

Local Plan Developer Forum Strategic Sites in Epping Forest District

24 February 2017

2pm

- Welcome & Introductions
- Notes of last meeting
- Updated Terms of Reference

HMA & Garden Town update

- Garden Town Status and funding – 2 January 2017
- £500,000 awarded to support **strategic transformational change**
- Initial priorities as per **Scoping Paper** to Cooperation for Sustainable Development Board – 23 January 2017
- Recruitment of Programme Director

HMA & Garden Town update

- Discussion on-going with Princess Alexandra Hospital about potential relocation
- East Herts DC – submission to PINS 31 March 2017
- Harlow DC
- Uttlesford DC – timetable under review

Draft Local Plan

Consultation Analysis

- Over 3,000 responses
- Over half received online
- All responses being processed and analysed by Remarkable
- Responses from site promoters / statutory consultees being analysed to inform further evidence base work
- Draft Initial Findings report has been produced
- Report to Cabinet scheduled for 9 March 2017

Consultation Analysis

Questionnaire – top concerns

- Traffic and congestion and parking
- Concerns about impact on healthcare and schools
- Provision of policing and emergency services infrastructure
- Concerns raised around potential redevelopment of publicly owned sites
- Objecting to the loss of community assets / leisure / cultural facilities – Ongar Leisure Centre, Epping Sports Club

Consultation Analysis Town/Parish Councils

- Support for the overall vision and objectives of the Plan;
- Key issues: The ability of infrastructure to cope with the development proposed inc. traffic, schools, health
- The scale and distribution of growth, in particular Loughton, North Weald Bassett and Theydon Bois
- The proposed alterations to the Green Belt boundary,
- Support for additional affordable housing
- Loss of character and local identity

Consultation Analysis

National Bodies

- Natural England (NE) advised that further detail required on impact on SSSIs, and need to sign Epping Forest MoU
- Environment Agency – questioned whether further Stage 2 FRA required
- Sports England – more robust / up to date evidence base required
- Highways England - generally supportive
- CPRE and London Green Belt Alliance – Green Belt allocations not aligned with National policy.
- Homebuilders Federation – Concern around OAN

Consultation Analysis

SHMA Authorities

- East Herts District Council – Generally in support
- Uttlesford District Council – Generally in support, but raise concern on OAN and 2014 population projections
- Harlow District Council – general objection to strategic allocations to south and west of Harlow and affordable housing
- Essex County Council – Agreement with policies and allocations, and support continued Duty to Cooperate practices, including the development of the Infrastructure Delivery Plan. Some amends to DM policies and suggestion for inclusion of policy on healthy communities

Consultation Analysis

Site Promoters

- Around 190 responses from promoters, agents, landowners and developers
- Supportive of Vision and objectives, and recognise need for Green Belt Release
- Concerns regarding OAN and five year housing land supply
- Concern from some that Plan relies too heavily on Harlow Strategic Sites given deliverability issues
- Whether proposed distribution of housing across district is sufficiently proportionate
- Site Selection findings for their site

Consultation Analysis

Strategic Sites around Harlow

- Responses received from promoters of the four sites in District
- Support Council's approach to 'Front-load' the planning process and Developer Forum
- Concerns regarding land ownership and cross-boundary issues affecting delivery
- Promoters of East Harlow site registered a holding object to potential relocation of Princess Alexandra Hospital
- Question as to what extent the Strategic Sites will be expected to meet Harlow's OAN.

Draft Local Plan

Evidence Update

- Employment Review
 - Update evidence on supply of employment sites (including glasshouses), prior to further Site Selection
 - Integration with wider needs across HMA
- Site Selection
 - Assessment of new/amended sites; some site have been withdrawn
 - Commencing in April
 - Revised methodology to be published

Draft Local Plan

Evidence Update

- Transport Modelling
 - Harlow Strategic model
 - EFDC modelling currently being updated
 - Updated spreadsheet model
 - New VISSIM model for Epping Forest SAC
- Open Space/Indoor Sports/Playing Pitch Strategy
 - Commissioned to be complete later in 2017
- Gypsy & Traveller Accommodation Assessment
 - Awaiting Draft Report from Essex-wide GTAA

Draft Local Plan

Evidence Update

- Infrastructure Delivery Plan
 - Further work required to define infrastructure requirements associated with sites proposed for allocation
 - IDP will inform Viability Study (consultants appointed), and final Local Plan requirements for infrastructure and affordable housing
 - Will need to consider whether CIL will be implemented

