

B1.6 Stages 4 and 6.4 Assessment

A land promoter/developer survey was issued to inform the site selection process for Tranche 1 residential sites. The same survey was re-issued for the Tranche 2 residential sites, with an amended introductory section and a minor change to one question (see question 3o. below).

The issued survey is included below, including both versions of the introductory section and question 3o.

B1.6.1 Land Promoter/Developer Survey

Tranche 1 Sites Introductory Text

This survey is being undertaken on behalf of Epping Forest District Council, and seeks to update and supplement existing information held on potential development sites across Epping Forest District.

Epping Forest District Council is preparing a new Local Plan, which will set out the policies that will guide development in the District up to 2033. A key part of the plan is the identification of a portfolio of sites and/or broad locations, which are most appropriate for development.

To identify sites which may be potentially suitable to accommodate housing and employment, the Council opened a public ‘Call for Sites’ between 2008 and 2016. Sites have also been identified through a range of other technical studies, withdrawn or refused planning applications and schemes at the pre-application stage.

The Council is now undertaking more detailed assessment of the potentially suitable sites to identify the most appropriate sites within the District. As part of this assessment, the Council wishes to better understand promoter intentions for their sites and any constraints which may exist to delivery of these sites. Please note that if you have promoted more than one site through the Local Plan process you will receive a survey for each site. We would appreciate a response to each survey.

Any data provided in response to this survey will be used to inform the development of the forthcoming local plan. Subject to the provisions made under the Freedom of Information Act 2000 and the Data Protection Act 1998, the Council will be entitled to publish and/or release the contents of any documents and/or information submitted as it sees fit.

Please answer accurately, to the best of your knowledge and in as much detail as possible. To assist in completing the survey you may wish to seek independent professional planning advice.

You may wish to provide additional documents to support your response. There is an option to upload documents at the end of the survey. Alternatively, supporting documents can be emailed to epping.forest.sites@arup.com, quoting the site

reference number in the email subject. Supporting documents should include the Site Reference Number in the filename.

Please complete the survey and provide any accompanying information as soon as possible, and ideally before Thursday 30 June 2016.

For any technical queries regarding this survey or if you think this survey has been sent to you in error, please contact **Arup** who are undertaking the survey on behalf of Epping Forest District Council.

Max Laverack, Arup
+44 20 7755 3679
max.laverack@arup.com

For any enquiries relating to the Epping Forest Local Plan, please contact **Epping Forest District Council**.

Planning Policy Team
+44 1992 564517
ldfconsult@eppingforestdc.gov.uk

Tranche 2 Sites Introductory Text

This survey is being undertaken on behalf of Epping Forest District Council, and seeks to update and supplement existing information held on potential development sites across Epping Forest District.

Epping Forest District Council is preparing a new Local Plan, which will set out the policies that will guide development in the District up to 2033. A key part of the plan is the identification of a portfolio of sites and/or broad locations, which are most appropriate for development. The Draft Local Plan was published for a six-week consultation between 31 October and 12 December 2016, and work is now underway to progress towards Pre-Submission publication in early 2018.

To identify sites which may be potentially suitable to accommodate housing and employment, the Council opened a public ‘Call for Sites’ between 2008 and 2016. Sites have also been identified through a range of other technical studies, withdrawn or refused planning applications and schemes at the pre-application stage.

The Council is now undertaking more detailed assessment of the potentially suitable sites to identify the most appropriate sites within the District. As part of this assessment, the Council wishes to better understand promoter intentions for their sites and any constraints which may exist to delivery of these sites. Please note that if you have promoted more than one site through the Local Plan process you will receive a survey for each site. We would appreciate a response to each survey.

Any data provided in response to this survey will be used to inform the development of the forthcoming local plan. Subject to the provisions made under the Freedom of Information Act 2000 and the Data Protection Act 1998, the

Council will be entitled to publish and/or release the contents of any documents and/or information submitted as it sees fit.

Please answer accurately, to the best of your knowledge and in as much detail as possible. To assist in completing the survey you may wish to seek independent professional planning advice.

You may wish to provide additional documents to support your response. There is an option to upload documents at the end of the survey. Alternatively, supporting documents can be emailed to ldfconsult@eppingforestdc.gov.uk, quoting the site reference number in the email subject. Supporting documents should include the Site Reference Number in the filename.

Please complete the survey and provide any accompanying information as soon as possible, and ideally before Friday 07 July 2017.

For any technical queries regarding this survey or if you think this survey has been sent to you in error, please contact Epping Forest District Council on the details below.

Planning Policy Team
+44 1992 564517
ldfconsult@eppingforestdc.gov.uk

1: Site Information and contact details

1a. Site Reference No: [Relevant SLAA information provided, where available]

1b. Respondent Ref: [Relevant SLAA information provided, where available]

1c. Site Name and Address: [Relevant SLAA information provided, where available]

1d. Please provide your contact details

We previously recorded the following information in relation to your site – please could you review this information and update it where necessary. Where an entry is blank, this indicates we do not hold the information.

Name: [Relevant SLAA information provided, where available]

Organisation (if applicable): [SLAA information provided, where available]

Position (if applicable):

Address: [Relevant SLAA information provided, where available]

Postcode: [Relevant SLAA information provided, where available]

Telephone: [Relevant SLAA information provided, where available]

Email: [Relevant SLAA information provided, where available]

1e. Are you an agent acting on behalf of the site owner?

[Choose one of the following answers]

YES / NO

[Relevant SLAA information, where available]

[If NO, proceed to 2a]

1f. Please provide details for the site owner

Name / Organisation: [Relevant SLAA information, where available]

Address:

Postcode:

Telephone:

2: Site to be considered in the development of the Local Plan

2a. Please confirm that you wish the identified site to be considered for inclusion in the Local Plan.

