

Epping Forest District Developer Forum

11 February 2020

Agenda

- Apologies
- Notes from meeting held on 18 December 2018
- Update on Viability following meeting on 26 November 2019
- Local Plan update
- Draft Green and Blue Infrastructure Strategy
- Stewardship -
- AOB
- Date of next forum - Friday 22 May 2020

Matters arising - SCI

- Statement of Community Involvement adopted by the Council in November 2019
- Incorporates principles of engagement on strategic sites (including masterplans and concept frameworks)
- Development Management Forum
- Use of Quality Review Panel

Local Plan update

Local Plan update

- Hearing sessions concluded in June 2019
- Inspectors initial advice 2 August 2019
- Recent update to the Inspector setting out progress (ED104) – 21 January 2020
- Includes work programme
- Main area of work is an update to the Habitats Regulations Assessment

Update to Habitat Regulations

Assessment – Air Quality

- Good progress has been made
- Undertaken a rerun of the air quality modelling using tall vegetation deposition velocity rates
- Drafted updated methodology – currently being finalised
- Undertaken ANPR surveys to create bespoke vehicle fleet mix
- Started the transport/air quality modelling of alternative scenarios

Update to Habitat Regulations Assessment – Recreational Pressure

- Interim mitigation strategy in place
- Updated visitor survey has been undertaken
- Draft report being considered
- Conservators revisiting projects
- Will form part of final mitigation strategy

Outstanding planning applications

- Council cannot lawfully grant pp for new development that would result in a net increase in vehicle movements through the EFSAC
- Working to identify whether there is a robust evidence based mechanism to justify granting planning permission ahead of LP adoption
- Seeking further legal advice

Viability

- Developer Forum on 26 November 2019
- Consultation closed on 6 January 2020
- Comments being considered and report will then be finalised
- Will feed into Infrastructure Delivery in the District and an update to the Infrastructure Delivery Plan

Draft Green and Blue Infrastructure Strategy

Purpose of the Strategy?

- Set the Council's expectations for landscape led masterplanning
- Define a network of spaces and routes to link existing urban areas with proposed site allocations
- Set out requirements for high quality landscape design

Why have a Strategy?

- The NPPF and NPPG encourage taking a strategic approach to incorporating green infrastructure into local plans and implementing planning decisions through an evidenced based approach
- Addresses the requirement to provide suitable avoidance or mitigation measures to manage any potential impacts of growth on protected sites – in our case primarily the Epping Forest SAC and a number of SSSI's
- Supports the provision of net biodiversity gain (reflecting the emerging requirements in the Environment Bill)

Why have a Strategy?

- Ensures the future provision of green space to support the needs of new and existing communities And that the District's natural assets are managed in a coherent and sensitive way
- Responds to the climate change emergency and supports healthy lifestyles through active travel and recreational opportunities
- Provides a coherent framework for the long term management and maintenance of green infrastructure and provides evidence of the costs for securing delivery and management through the planning process, and support applications for external funding.

Planning Policy Context

The LPSV supports the Green Infrastructure Strategy by preserving, restoring, extending, maintaining and enhancing the District's green and blue infrastructure. The key policies to help achieve this include:

- The location of development (Policy SP 2 and Chapter 5)
- Protecting habitat and improving biodiversity (Policy DM 1);
- Epping Forest SAC and the Lee Valley SPA (Policy DM 2);
- Landscape Character, Ancient Landscapes and Geodiversity (Policy DM 3);
- Green and Blue Infrastructure (Policy DM 5);
- Sustainable urban drainage systems (Policy DM 16);
- Supporting sustainable transport choices (Policy T 1); and
- Open space, sport and recreation provision (Policy DM 6)

Definition of Green Infrastructure

‘Green infrastructure is a network of high quality green spaces and other environmental features such as parks, public open spaces, playing fields, sports pitches, woodlands, and allotments. The provision of Green Infrastructure can provide social, economic and environmental benefits close to where people live and work.’

Epping Forest District Local Plan – Submission Version 2017

Definition of Blue Infrastructure?

‘Infrastructure provision relating to water. This includes natural features such as rivers, streams and ponds, semi-natural features such as sustainable drainage systems, bio swales and canals, and other engineering features such as dams, weirs and culverts. Blue and Green infrastructure are often considered together, placing emphasis on the importance of biodiversity and flood risk mitigation.’

Epping Forest District Local Plan – Submission Version 2017

Vision and Objectives for the Strategy

- Create a connected network of multi-purpose green spaces which frame sustainable, sociable and healthy communities
- Address the ecological and environmental challenges for the District.
- Focus on strategic developments to set out the green network to bring new and existing communities together – and connect to the local countryside.
- A focus on design to deliver high quality provision to maximise social, environmental and economic value; while also establishing a framework for community engagement and setting out tangible steps to successful delivery

Context

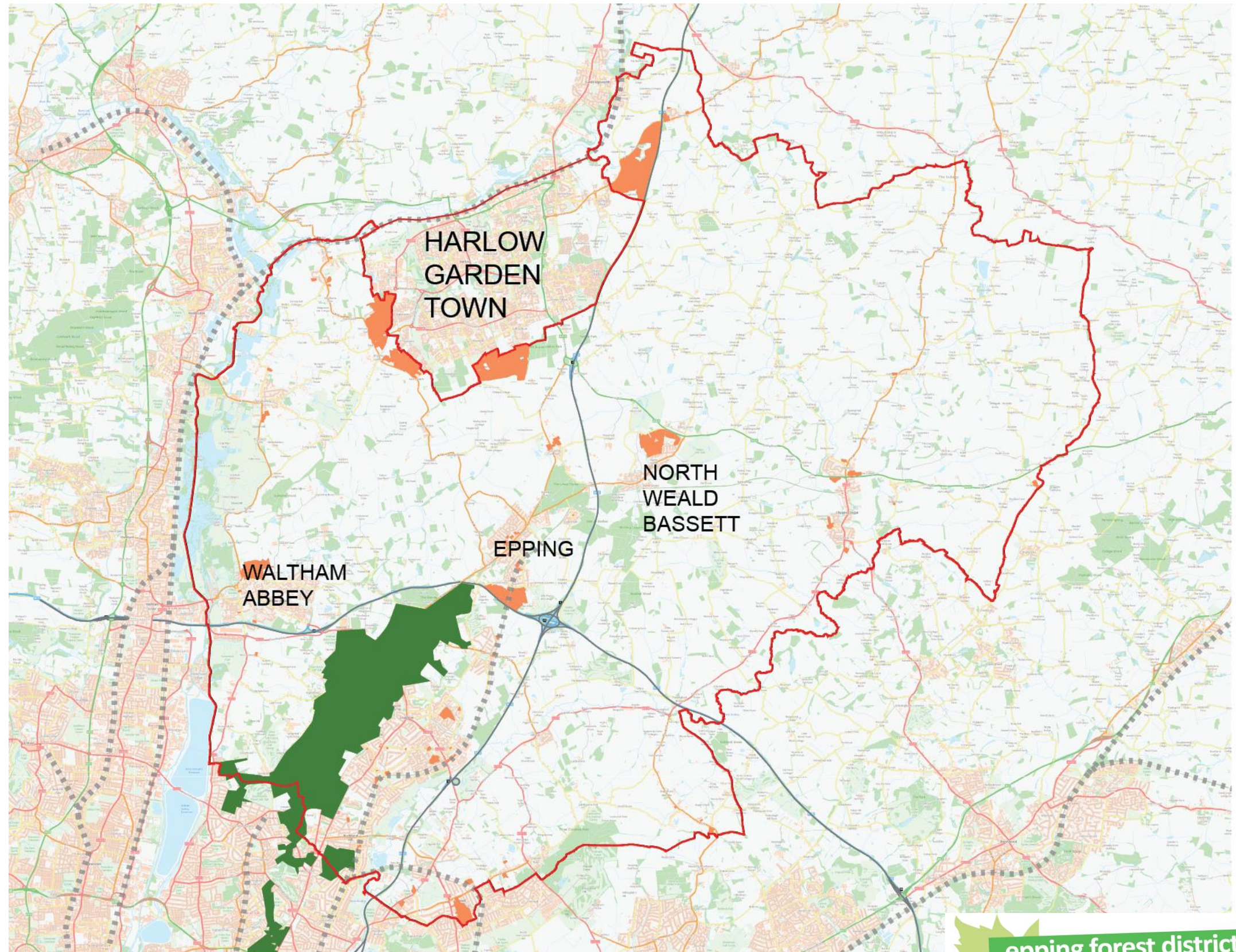


Epping Forest SAC

Epping Forest SAC –
two impacts of growth:
air quality and
recreational pressure.