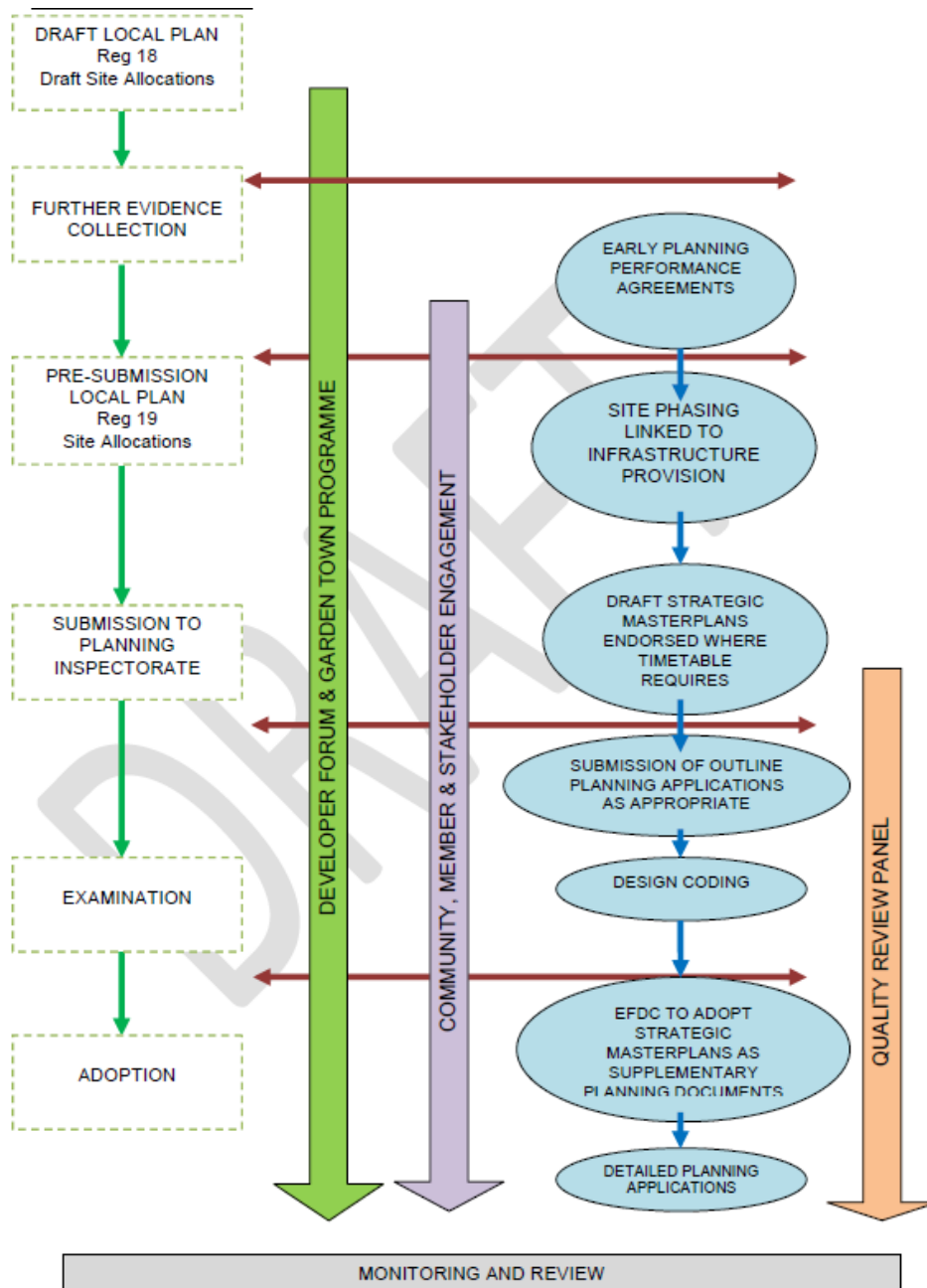
Draft Local Plan

Timetable

- Memoranda of Understanding:
 - Distribution of OAN
 - Highways Transport Infrastructure
 - Managing the impacts of growth within the SHMA on EF SAC
 - Potential Distribution of Employment Land across the FEMA
- Current Local Plan timetable under review
- Report to Cabinet - 9 March 2017

Approach to Masterplanning & Delivery

- Draft paper for discussion
- Intention is to bring forward the sites in and around each settlement in a cohesive and timely manner



Approach to Masterplanning & Delivery

Pre-Application/PPAs

- Early PPAs, seek necessary resources
- Explore whether ECC/other statutory stakeholders should be party to PPAs
- Possible template approach
 - Timetable for pre-application stage including Strategic Masterplans, outline planning application, reserved matters planning application including planning obligations (s106 or CIL) and implementation
 - Development vision and objectives
 - Responsibility for evidence preparation
 - Resources available for evidence preparation including funding streams
 - Community, Member and stakeholder engagement
 - Funding towards use Quality Review Panel as appropriate

Approach to Masterplanning & Delivery

Settlement-wide infrastructure requirements

- Integration with Infrastructure Delivery Programme preparation
- Pooling, delivery & equalisation of infrastructure provision
- Any early views on how this can be managed?

