

Epping Forest District Council Developer Forum

19 June 2020
11.00-13.00

Agenda

- 11.00 Welcome, housekeeping and introductions
- 11.15 Local Plan update
- 11.20 Green Infrastructure Strategy – presentation
- 11.45 Breakout groups – discussion
- 12.40 Feedback from group workshops
- 12.50 Q & A
- 13.00 Close

Local Plan update

Local Plan update

- Inspector's initial advice following hearings 2 August 2019
- Recent update to the Inspector setting out progress (ED106) – 24 April 2020
- Includes revised programme outlining that public consultation on MMs anticipated from October 2020
- Challenges presented by COVID-19

Local Plan update

- Good progress in completing Inspector's Actions, including:
 - Finalising capacities on some sites and revisions to the housing trajectory (trajectory proposed for discussion at next Developer Forum)
 - Updating & consolidation of IDP as per commitment at Hearings
 - Viability work, as discussed at previous Forum, to be finalised alongside IDP work
 - Progress with Green Infrastructure Strategy and delivery of SANG

Update to Habitat Regulations Assessment – Air Quality

- Continuing to make strong progress
- Methodology review for HRA complete (ED105)
- Work progressing on the transport/air quality modelling of alternative scenarios & identifying necessary mitigation
- Meetings being held with Natural England & Conservators to discuss outputs & proposed mitigation
- Anticipated draft Mitigation Strategy will be published for Council's Cabinet to consider in July 2020

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

Draft Green and Blue Infrastructure Strategy

About the strategy

“Our District is home to a rich and unique tapestry of ‘natural’ greenspace – including but not only Epping Forest itself. This network of landscapes has deep roots in ecology, culture and natural heritage and we need to make best use of it to help us tackle the climate change emergency, the enable us to build resilient communities and to ensure we develop an understanding of what high quality open space looks like and how it can be delivered”

Cllrs John Philip & Nigel Bedford



Content of Presentation

Timing of consultation

Purpose of the consultation

Consultation Plan

Why produce a GI Strategy

Contents of the Strategy

Key elements of the strategy

Vision

Objectives

Examples

Next steps



Timing of the Consultation

Started Thursday 4 June 2020
6 weeks

Ends Thursday 16 July 2020

Written feedback from developers is encouraged – information on how to respond has already been distributed by email and is available on the website

<https://www.eppingforestdc.gov.uk/planning-and-building/planning-policy/green-infrastructure-strategy/>

Purpose of the Consultation

- Obtain feedback from:
 - Partners such as Conservators of Epping Forest, Natural England, Parish and Town Councils
 - Other Statutory bodies
 - **Developers: to contribute to the provision and/or improvement of green and blue spaces across the District**
 - Local Communities – individuals and Groups
- In the form of
 - **Practicalities of implementation**
 - New project ideas
- In order to
 - **Update the final strategy and assist with implementation**

Why produce the GI strategy?

- Longstanding ambition for the District
- Delivery of the Local Plan policies and requirement for main modification to Local Plan
- Mitigation for impact of new development on existing valuable ecological sites such as the Epping Forest
- Better provision of useable, accessible and attractive greenspaces for District residents and visitors of all ages and levels of mobility

Why produce the GI strategy?

- Supports provision of net biodiversity gain, and a response to climate change, including managing surface water and other sources of flooding
- Supports the provision of active travel and recreational activities through the creation of connected communities
- Provides framework for long term management and maintenance of assets

Why produce the GI strategy?

- Provides evidence to support assessment of costs for securing delivery and management through the planning process and support applications for external funding.
- Will be a material consideration in the determination of planning applications for new development.

Contents of the strategy

Section 1 – Context

Section 2 – The District's Assets, Vision and Objectives

Section 3 – Delivering Multi functional Places and Spaces

Section 4 – Implementation



Contents of the strategy

Appendix 1 – Project Pages

Appendix 2 – Strategic Allocations

Appendix 3 – Suitable Alternative Natural
Greenspace (SANG) Guidance

Appendix 4 – Sites for Enhancement

Key elements of the GI strategy

- Providing networks of multi functional open spaces on the doorstep, that provide for people, wildlife, plant life and act as carbon sinks to manage climate change - hand in hand with the development of new communities
- Responding to a diverse agenda – the climate change emergency, enhancing and protecting biodiversity, healthy living and tackling childhood obesity, water quality and combating loneliness

Key elements of the GI strategy

- Assessing the quality of our existing open spaces and how they might be improved
- Provision of Suitable Alternative Natural Greenspace (SANG) to relieve visitor pressure from existing sites with high ecological value including internationally designate sites that the Council has a duty to protect
- How these SANGs and other identified projects throughout the District will be implemented

