

EFDC Developer Forum

18 December 2018



Agenda

- 1. Introductions**
- 2. Notes of last meeting**
- 3. Local Plan**
 - a) Local Plan examination
 - b) Statements of Common Ground
 - c) LDS and SCI update
- 4. Housing Implementation Strategy Update: Discussion Paper**
- 5. Quality Review Panel and Development Management Forum**
- 6. Epping Forest Special Area of Conservation – Mitigation Strategy**
- 7. Date of next meeting**
- 8. AOB**

Notes of last meeting

EFDC Local Plan Examination

Local Plan Submitted for examination on 21 September 2018

Inspector appointed – Louise Phillips

Programme Officer – Louise St John Howe
louise@poservices.co.uk

All information is available on the website -
<http://www.efdclocalplan.org>

- Matters, Issues and Questions
- Inspector's Guidance Note
- Programme for Hearing Sessions

Hearing sessions

Week 1: Tues 12 – Thurs 14 February

Week 2: Mon 25 – Tues 26 February

Deadline for statements: 24 January 2019

Week 3: Tues 19 – Thurs 21 March

Week 4: Tues 26 – Weds 27 March

Deadline for statements: 21 February 2019

Week 5: Tues 14 – Thurs 16 May

Week 6: Weds 22 – Thurs 23 May

Deadline for statements: 25 April 2019

**Hearing statements should not exceed 3,000 words
per Matter**

Local Development Scheme

Updated to include new programme and timetable for the Local Plan

Statement of Community Involvement

To be updated to reflect latest circumstances including production of masterplans and Garden Town documentation

Statements of Common Ground

Local Authorities

Statutory consultees

Site promoters of Strategic Sites

Housing Implementation Strategy Update: Discussion Paper

Local Plan Housing Delivery Assumptions

Types of site included in housing trajectory and Five Year Land Supply

- Minor development (less than 10 units) with detailed/outline planning permission
- Larger development (10 or more units) with detailed planning permission
- Smaller and medium sized allocations
- Strategic allocations requiring the production of a strategic masterplan
- Prior Approval and Lawful Development schemes
- Assumed 10% non-implementation rate for sites with planning permission
- No windfall allowance made in the first five years

Local Plan Housing Delivery Assumptions...cont.

Appendix 1 – Phasing arrangement for sites with planning permission

Appendix 2 – Phasing arrangement for Local Plan allocations

Your feedback on the phasing arrangements is important!

Housing Supply position

Local Plan Submission Version – 5.3 years of supply

Latest position with new monitoring data – 4.2 years of supply

Measures to boost short-term supply

- Seek assistance from neighbouring authorities within the same HMA
- Bring forward allocated sites earlier in the plan period
- Considering identifying new sources of supply

Any other realistic ways?