Approach to Masterplanning & Delivery

Development Phasing & timetables

- Need for SMs likely to be infrastructure-led & iterative
- Which sites will require a Strategic Masterplan?
- Where will sites be required to work together?

Approach to Masterplanning & Delivery

Community / Member / Stakeholder engagement

- Meaningful engagement across a range of stakeholders will be necessary
- Coordinated approach to this engagement
- Some stakeholder engagement may be managed via PPAs
- EFDC to review internal processes

Approach to Masterplanning & Delivery

Content of Strategic Masterplans

- Site constraints plan
- Contextual analysis
- Vision and development objectives
- Opportunities plan
- Development concept plan(s)
- Land use plan
- Movement plan
- Landscape and ecology framework plan
- Drainage plan
- Development concept and overall illustrative strategic masterplan
- Key strategic design principles (informed by Design Coding and Quality)
- Review Panel input as appropriate)
- Infrastructure plan

Outline scoping document will be expected, EFDC will seek Member views



Approach to Masterplanning & Delivery

Design Coding

- **Settlement pattern** - Inter-relationship between the existing urban area and proposed new development
- **Urban form** – including access, block patterns, buildings lines and density contours
- **Urban space** - type, location and use of open spaces across the development
- **Built form** – mix of land uses, both horizontal and vertical, building form, type
- and frontage, townscape and conservation assets, trees and soft landscaping
- **Energy efficiency standards** – comprising detail of measures to be included
- **Refuse storage and recycling** – setting out the current requirements, and highlight where flexibility may be needed to adapt in future

Approach to Masterplanning & Delivery

Quality Review Panel

- Ideally across Harlow and EFDC Strategic Sites
- Link to Garden Town programme
- Preference for iterative process from outset of Strategic Masterplan preparation through to submission of planning applications

Approach to Masterplanning & Delivery

Supplementary Planning Documents

- Intend that all Strategic Masterplans will be adopted as SPDs
- Recognise SPDs cannot set policy, but will provide additional guidance

Monitoring & Review

- Recognition that changes will happen
- Mechanism to be reflected in the EFDC Local Plan

Approach to Masterplanning & Delivery

Any further questions?

Housing White Paper

- Housing White Paper '*Fixing Our Broken Housing Market*' published on 7 February 2017.
- Sets out a broad range of reforms that Government plans to introduce to help reform the housing market and increase the supply of new homes



Housing White Paper

- Includes proposals which may, in time, impact upon the production of Local Plans
- For many of these the Government has committed to consulting on proposals prior to implementing specific changes to National Planning Policy or Regulations
- Key message is that there are no direct or immediate implications for plan making and authorities are urged to progress as scheduled and not delay current work



Housing White Paper – main proposals

- Criteria based decision on intervention in plan making
- Review of regulations to require local plans to be reviewed at least every 5 years
- Encourage and support cross boundary working
- Will remove expectation that each LPA should produce a single local plan – Neighbourhood Planning Bill will require each LPA to maintain a set of key strategic policies
- Streamline Local Plans – AN appropriate strategy not THE appropriate strategy
- Will consult on options for introducing a standardised approach to assessing housing requirements

Housing White Paper – main proposals

- Government to amend the NPPF to give Councils the opportunity to have their Housing Land Supply agreed on an annual basis and fixed for one year period
- Will amend the NPPF to indicate great weight should be attached to using suitable brownfield land within settlements for homes and proposals to increase density of development
- Residential developments on small sites should be treated positively
- General extent of Green Belt remains a strategic matter and Neighbourhood Plans would not be able to change this
- Introduce a new housing delivery test through changes to the NPPF to highlight where the number of homes being built is below target

Housing White Paper – main proposals

- Take forward a broadened definition of affordable housing
- Will consult on introducing fees for planning appeals
- Propose that planning applications should include information on start date and build out rates for housing proposals
- 20% increase in planning fees for planning applications from July 2017 if additional fee income is invested in planning
- Will examine the options for reforming the system of developer contributions – announcement at Autumn budget 2017
- New guidance on use of compulsory purchase powers

Discussion & AOB

Dates of next meetings

- Friday 26 May
- Friday 8 September (adjusted to take account of August holiday period)
- Friday 24 November