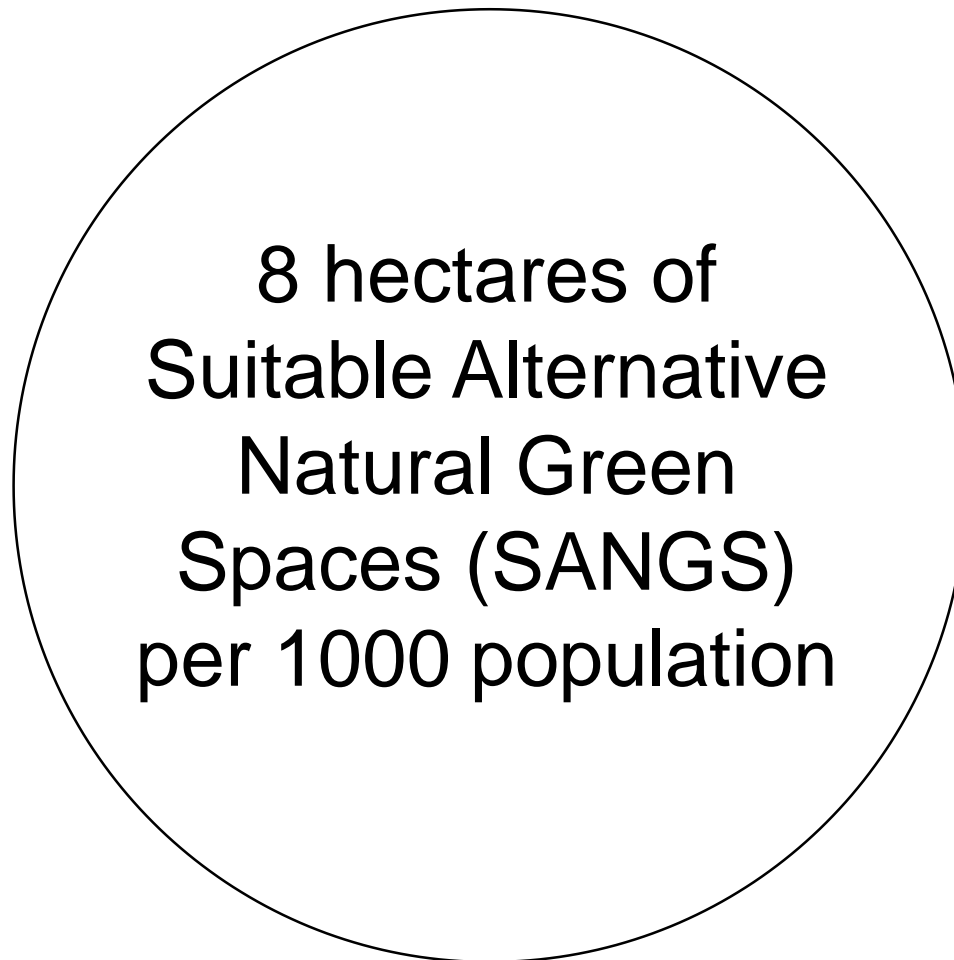
As competent authority
EFDC must put in
place a mitigation
strategy to ensure that
there is no adverse
impact arising from
new development.

Prepared in
conjunction with
Natural England who
are the statutory
consultee and the
Conservators who
manage the Forest

