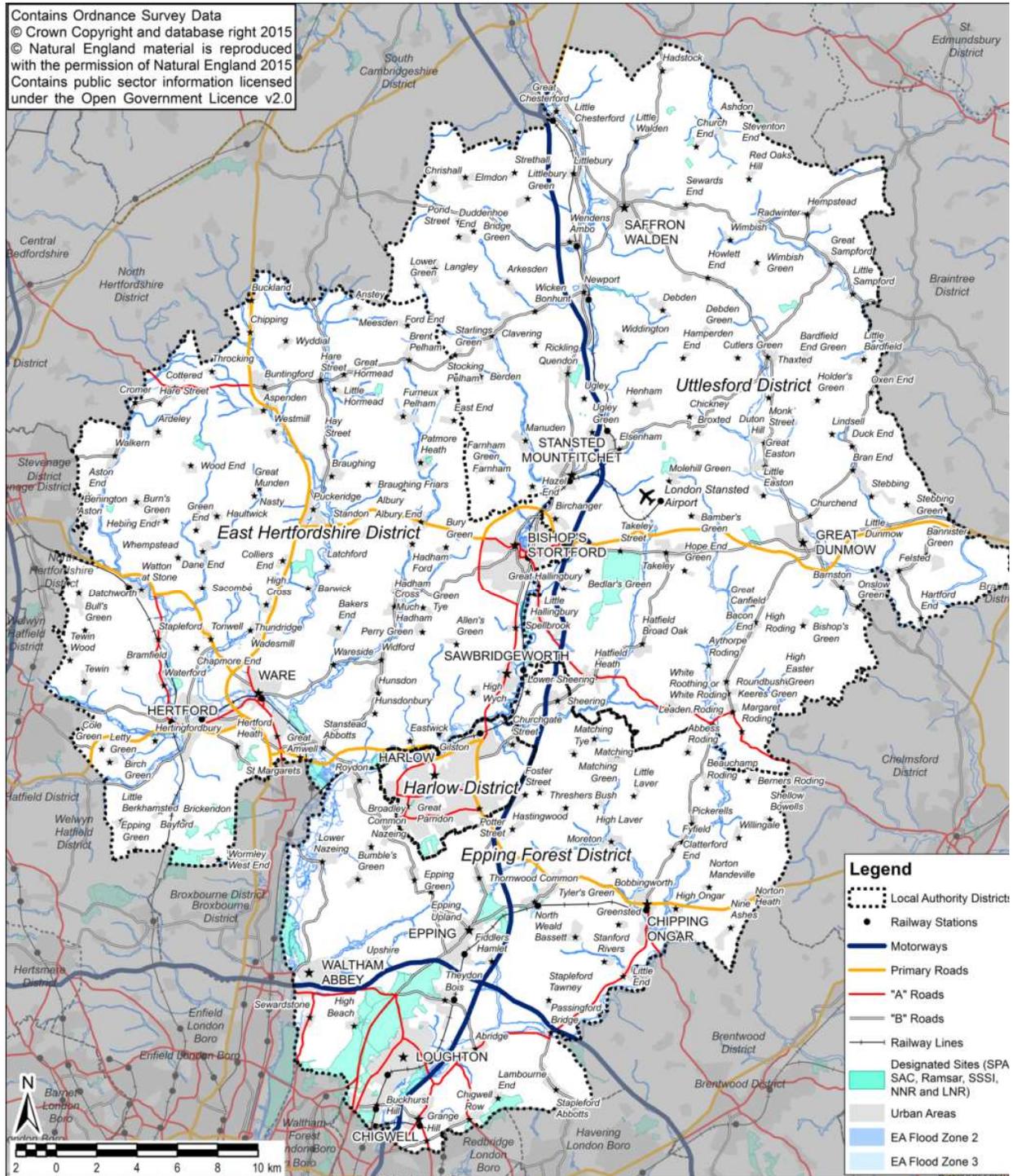
* In addition there may be a requirement for pitches to be brought forward for travellers which may meet the PPTS definition but their current status is unknown. ORS recommend that given the uncertainty about the number of pitches which may be required that these are provided through a criteria based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