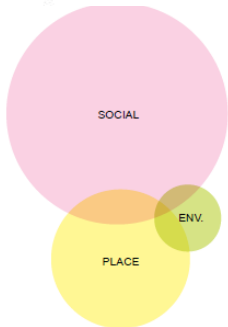
Multi functional places and spaces



Examples - Parks



Drapers Field, Waltham Forest by Kinnear Landscape Architects



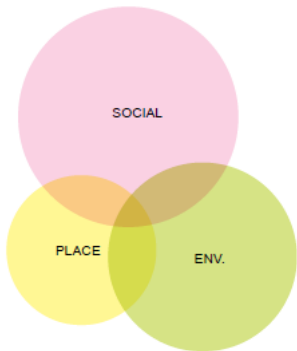
Examples- Amenity greenspace



Amenity greenspace at Centre Green, Epping



Drapers Field, Waltham Forest by Kinnear Landscape Architects



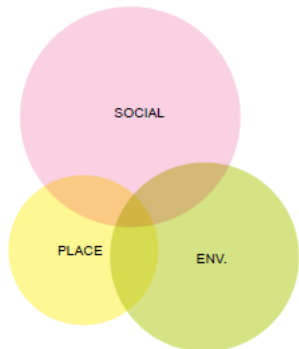
Examples- Allotments



Meadow Road Allotment, Epping



A Variety of Cultures by Alec Findlay - ladders art installation for picking apples, pre-empting the orchard reaching maturity



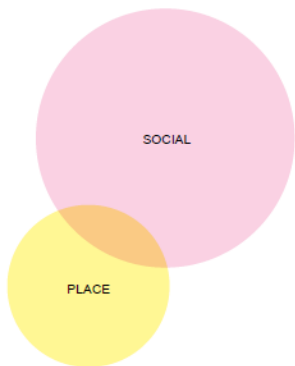
Examples – Provision for Children and Young People



Sound play at Elbe Waterfront Park by Rehwaldt LA



Right: Sand play at Victoria Park by LDA design



Examples – Provision for Children and Young People



The social MUGA by MUF Architecture and Art

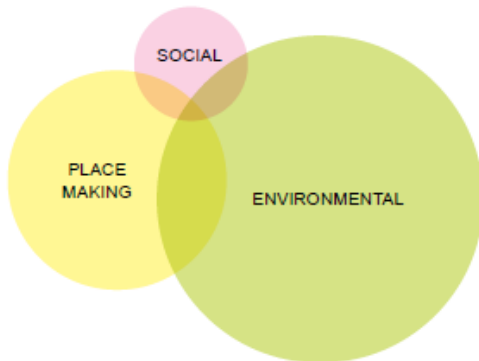
Examples – Smaller Spaces



St Andrews, Bromley-by-Bow by Townshend Landscape Architects



Wildflower verges in North East Lincolnshire



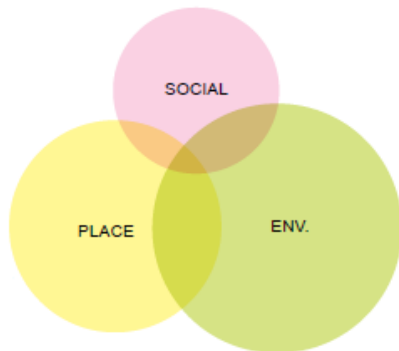
Examples – Movement



Accessible surfaces facilitate easy cycling as well as use by buggies and wheelchairs



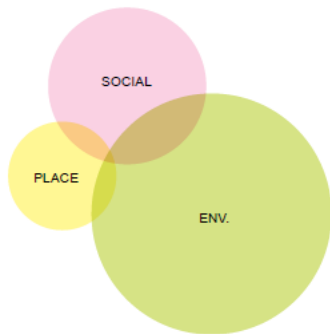
Prominent entrances with a suite of signage can make routes clear and legible