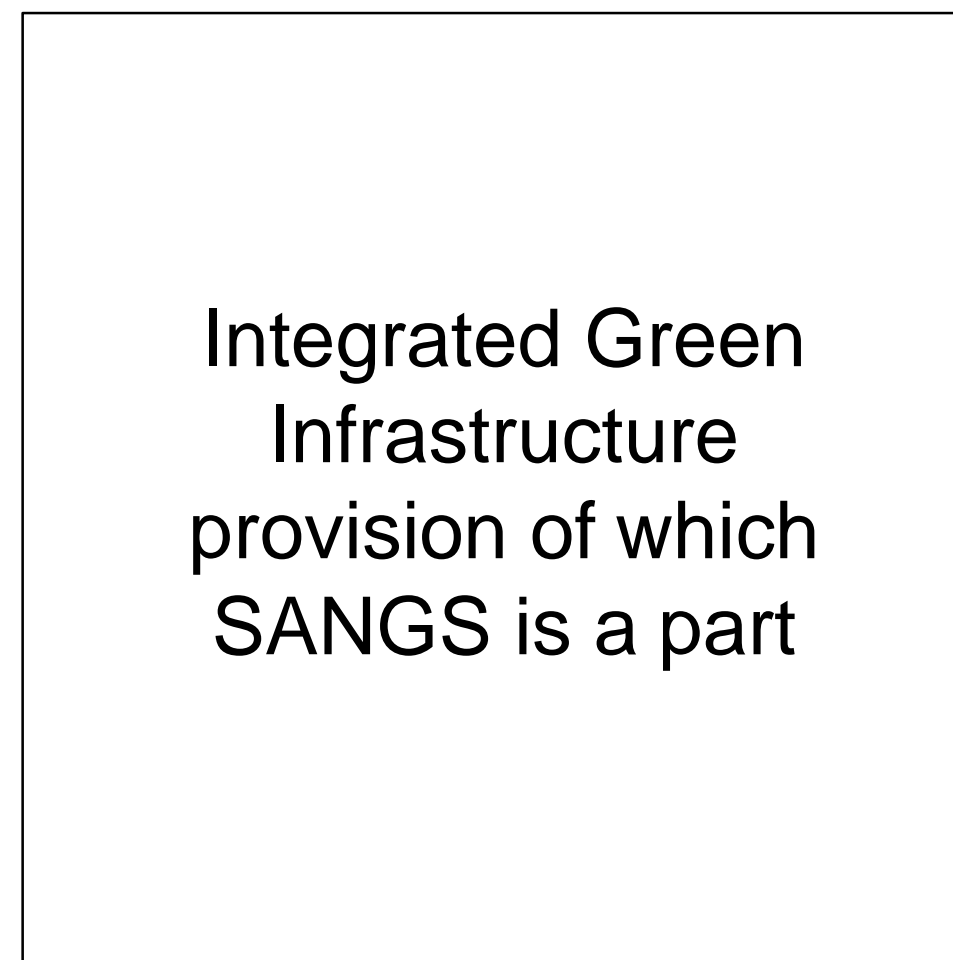


HOW TO MITIGATE HARM TO THE FOREST

Approach used elsewhere



Approach proposed by EFDC to
Natural England



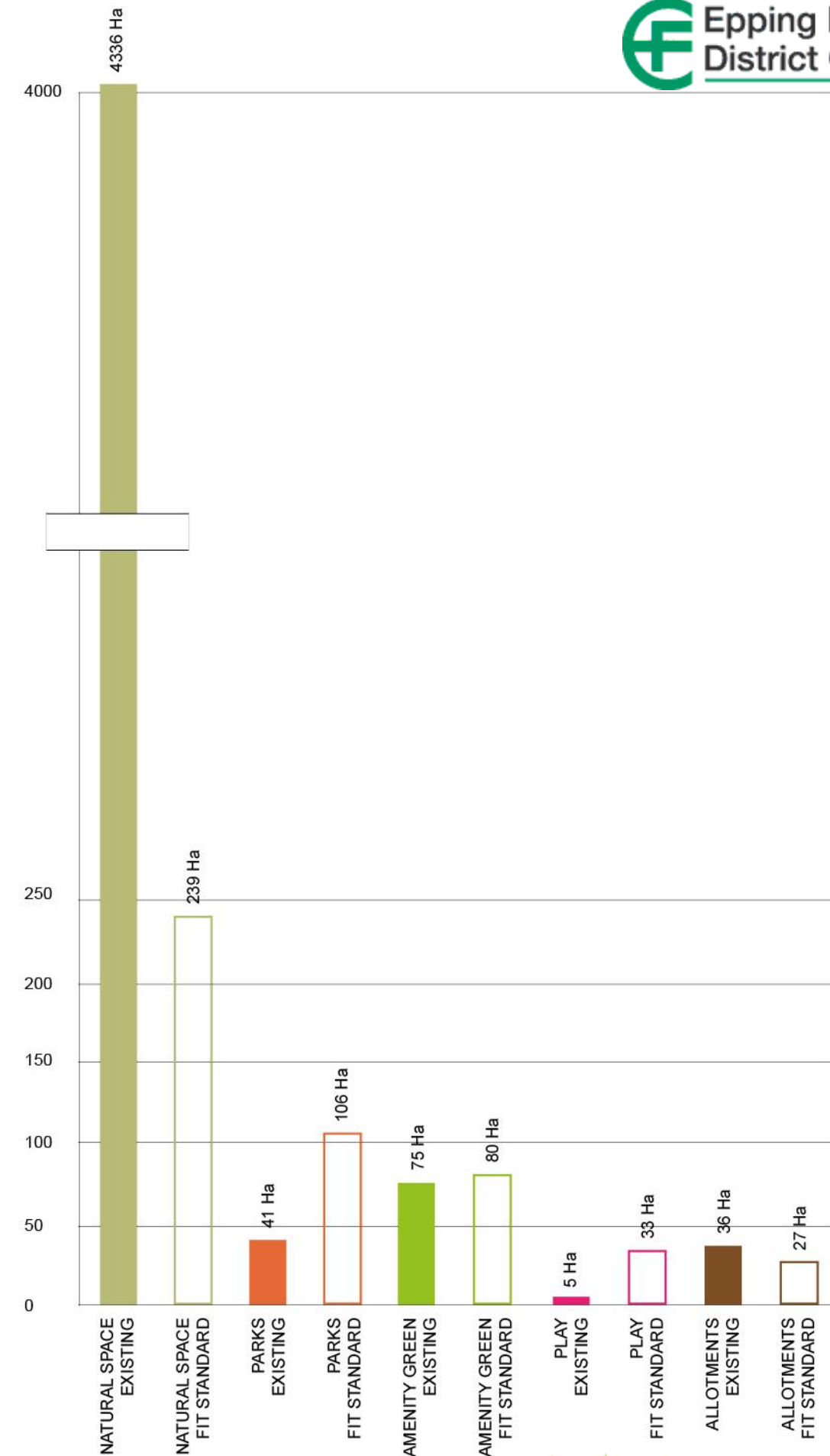
THE QUANTITY, QUALITY AND POTENTIAL OF THE DISTRICT'S GREEN INFRASTRUCTURE

QUANTITY

Broadly accepted classifications:

- Natural and Semi Natural Open Space 1814%
- Parks and Gardens 38%
- Amenity Green Space 94%
- Play and facilities for Young People 15%
- Allotments 133%

Quantum is assessed against national Fields in Trust standards.



QUALITY

OBJECTIVE – Make the most of the District's assets

OBJECTIVE – Provide complimentary open spaces for new and existing communities

The Squires Oak

Hainault Forest

Bluebells carpet the ground in spring, flowering before the overhead leafy canopy becomes fully developed.

This tree is called The Squires Oak because the Squire or Lord of the Manor owned the trunk of this pollarded tree but the tenants or commoners were allowed to harvest the branches when it was lopped.



QUALITY



OBJECTIVE – Ensure that the design and delivery of open space is of the highest quality



The following areas are identified for improvement in our District:

- *Parks and Gardens*
- *Amenity Green Space*
- *Play and facilities for Young People*
- *Allotments*

FURTHER OBJECTIVES FROM LANDSCAPE ANALYSIS

Further objectives will be set out in the GI strategy, including approaches to:

- Landscape character
- Movement
- Water
- Environment and Ecology
- Visitor offer

DESIGN, MANAGE CURATE: THE POTENTIAL OF THE DISTRICTS GREEN INFRASTRUCTURE

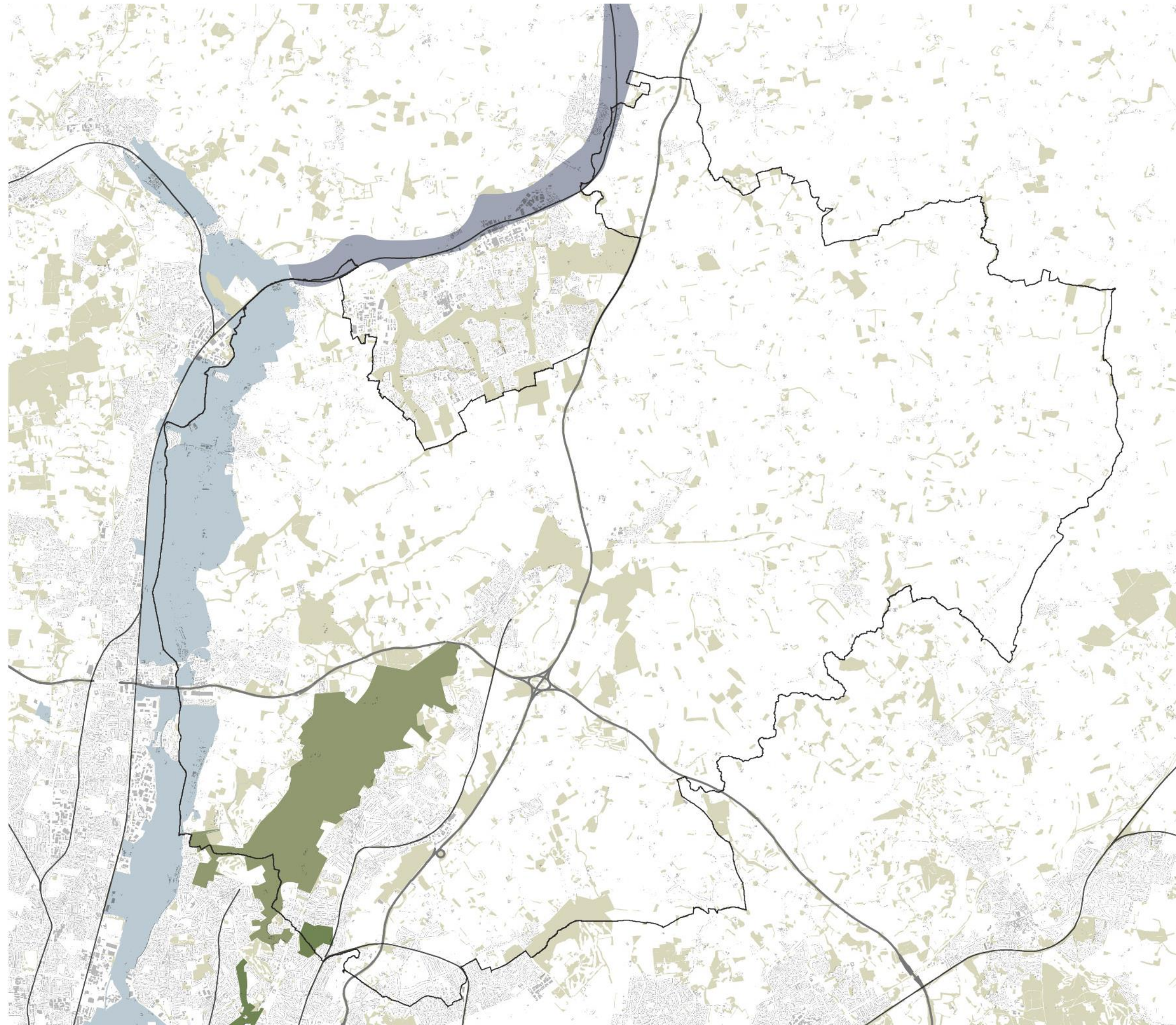
DESIGN AND MULTIPURPOSE PLACES

Maximise the multifunctionality of green space and create distinctive green character



IMPROVING AND REVEALING EXISTING NATURAL GREEN SPACES

*Epping Forest
Lee Valley
Stort Valley*

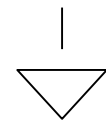


IMPROVING AND REVEALING EXISTING NATURAL GREEN SPACES

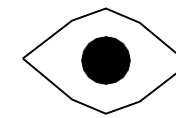


Enhance open space e.g. by creating wet woodlands

Reveal open space e.g. by clearing scrub at the edge of woodland to give windows in