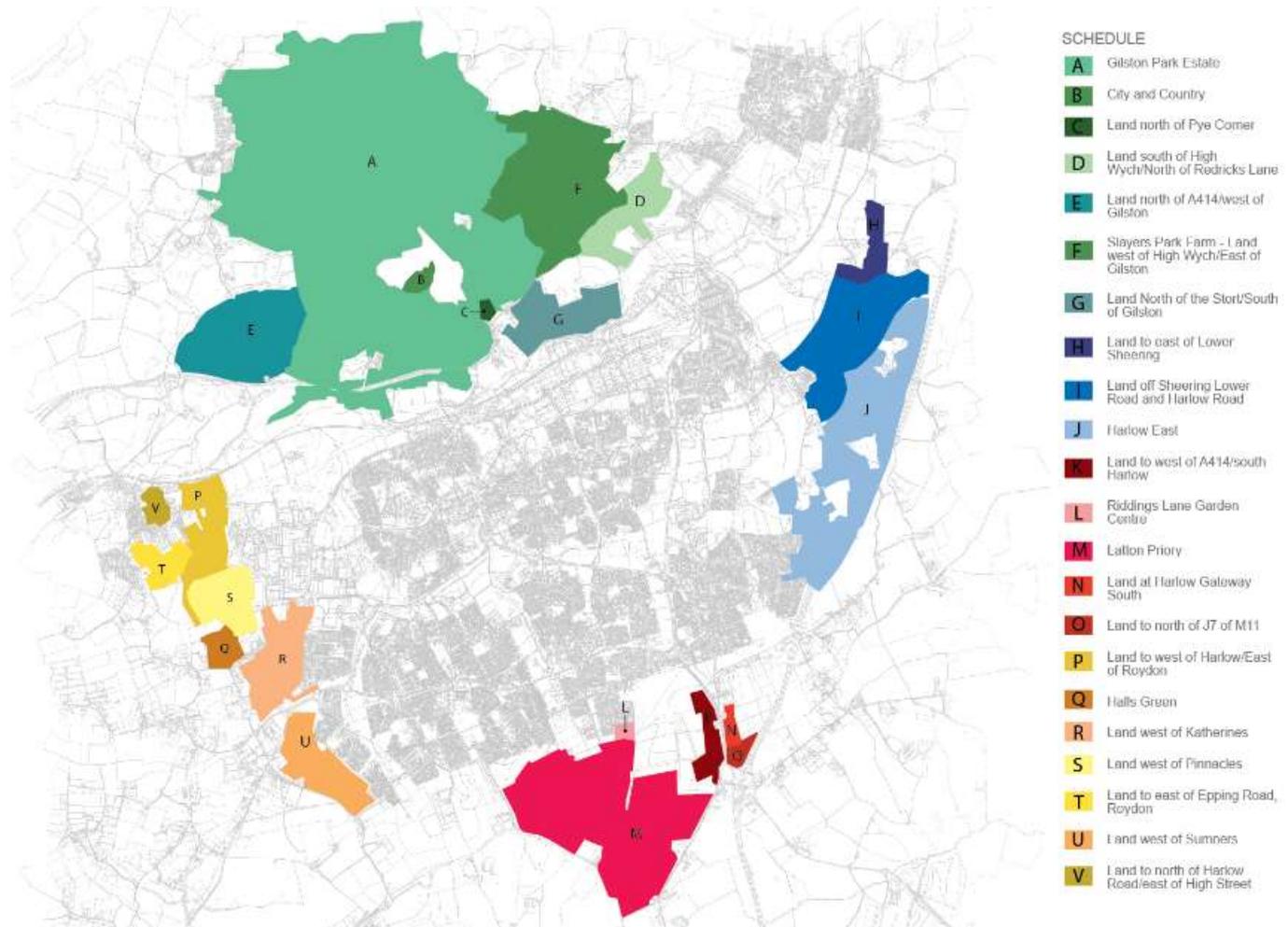
National Planning Policy Framework



Duty to Co-operate

- 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?