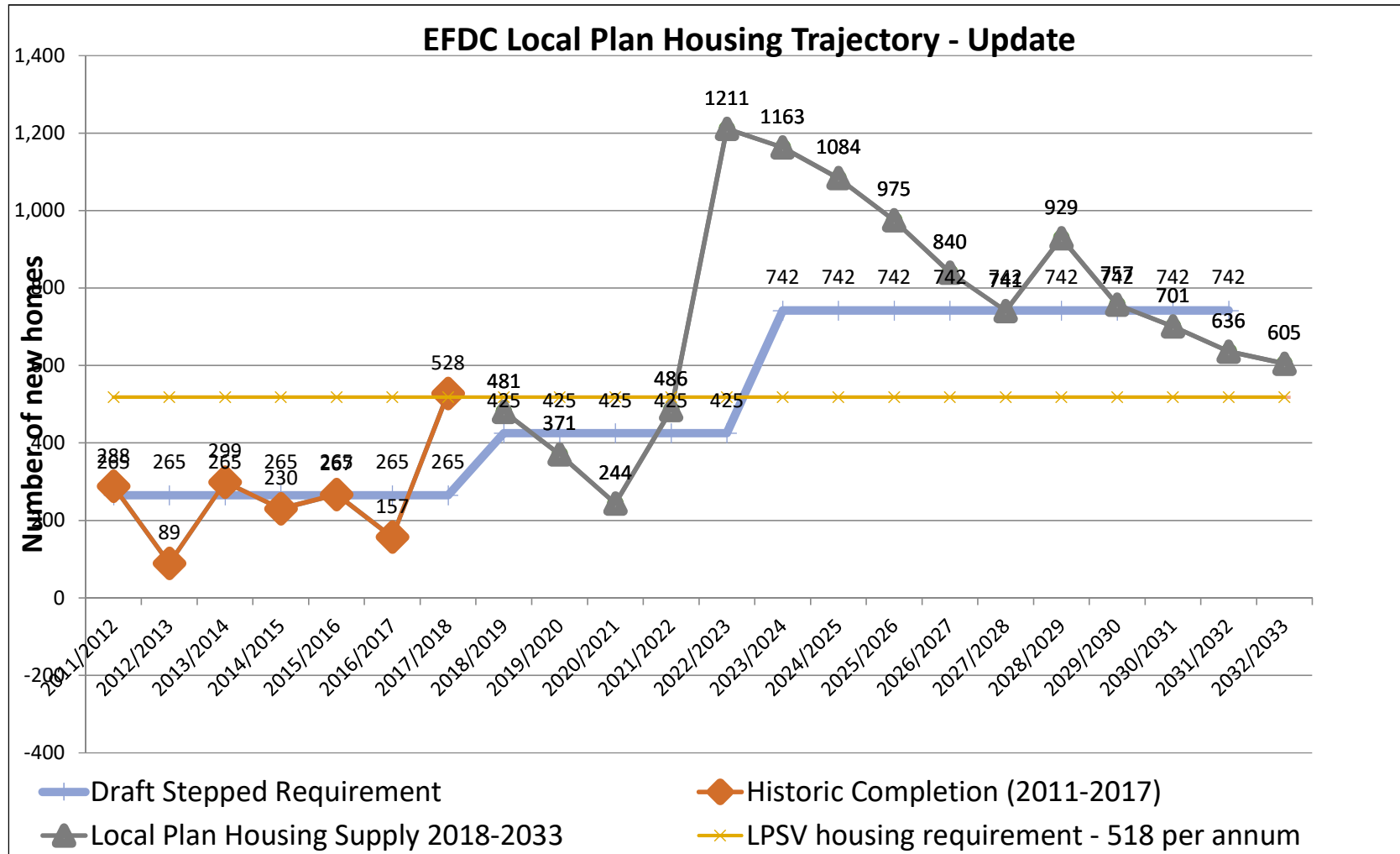
Housing supply

Constraints in the District and the extensive site selection work that has recently been undertaken means that it is not realistic to attempt to increase short term housing supply

A case for a Stepped Housing Trajectory

- Old housing target (174p.a.) vs new housing target (518p.a.)
- Delivery of strategic allocations
- Delay in Local Plan submission
- The temporary moratorium on planning permissions (due to EFSAC and affecting circa 164 new homes)
- Concern over market absorption rate
- Extensive Green Belt coverage in the District
- Local Plan will comfortably deliver requirements by 2033

A new Stepped Trajectory is required to ensure that the Local Plan is realistic and deliverable



Questions and Discussion

Please submit your comments by 7 January 2019

Email to ldfconsult@eppingforestdc.gov.uk

Quality Review Panel Development Management Forum

- Proposal for 50+ dwellings or 5,000 sqm of commercial/other floorspace
- Smaller complex schemes
- Strategic Masterplans and Concept Frameworks