ENHANCE



REVEAL



ENGAGING NEW VISITORS WITH THE COUNTRYSIDE, THROUGH ART PLAY AND INTERPRETATION

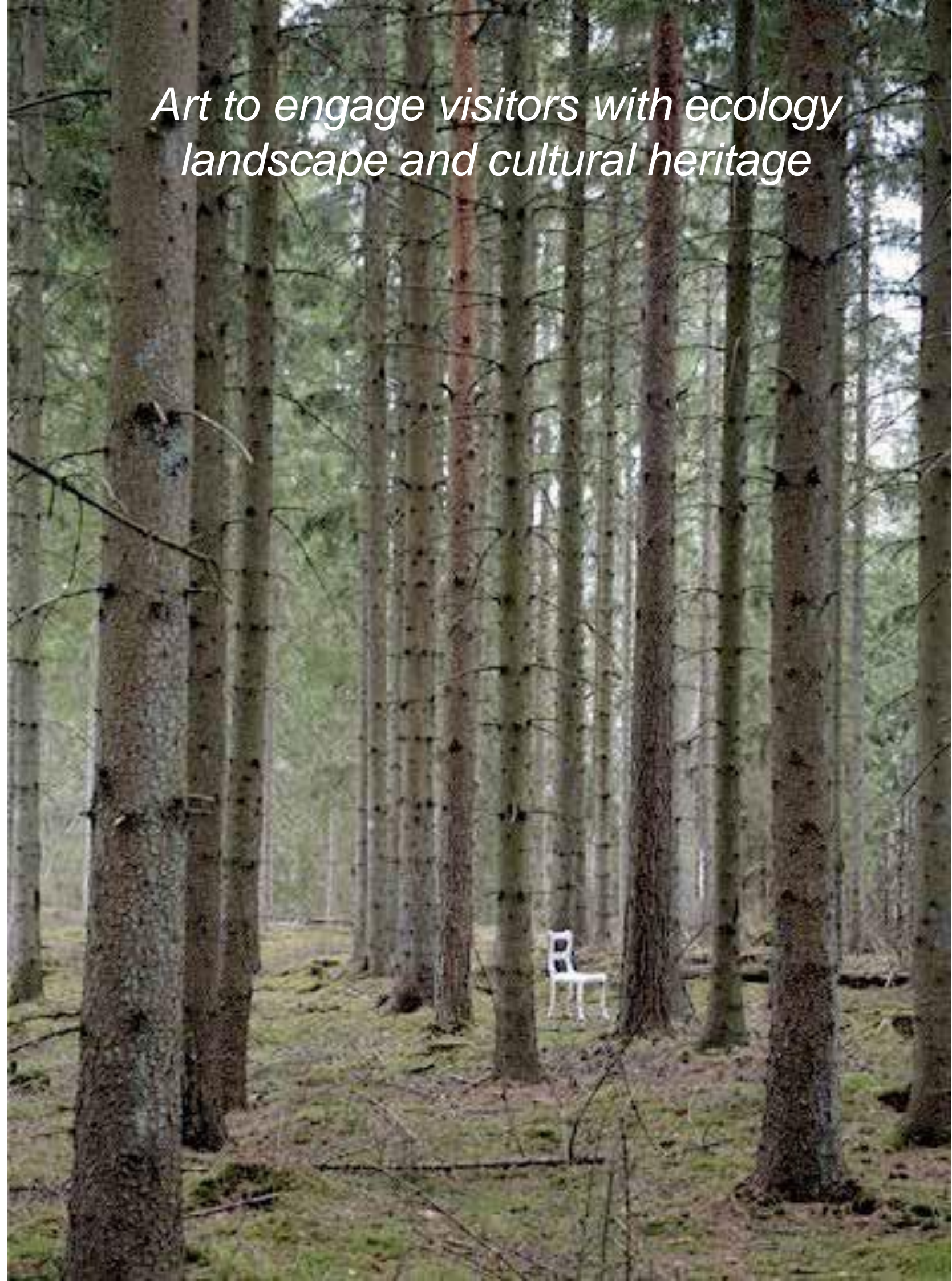
Attracting different users

Curating open space with art

Adding diversity to the open space offer

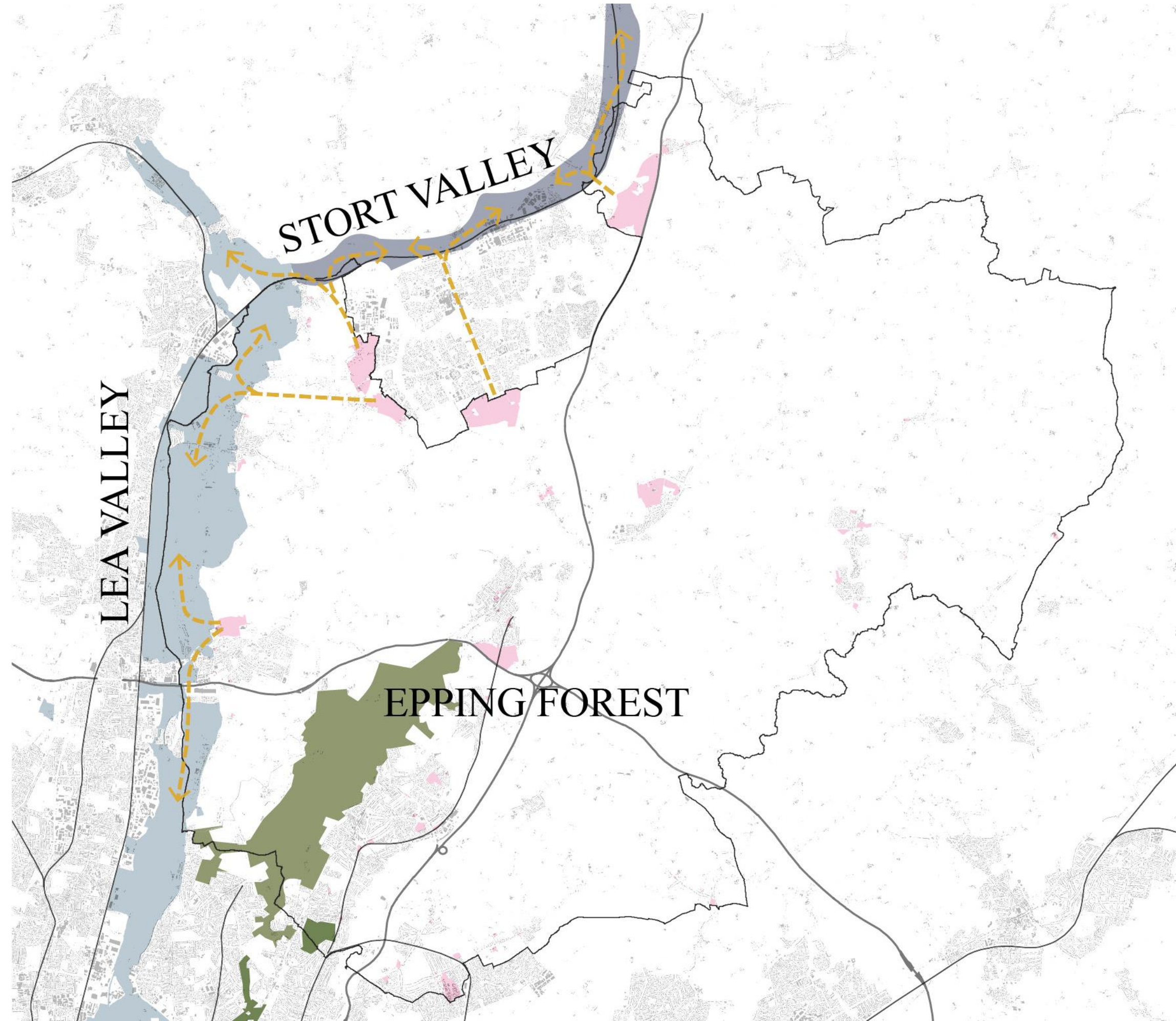


*Art to engage visitors with ecology