Testing the options

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

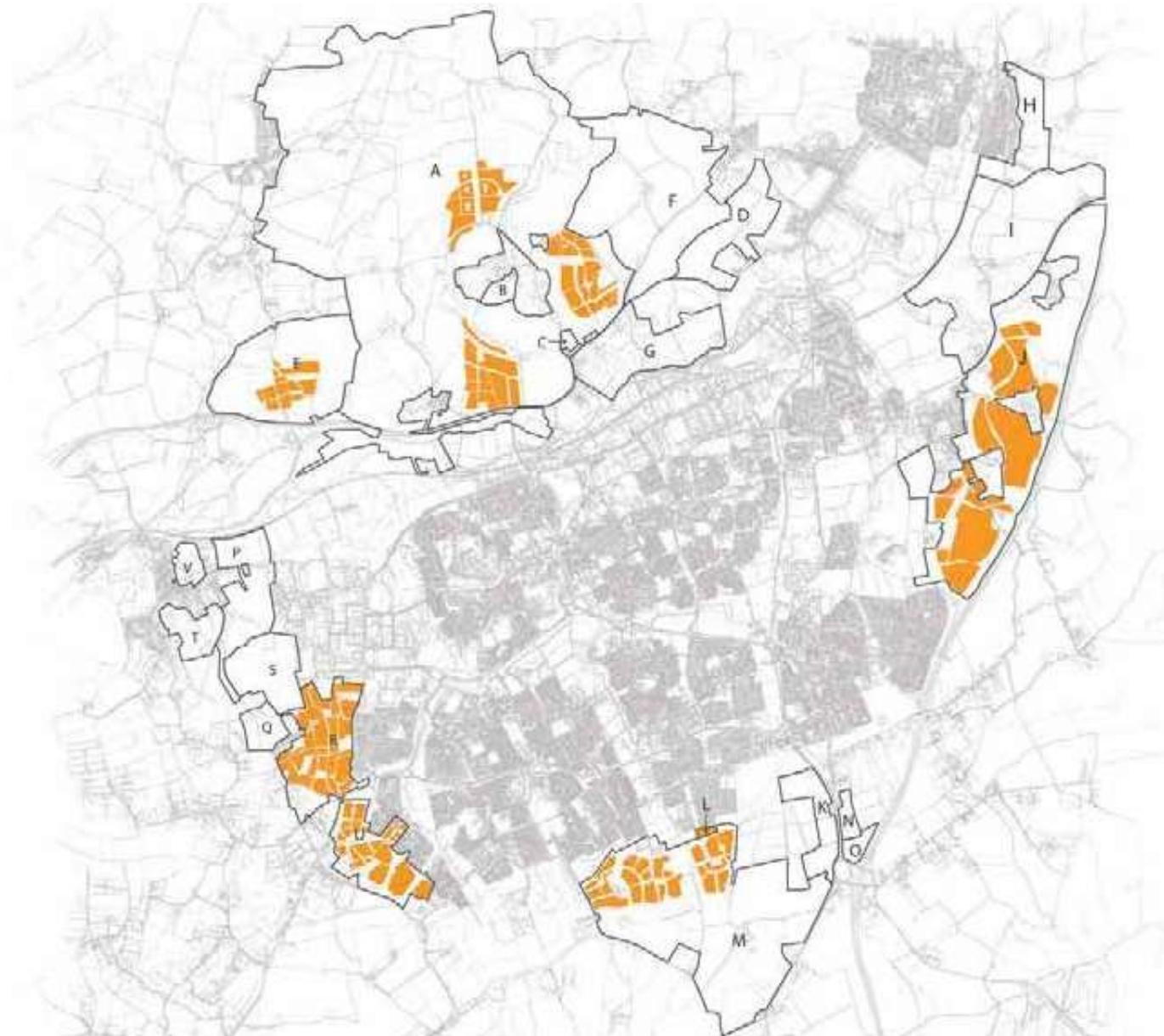
Strategic sites assessment

- 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

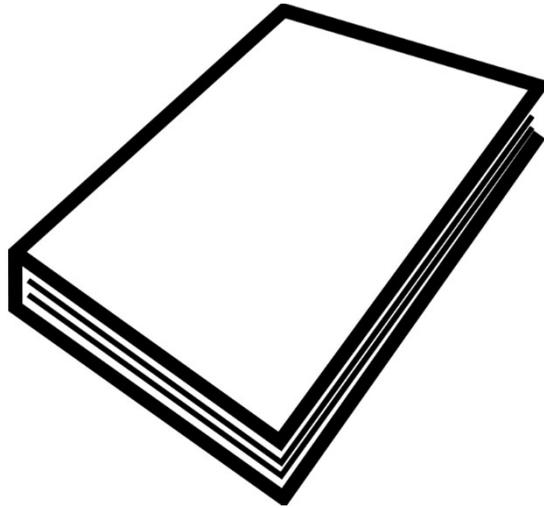


Establishing Memoranda of Understanding between the parties

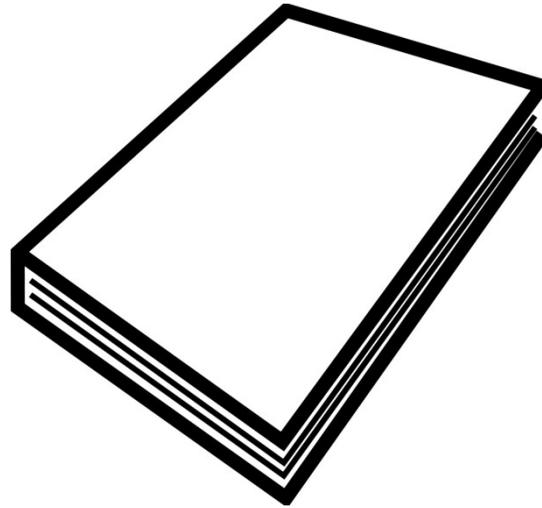
“Local planning authorities will be expected to demonstrate evidence of having effectively cooperated to plan for issues with cross-boundary impacts when their Local Plans are submitted for examination. This could be by way of plans or policies prepared as part of a joint committee, a **memorandum of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