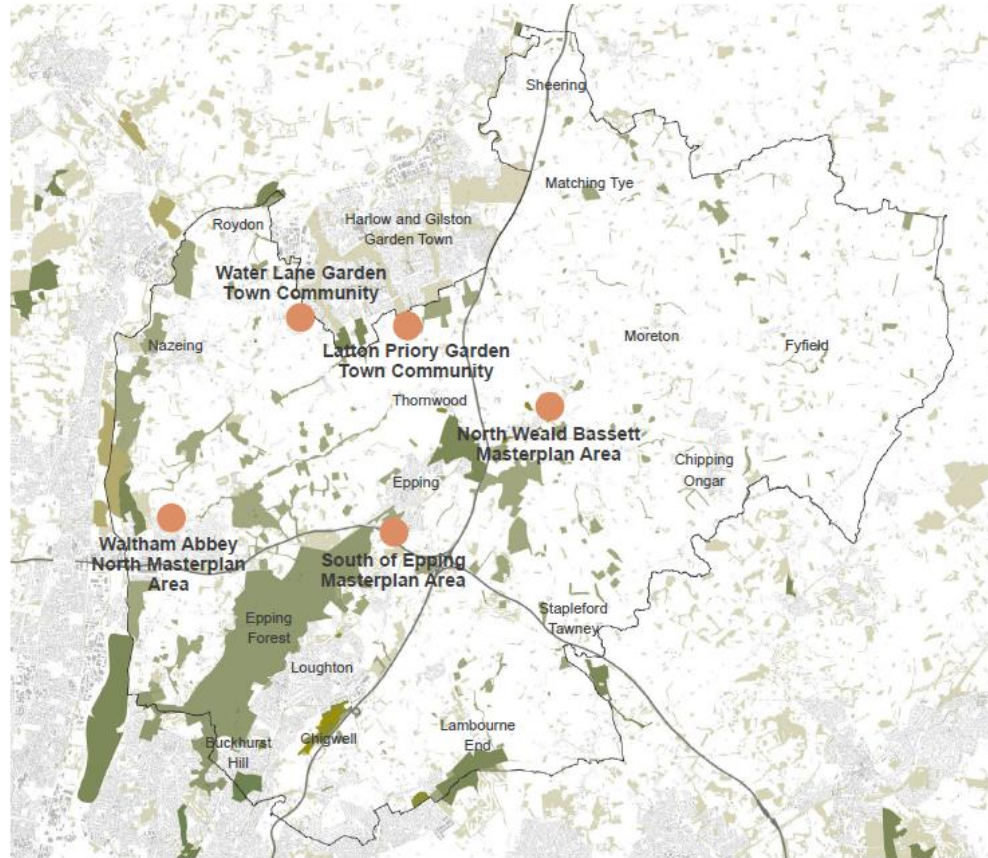
Examples – Sustainable Drainage Systems



Grey to Green SuDS project, Sheffield by Nigel Dunnett



Implementation of the Strategy



Landscape Led Masterplanning

- Landscape analysis of site to be developed, and its surrounding context
- Ecological survey
- Landscape opportunities and constraints
ie. Landscape character, views and key landscape features
- Levels and existing drainage / flooding constraints

Landscape Led Masterplanning

- Movement and connections through the site into context, public transport links, footpaths and cycleways
- Provision of multifunctional greenspaces to suit local needs, and how the form and character of these can inform the urban grain of the development

Landscape Led Masterplanning

- Working drawings and illustration to communicate the quality and character of spaces and their relationship to existing landscape features and key views
- Ongoing design development with regular sessions with council design officers to ensure a Landscape Led approach is carried through all project stages

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Break out groups

1. SANG Principles
2. Measuring quality
3. Stewardship

For Discussion

1. SANG Principles:

Appendix 3 sets out the principles for SANG.

Are there any barriers or obstacles that you can see with these principles and your site?

SANG Principles

- Suitable Alternative Natural Greenspace
- An avoidance and mitigation measure to recreational pressure on Epping Forest and other assets
- Avoidance and mitigation strategy to be presented in Landscape Framework, prepared jointly across all landowners, land promoters and developers in SA masterplan

SANG Principles

- Landscape Framework: how will the SANG avoid or mitigate impact of increased populations on Epping Forest?
- Proposals for spaces, paths, habitat and biodiversity improvement, complementary leisure uses
- Also should consider sustainable drainage, play and visual amenity, wider role as part of GI

SANG Principles

- Must be fully publicly accessible to new and existing communities
- SANG is not intended to address other functions of greenspace eg. Residential play provision

SANG Principles

- SANG can be created from:
 - Existing open space of SANG quality with little or no current public access
 - Existing open space which is accessible but underused
 - Land currently in other uses which could be converted into SANG

For Discussion

2. Measuring quality:

Section 3 sets out expectations of quality.

How will you ensure and/or measure quality of green infrastructure on your site?

Well designed GI

- Ensured that development sits sensitively in the landscape while maximising its relationship to that landscape;
- Provided places and spaces that are well designed and maintained to ensure their long-term sustainability;
- Responds to the twin environmental and ecological crises’;
- Supports healthy lifestyles and wellbeing; and
- Promotes access to the wider countryside as well as other complimentary greenspaces.

Design Quality



Drapers Field, Waltham Forest by Kinnear Landscape Architects



The social MUGA by MUF Architecture and Art

Design Quality



Accessible surfaces facilitate easy cycling as well as use by buggies and wheelchairs



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For Discussion

3. Stewardship:

Section 4 sets out stewardship models.

What is your approach to long term maintenance and management of green infrastructure including biodiversity net gain?

Stewardship

- Landowners, local authorities and town parish councils have typically been custodians of the GI network
- Budget cuts result in underfunding GI maintenance and management
- Taking care of GI assets should be sustainable and not require unreasonable cost burdens

Stewardship

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

- Stewardship models
 - Community Land Trust
 - Community Interest Company
 - Local Councils
 - Housing Associations
- Funding
 - S106

Long term landscape management

- Managing and maintaining GI
 - Residential spaces
 - Open greenspace
 - SANG
- Biodiversity Net Gain
 - Biodiversity and habitat enhancement is to be maintained for 30 years