landscape and cultural heritage*



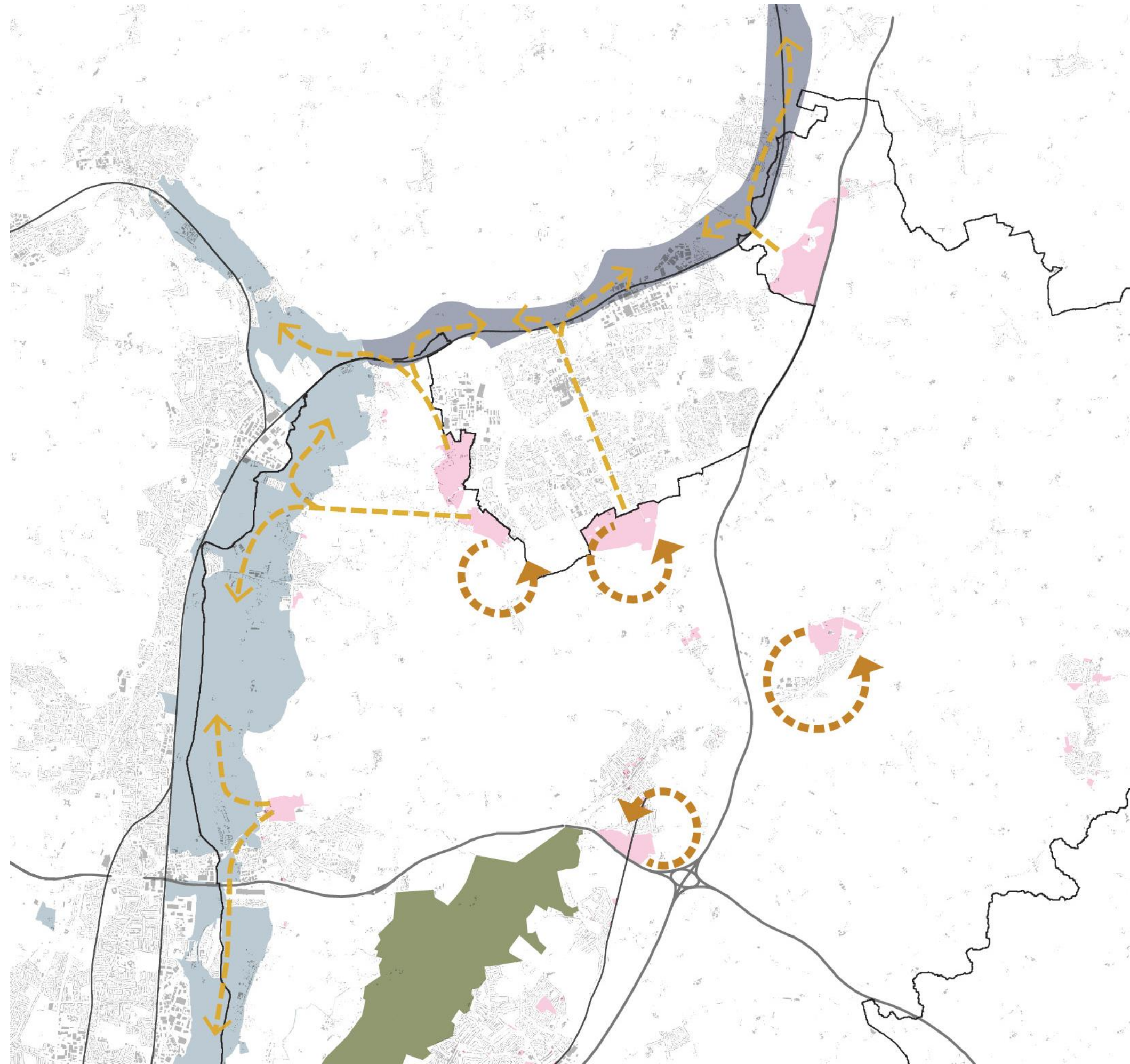
APPLYING THIS THINKING TO THE MASTERPLAN AREAS

BIG LANDSCAPE ATTRACTORS - ACCESSING THE VALLEYS



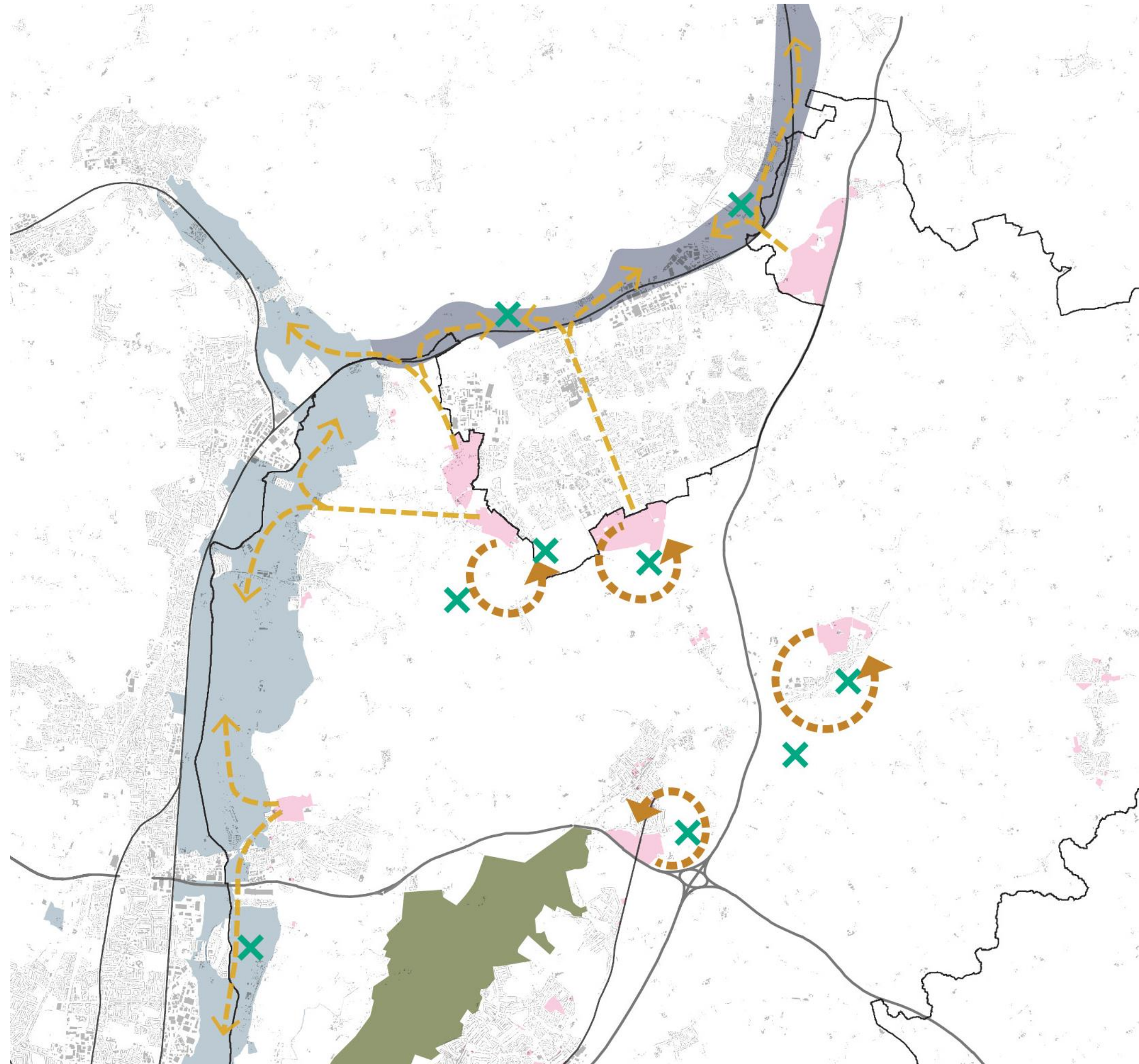
LOCAL NATURAL GREEN SPACE

Enhance
Access



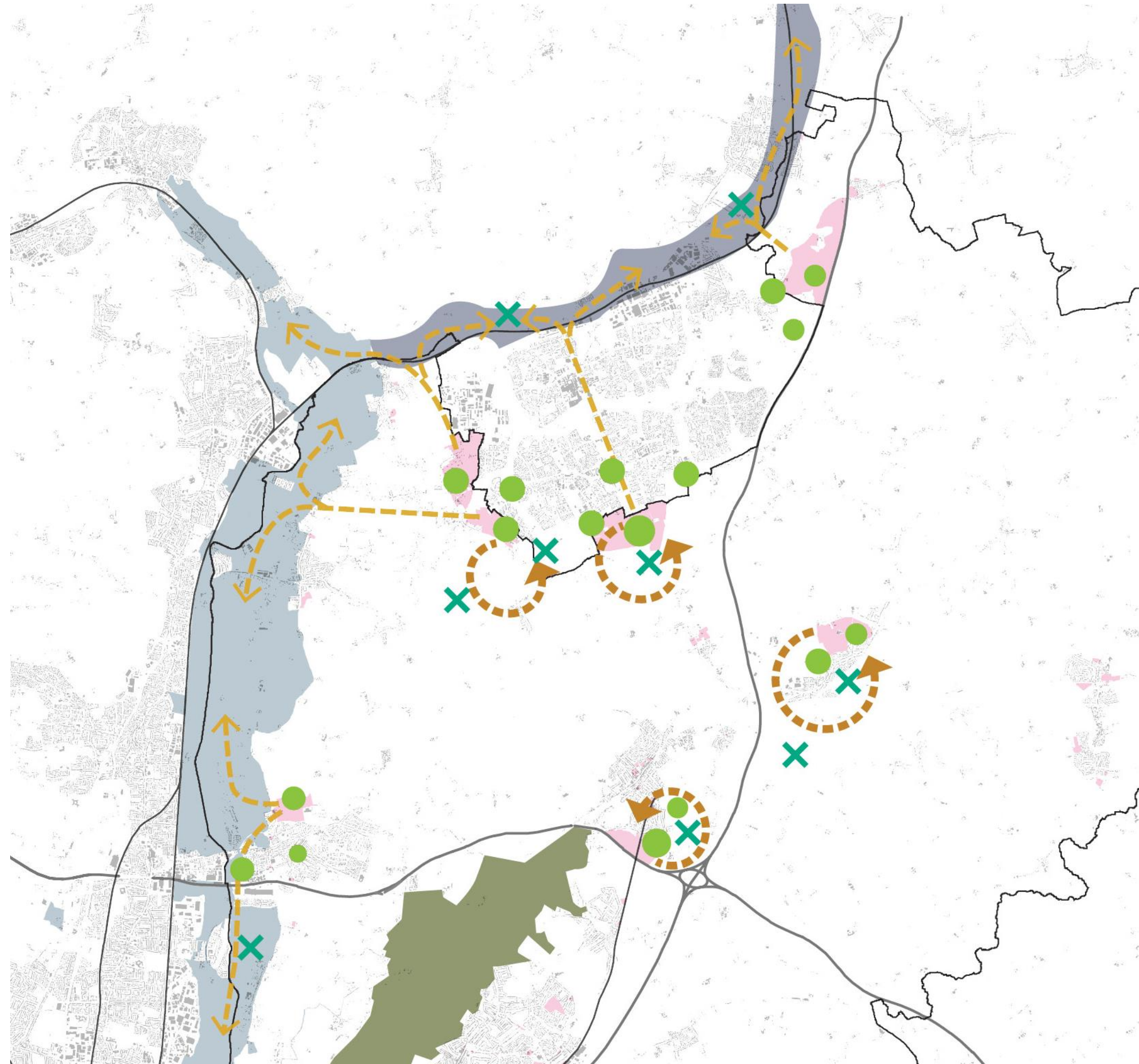
LOCAL LANDSCAPE ATTRACTORS – ENHANCE AND ADD