National Planning Policy Framework

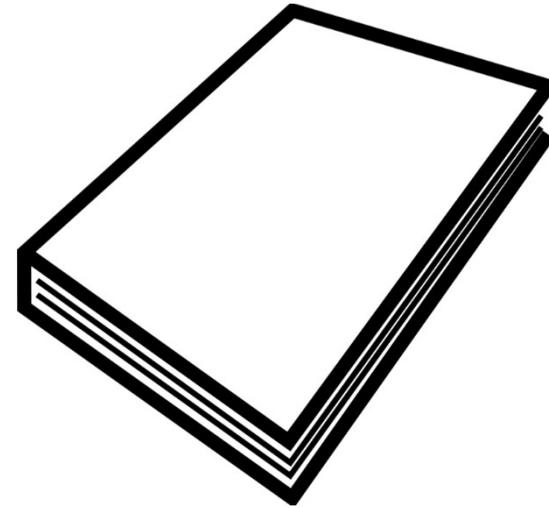
Three MOUs



**Draft
Distribution
of Objectively
Assessed
Need MOU**



**Transport
infrastructure
MOU**

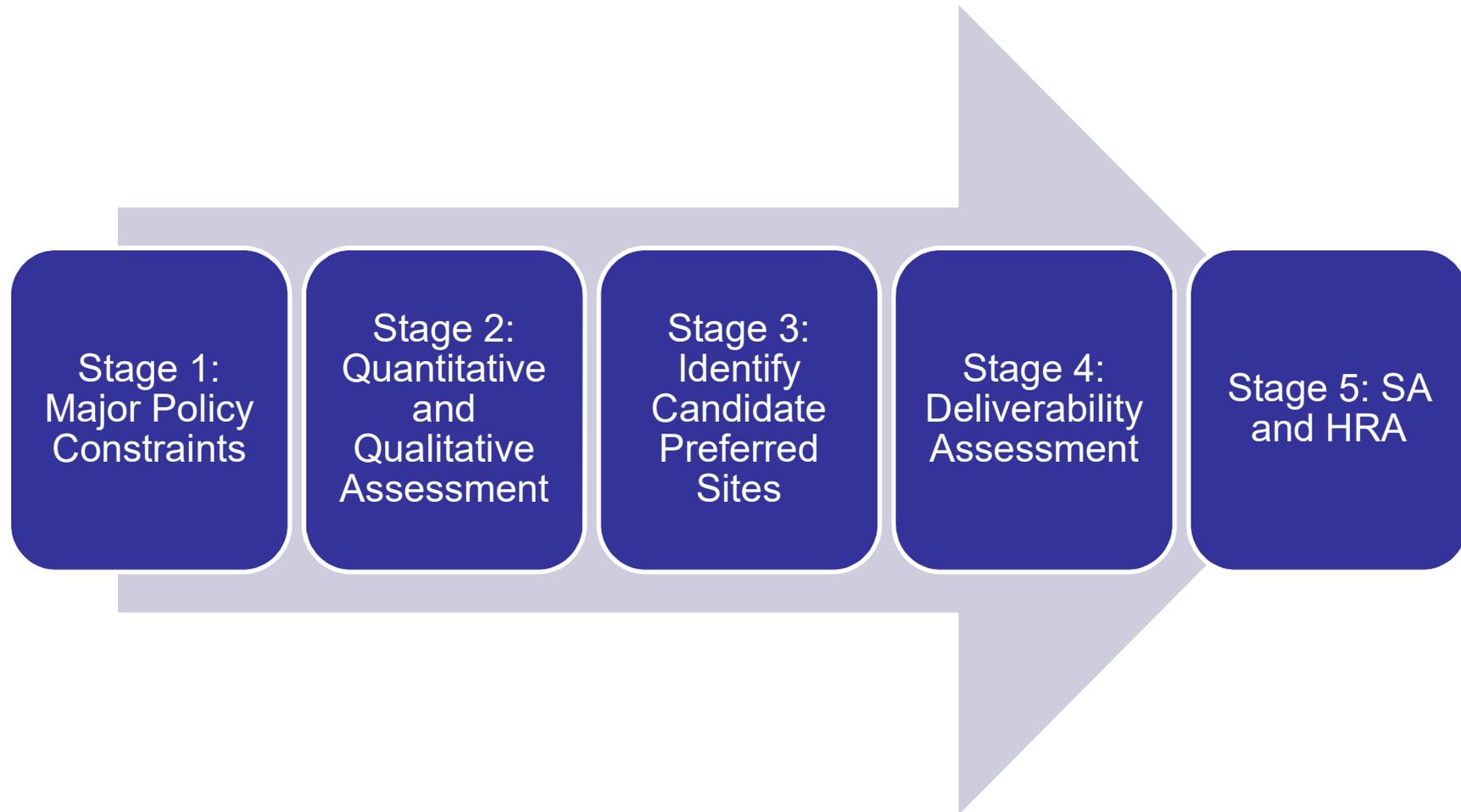


**Epping Forest
SAC MOU**

Purpose/starting point for site selection

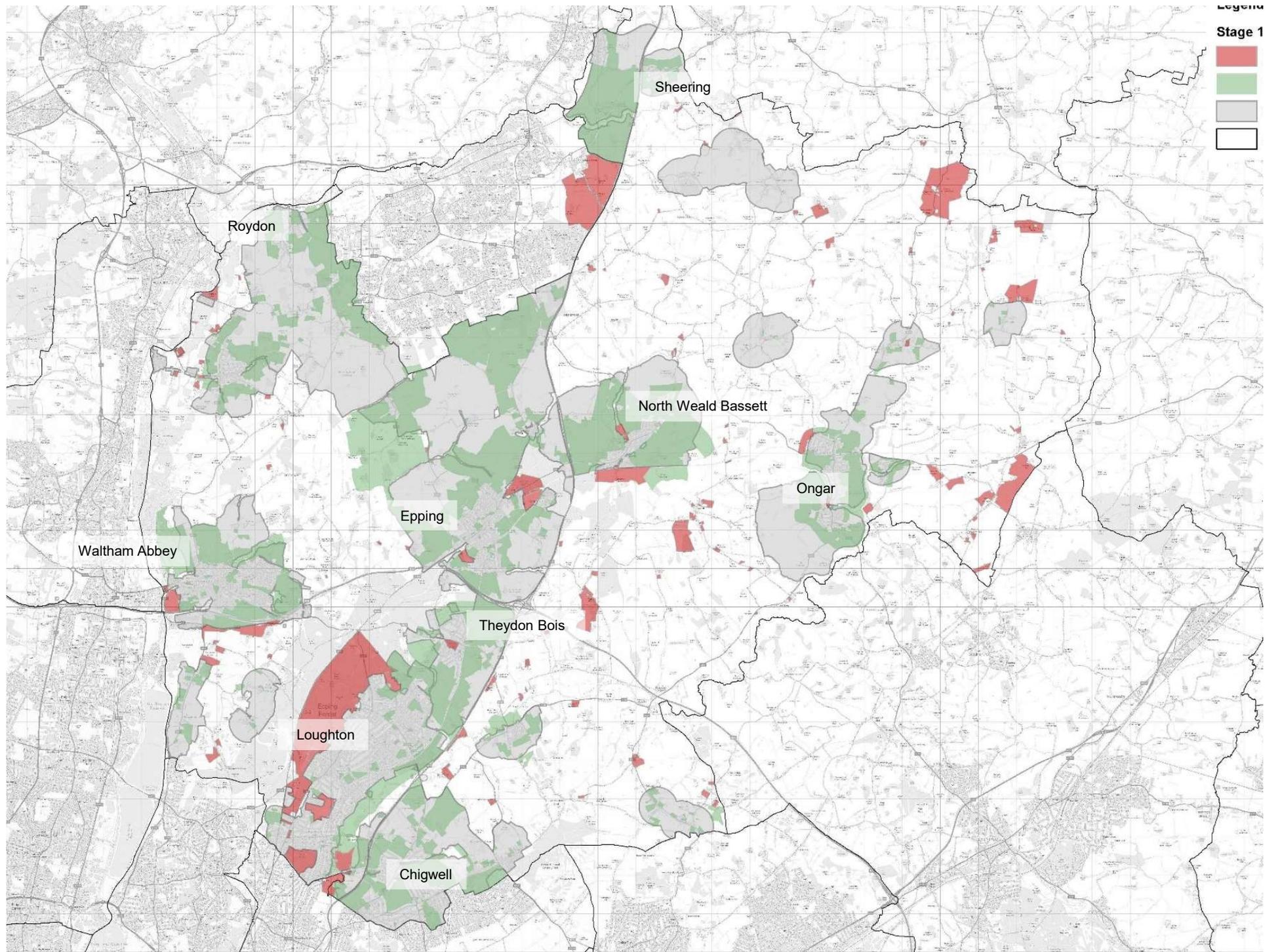
- Identify potential residential, traveller and employment (B uses) sites for allocation in the Local Plan
- Achieve this through a sifting process
- Assessed over 800 sites identified through SLAA, Settlement Capacity Study and other technical studies
- All sites checked to make sure they were:
 - Being 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)