Terms of reference available on the website

Should be part of the pre-application process

Epping Forest Special Area of Conservation

Legend

Epping Forest District Boundary

Epping Forest District Green Belt

Allocations

Masterplan Area

Concept Framework Plan Area

Employment

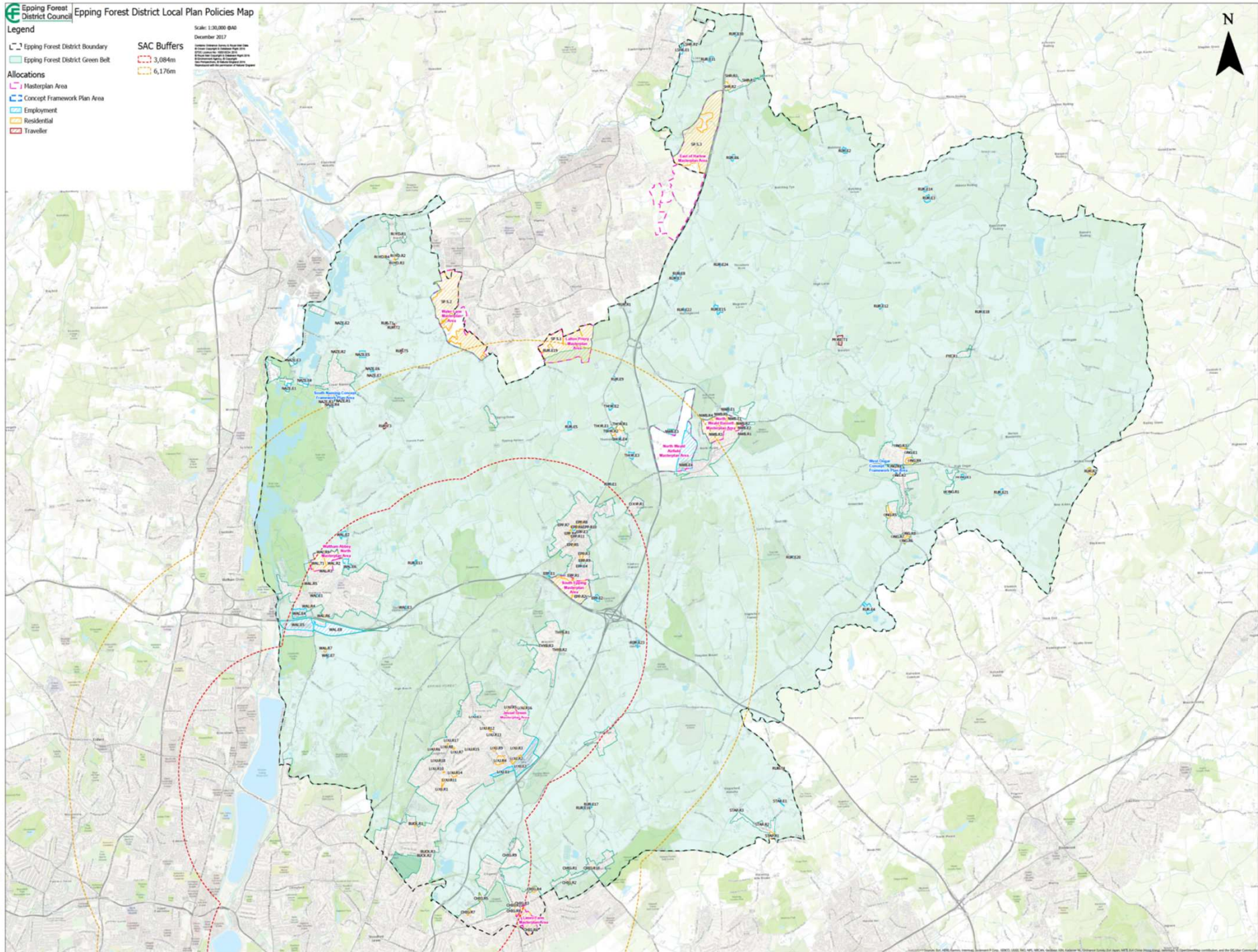
Residential

Traveller

SAC Buffers

3,084m

6,176m



Epping Forest Special Area of Conservation:

Recreational Pressures:

- Visitor Survey October 2017 established 6.2 km Zone of Influence (ZOI)
- Interim strategy now in place. Adopted by EFDC as a material planning consideration on 18 October 2018. Strategy supported by Natural England.
- Residential development within 0 -3 km – financial contributions toward identified mitigation schemes of £352 per net additional dwelling
- Outer Zone – provision of Strategic Alternative Natural Green Space at Water Lane, Latton Priory, North Weald Bassett, South of Epping.

Epping Forest SAC

Next steps to finalise the Recreational Pressures Mitigation Strategy

- Further visitor survey in Summer 2019 – may result in a further change to the ZOI
- Review of potential SANGS opportunities
- Final version of mitigation measures
- Mitigation Strategy and ZOI will then be fixed for c. 4 years

Epping Forest SAC

Air Quality:

- Currently undertaking air quality modelling and monitoring to inform the development of an air quality mitigation strategy

Potential mitigation measures:

- Applicants need to demonstrate that they are maximising opportunities for sustainable travel by public transport, walking and cycling – possible need to make contributions to infrastructure investment
- Provision of Electric Vehicle Charging Points in all new developments proposing vehicle parking

Epping Forest SAC

- Provision of Travel Information Packs and free travel passes for public transport ‘try it out’ days (primarily for smaller sites in appropriate locations)
- Travel plans for larger sites
- Car ‘free’ developments in highly sustainable locations
- Potential review of car parking standards
- Larger development proposals will be required to submit a Transport Assessment/Transport Statement – not a new requirement and also supports transport/highway considerations.
- Potential need to contribute to air quality monitoring.

AOB and Questions