Art
Play
Interpretation



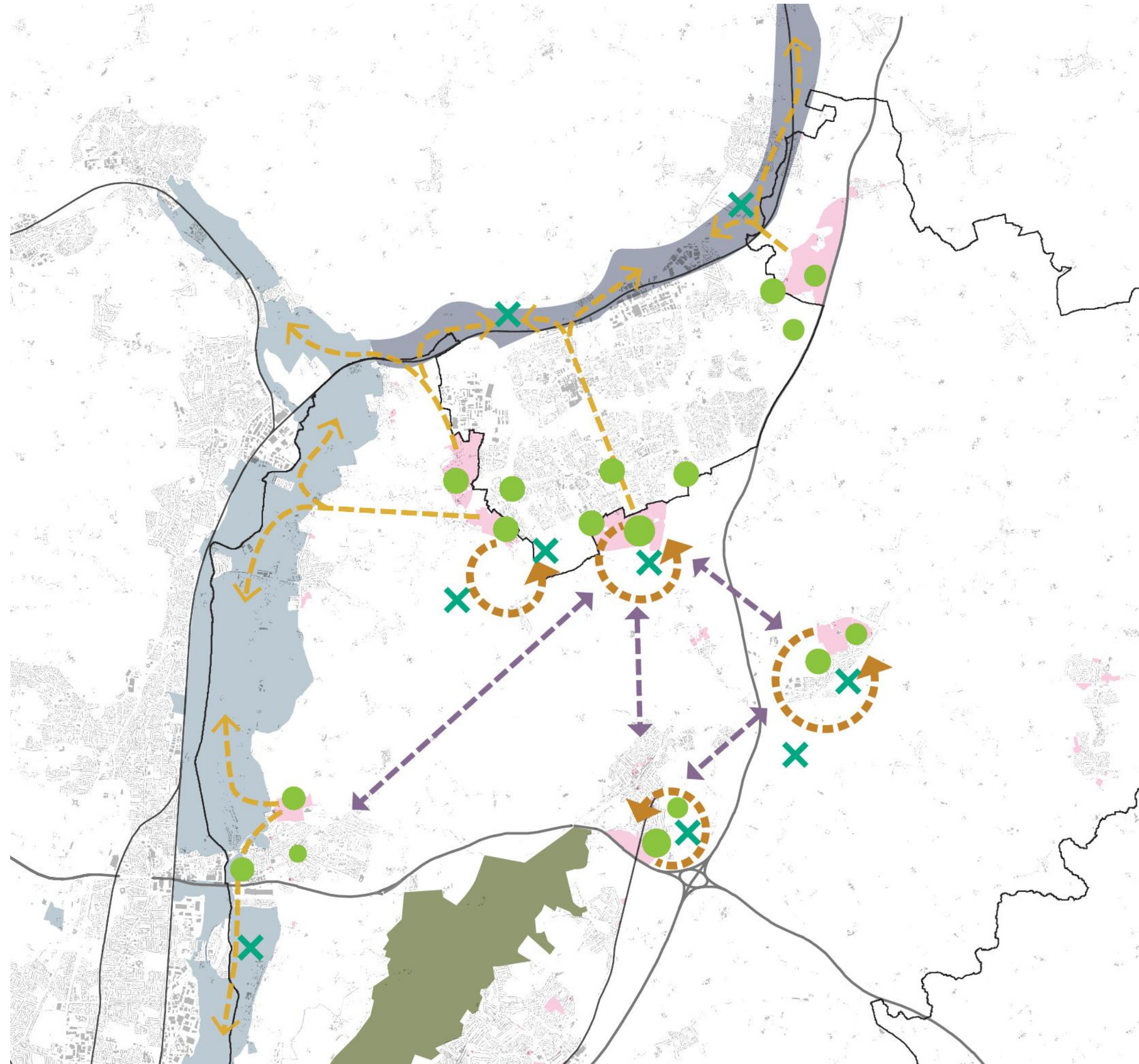
LOCAL NETWORKS OF GREEN SPACE

- Parks
- Amenity Green
- Food Growing
- Art
- Play
- Young People



ACTIVE TRAVEL AND WIDER IMPROVEMENTS

- Connect towns
- Enhance strategic footpaths
- Establish offroad cycle routes between settlement
- Consistent signage



DRAFT STRATEGY

- > Set clear requirements for landscape led design development to be brought forward
- > Community feedback to inform strategy, adjust and prioritise projects as necessary
- > Work with site promoters/applicants to ensure that the design delivers a green open space network
- > Outline design work - to be costed and consulted on again
- > Work with site promoters/applicants to help fund projects of local priority that can not be funded by development