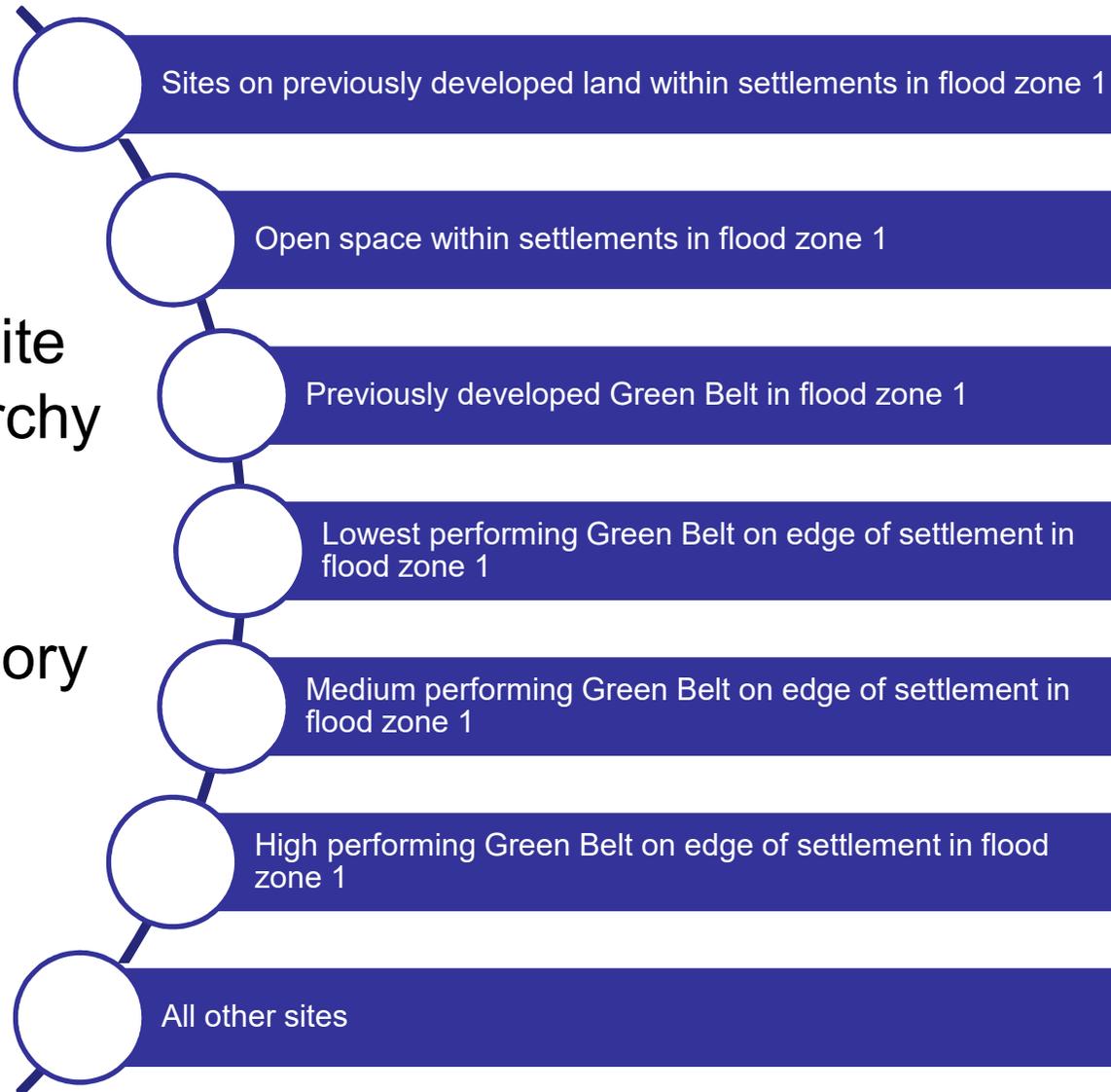


Stage 2 Assessment

- 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

Identify Sites for Further Testing

- SSM sets out a site preference hierarchy
- Each potentially suitable site was assigned a category in the hierarchy

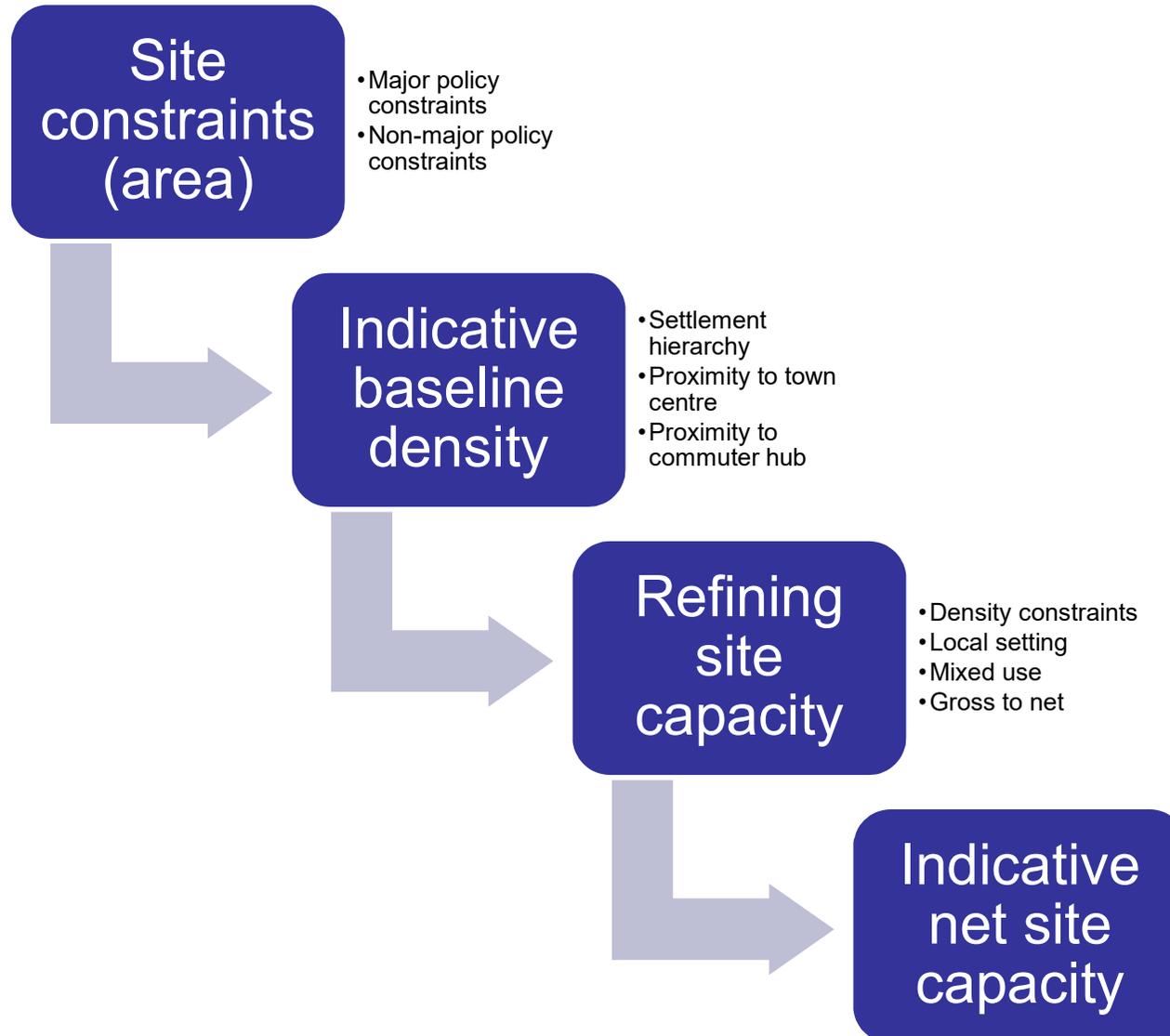


Identify Sites for Further Testing

- 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 Ongar, Theydon Bois, Sheering, Waltham Abbey
High performing Green Belt on edge of settlement in flood zone 1	