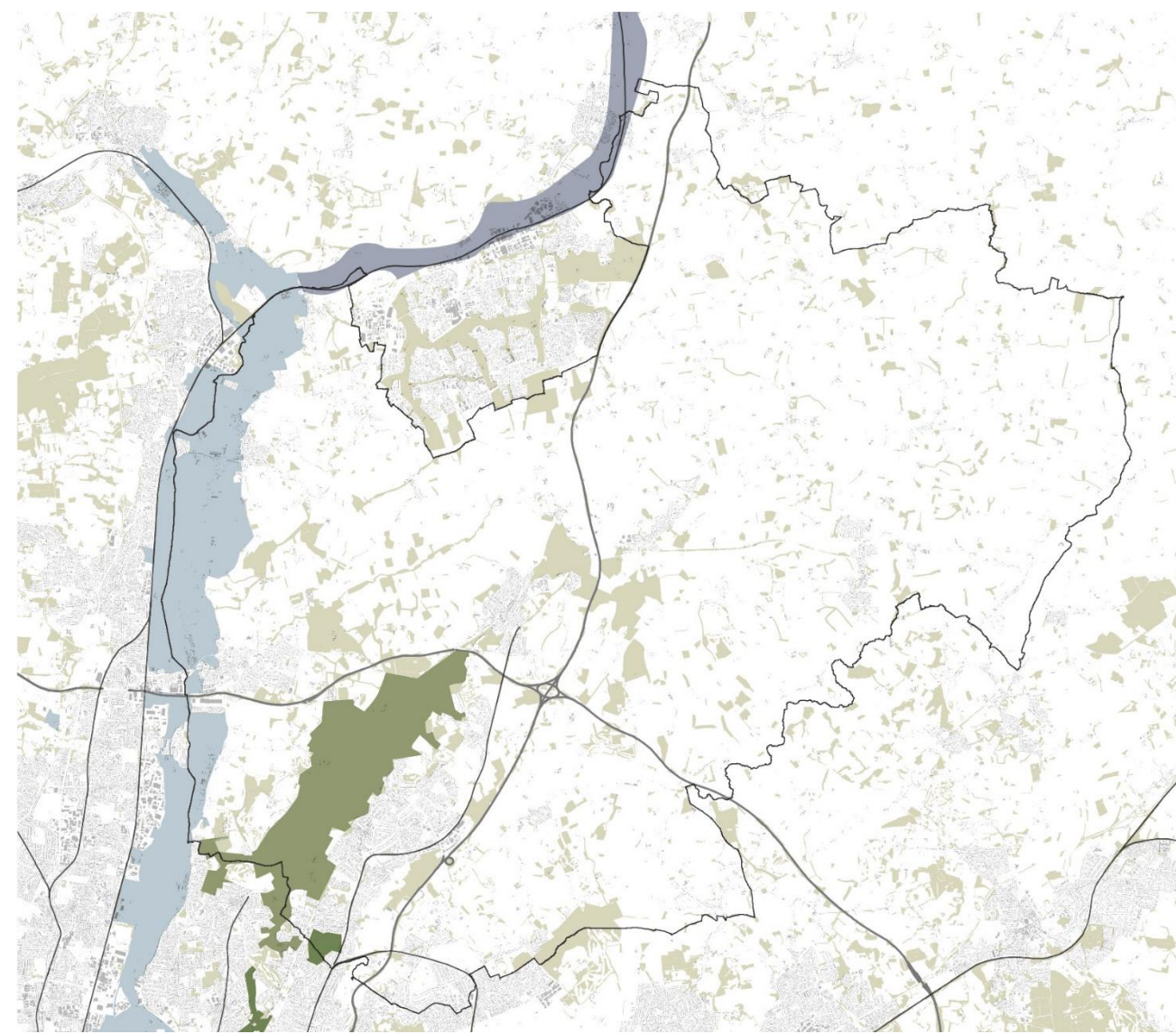
Next steps

Report to Cabinet on 26 March 2020

Consultation on Draft Green Infrastructure Strategy



THANK YOU



Stewardship

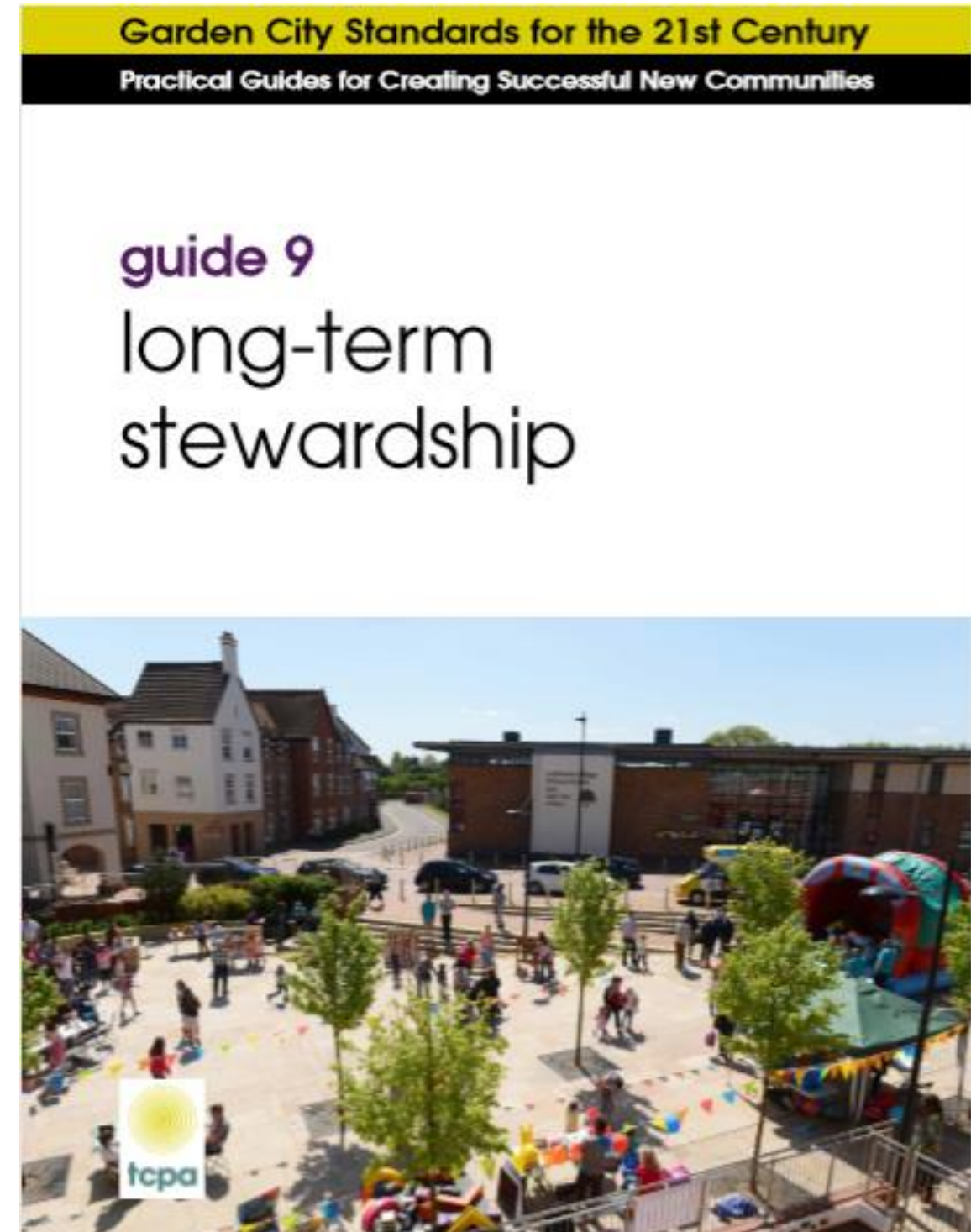
Aims of the Study

- To determine which assets are suitable for management and maintenance by a stewardship body
- If the asset is handed over to a stewardship body what model should be utilised
- What should the governance and legal structures be for the stewardship body
- How will the stewardship body be funded and financed

What is Stewardship?

Stewardship: “*ensuring that a community asset is properly looked after in perpetuity*”.

TCPA (2014) Built today, treasured tomorrow



Benefits of Stewardship and Endowment

For Communities

- Long term maintenance and management of high quality facilities
 - Putting people at the heart of delivering successful places
 - Moving towards social sustainability
-