Stage 3 Indicative Capacity Assessment



Stage 4 Deliverability Assessment

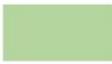
- Looked at availability and achievability
 - Land ownership; existing uses; on-site restrictions; availability
 - Marketability, viability, infrastructure constraints
 - Minerals
- Cumulative assessment of sites per settlement
 - Open space
 - Schools
 - Green infrastructure
 - Sewerage capacity
 - London Underground capacity
- Then identified housing trajectory

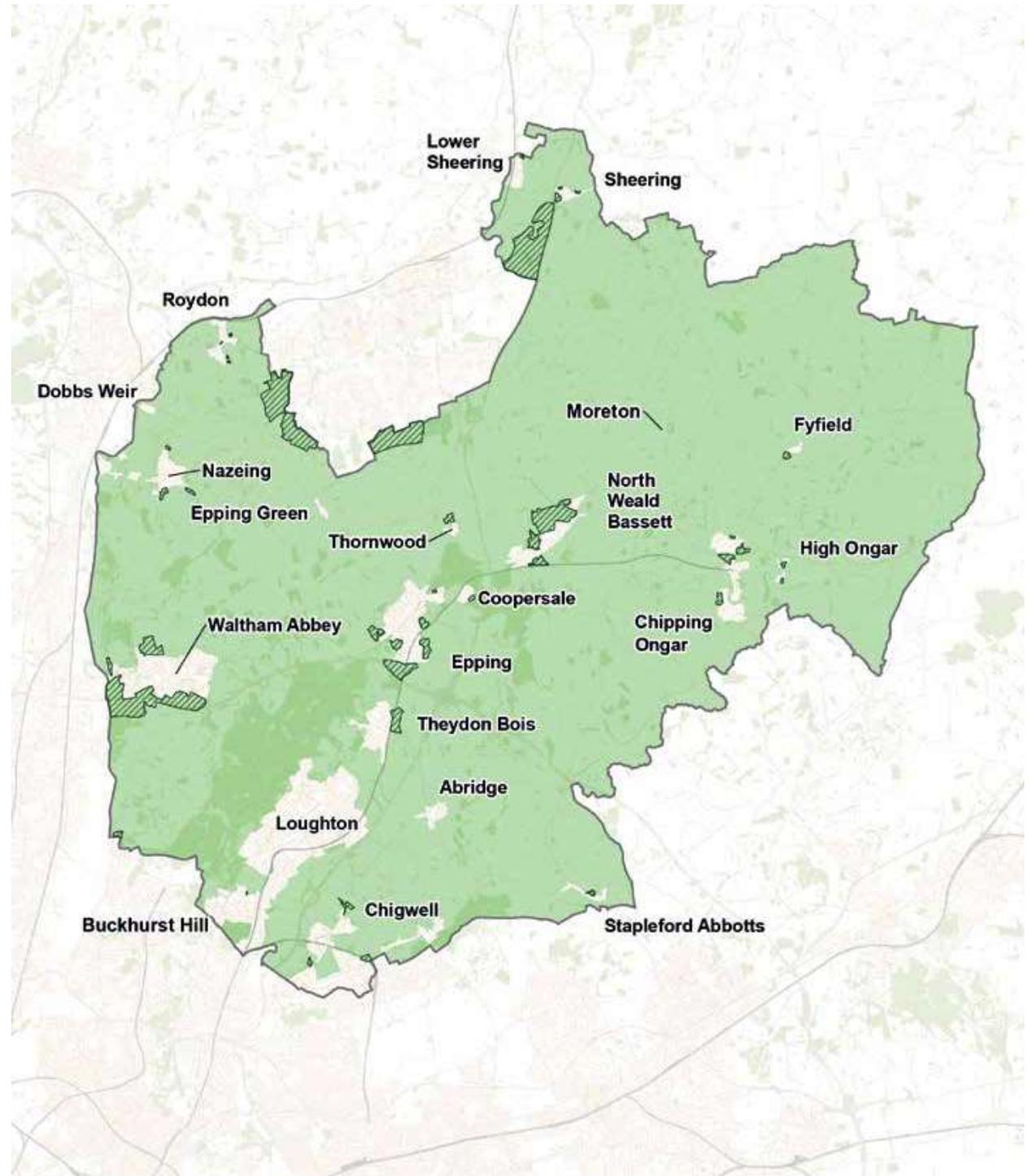
Spatial Development Strategy

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
- <http://eppingforest.consultationonline.co.uk/>
- 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?