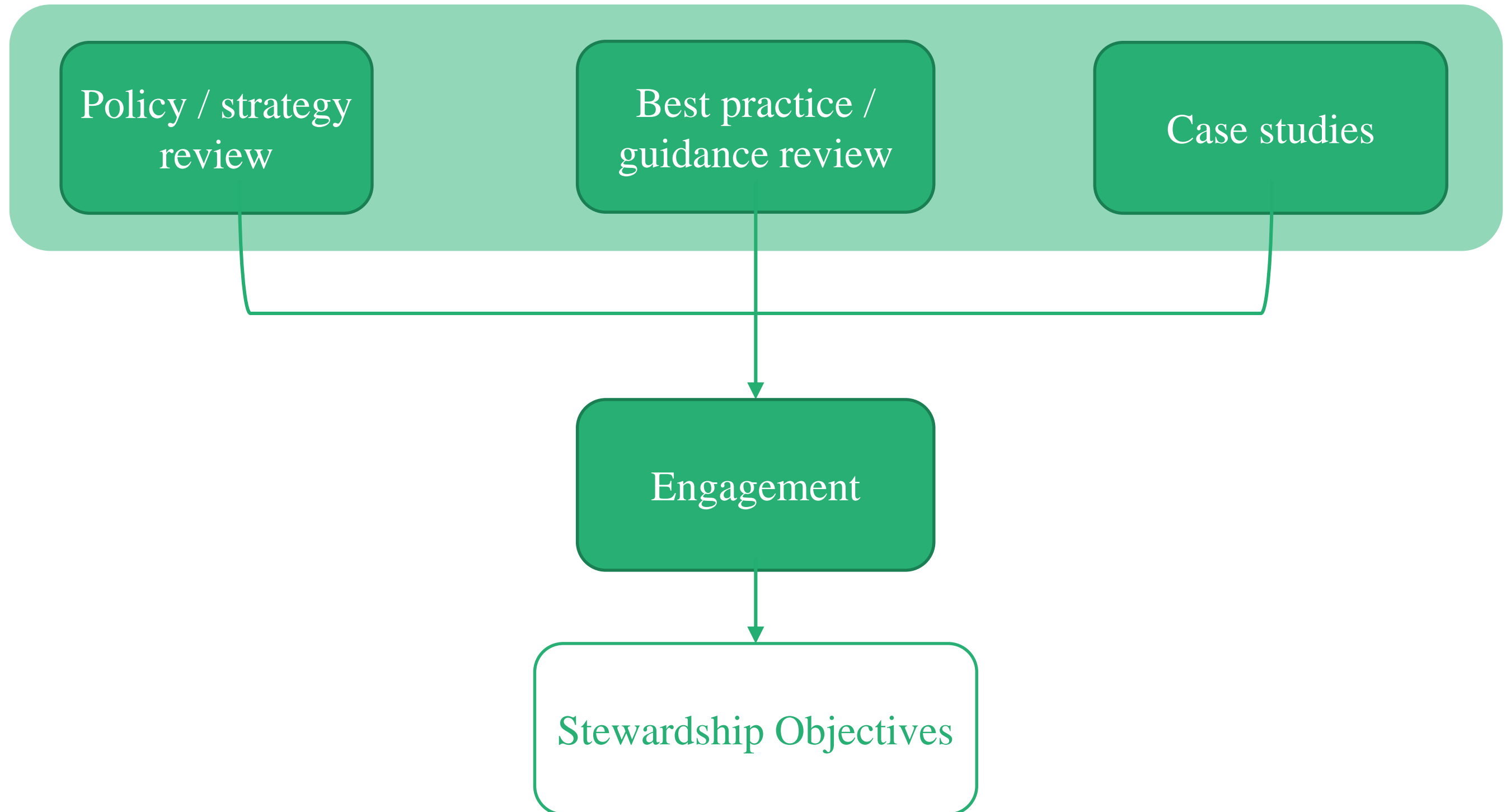
For Developers

- Creating confidence
 - Adding value to development from the outset
 - Placemaking and Marketing
-

For Councils

- Enable cost neutral liabilities
- Enabling surpluses to be reinvested
- Greater value for the community

Developing the Objectives



Objectives of Stewardship

What are the intended outcomes of stewardship?

- a) Community assets will be well managed and maintained as part of a **high-quality development**.
- b) Community assets will be maintained, enhanced and promoted to develop the **health and wellbeing of residents**.
- c) Community assets will be maintained, enhanced and promoted to support the **social cohesion** of the local community.
- d) Green spaces will be created, restored and managed to improve the natural environment to deliver **net biodiversity gain** and enhanced habitats.
- e) Green spaces, SuDs and community assets will **complement and enhance** the existing natural, semi-natural and built public assets within the wider area.
- f) An **accessible, inclusive and sustainable** community will be promoted.
- g) **Local people** will be involved in volunteering schemes linked to the stewardship of the assets.
- h) **Economic participation** and **skills development** of residents will be facilitated and encouraged through vocational education and training opportunities.

Principles of Stewardship

How will the body operate and make decisions?

Any stewardship body will:

1. Uphold the objectives of stewardship for the HGGT and ensure decisions are made in the long-term public interest.
2. Be an effective, credible and respected custodian of assets.
3. Be financially sustainable, offering value for money services and develop, maintain and monitor a long-term viable and prudent business plan to ensure the efficacy and success of the stewardship arrangements.
4. Enable long term resilience through a flexible, adaptable and entrepreneurial approach.

Assets Recommended for Inclusion

- Open Spaces
- SUDs and Flood Defence
- Shared Public Realm

- Secondary and Tertiary Roads
- Verges and Street Furniture
- Active Transport Links

- Sports Areas and Leisure Centres
- Community Hubs



Stewardship Models

Existing Organisations	<ul style="list-style-type: none">• Housing Association• Local Council
Registered Societies	<ul style="list-style-type: none">• Co-operative Society• Community Benefit Society
Companies	<ul style="list-style-type: none">• Management Company• Community Interest Company
Trusts	<ul style="list-style-type: none">• Community Land Trust• Development Trust
CIO*	<ul style="list-style-type: none">• Charitable Incorporated Organisation

Potential Stewardship models

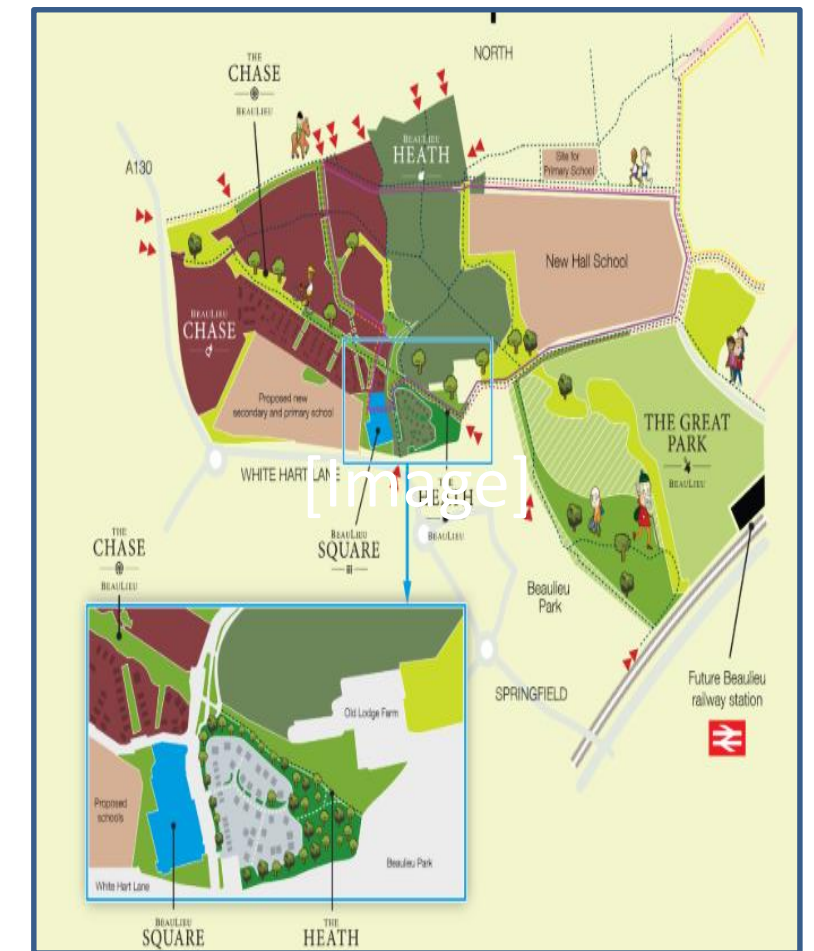
- Community Land Trust
- Community Interest Company
- Local Councils (parish/town)
- Housing Association

Model Option 1

Community Land Trusts

An organisation backed by a trust which is controlled by the community for the benefit of the community.

- + Statutory requirement to act in the community interest
- + Ability to define community that must benefit
- + Access to CLT funds e.g Technical Assistance Fund
- + Must operate as not-for-profit
- + All individuals in specified area must be given opportunity to become members
- + Trustee oversight to ensure CLT functions for community benefit
- + Dual layer of responsibility provided by Trustees and Directors
- Full function dependent on legal form
- Dedicated and committed trustees required



Beaulieu Community Trust,
Hampshire

Model Option 2

Community Interest Company

A company which must trade and uses assets for a social purpose, to benefit the community.

- + Statutory requirement to act in the community interest
- + Ability to define community that must benefit
- + Statutory asset-lock
- + Must operate as not-for-profit
- + Discretionary rate relief
- + Directors have duty to ensure CBS acts in community interest
- + Set up costs can be covered by shares or guarantee
- Voting rights for members may be dependent on shareholding
- Discretion of regulator in registration reduces certainty



Monksmoor Park CIC,
Northamptonshire

Model Option 3

Local Council

Existing Local Council organisations are used as a vehicle for stewardship.

- + Decision makers elected by residents
- + Access to public works loan board for funding
- + Assets protected through fiduciary duty
- + Can reclaim VAT
- Agreement from Principal Authority (e.g. LA) required
- Can only act within its designated administrative area
- Cannot manage and maintain all the assets
- Limited flexibility to adapt
- Limited access to innovative income generation
- Limitations on who can nominate themselves to be a member



Cambourne (Parish Council),
Cambridgeshire

Model Option 4

Housing Association

Private, non-profit organisations which provide a service to communities beyond its role as landlord.

- + Existing organisation
- + Resident representation on board
- + Regulatory protection of assets

- Unknown if existing HA has appetite
- Existing body would need to adopt a delivery model or change governing documents to deliver HGGT objectives
- Detailed regulatory requirements with onus on HA to demonstrate compliance



Joseph Rowntree Housing Trust, York

Any other business?

Date of next meeting – 22 May 2020