[Choose one of the following answers]

YES/NO.

[If YES, proceed to 3a]

2b. Please provide details of why you wish the site to be withdrawn.

3: Ownership and Availability

3a. I (or my client) is:

[Choose one of the following answers]

Sole freehold owner / Part freehold owner

[If Sole freehold owner, proceed to 3d]

3b. Do you know who owns the remainder of the site? Please provide as much detail as possible.

[Free entry field]

3c. Are you collaborating with adjacent landowners? Please confirm by what methods.

[Choose one of the following answers]

Yes - Formal collaboration agreement / Yes - Memorandum of understanding /

Yes – Informal Agreement / No – Adjacent landowner pursuing development

independently / No – Adjacent landowner opposes development / No – Position

unknown

3d. Please provide details of the existing uses on the site (tick all applicable):
 [Check any that apply]

	Tick
A1 / A2 / A3 / A5 Retail, Restaurants and Cafes, Hot Food Takeaways	
A4 Drinking Establishments	
B1 Business	
B2 General Industrial	
B8 Storage and Distribution	
Agricultural Buildings	
Other (Please State)	

3e. Please provide details of proposed land uses for the site (tick all applicable):

[Check any that apply]

	Tick
Residential	
Employment	
Other (Please State)	

3f. If the site is considered to be suitable for development, would all or part of the existing use remain in occupation?

[Choose one of the following answers]

Yes (all) / Yes (part) / No / Not applicable (site undeveloped)

[If “Yes (part)”, “No” or “Not applicable (site undeveloped)”, proceed to 3j]

3g. What would be the timescale for the existing use to cease?

[Choose one of the following answers]

Up to 6 months / 6 months to 1 year / 1 year to 2 years / 2 years to 5 years / More than 5 years / More than 10 years / Unknown

3h. Would there be any compensation or cost implications for removing this use within the timescale stated?

[Choose one of the following answers]

Yes / No

[If NO, proceed to 3j]

3i. Please provide further details:

3j. Are any of the following land use restrictions relevant to the site?

We previously recorded the following answers for i. and ii. – do these responses remain accurate? Please note: previous responses did not include information on public rights of way or reliance on development of other land.

[Relevant SLAA information provided, where available]

	Yes	No	Unsure	Use previous response
i. Legal constraints (e.g. restrictive covenants, easements, wayleaves, legal agreements)				
ii. ‘Ransom strips’ (including requirement for off-site land assembly)				
iii. Public rights of way				
iv. Reliant on development of other land				
v. Other (please confirm)				

3k. What other land use restrictions are relevant to the site?

[Free entry field]

3l. Please provide further details where you have answered Yes to any restrictions in the question above.

[Free entry field]

3m. Please provide an indication of when the site would be available for development, if it were to be identified in the forthcoming Local Plan: We previously recorded the following answer – does this response remain accurate?

[Relevant SLAA information provided, where available]

[Choose one of the following answers]
 Immediately / Within 5 Years / 5-10 Years / 10-15 Years / Beyond 15 Years

3n. Is there any developer interest in the site? Please give details. We previously recorded the following answer – does this response remain accurate?

[Relevant SLAA information provided, where available]

[Check any that apply]

	Tick	Comments
Owned by a developer		

Under option to a developer		
Site is being marketed for sale through a land agent		
Enquiries received from developer		
None		

Tranche 1 Sites

3o. What is the proposed or anticipated development phasing? Please provide as much detail as possible.

[Please enter numbers only]

	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Between 2026/27 and 2030/31	Between 2031/32 and 2035/36
No. Residential Units												
Employment floorspace (sq m)												

Tranche 2 Sites

3o. What is the proposed or anticipated development phasing? Please provide as much detail as possible.

[Please enter numbers only]

	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	Between 2027/28 and 2031/32	Between 2032/33 and 2036/37
No. Residential Units												
Employment floorspace (sq m)												
No. Traveller sites												

3p. If available, please provide further detail to support your phasing in 4n, including 1:1000 illustrative phasing plans (if applicable), details on

anticipated sales/disposal rates and assumptions on the number of active development outlets.

[Free entry field]

4: Achievability

4a. Are any of the following constraining factors relevant to the site? If so, please comment on how you believe they could be overcome/mitigated. If possible, please upload a plan illustrating key constraints.

We previously recorded the following answers for - do these responses remain accurate?

[Relevant SLAA information provided, where available]

	Tick	Comments	Use previous response
i. Flood risk / drainage			
ii. Contamination			
iii. Topography			
iv. Mains Water Supply			
v. Mains Sewerage			
vi. Electricity Supply			
vii. Gas Supply			
viii. Highways provision and/or capacity			
ix. Telecoms			

4b. Have any initial estimates of viability been undertaken?

[Choose one of the following answers]
YES / NO

[If NO, survey skips to question 5a]

4c. If YES, please provide details.

[Free entry field]

4d. If applicable, please provide detail of any assumptions made for viability modelling. This might include assumptions in relation to residential and non-residential values, costs (construction, externals, abnormal, contingency etc.), developer's return, affordable housing provision, Community Infrastructure Levy/residual Section 106, inflation etc. Please indicate data sources e.g. Land Registry, BCIS, Building cost models, SPON's, independent cost plans, local valuers etc.

[Free entry field]

4e. If available, please provide details of the anticipated approach to the delivery and financial model.

[Free entry field]

5: Land Use, Masterplanning and Infrastructure

5a. Has any conceptual masterplanning been undertaken for the site?

[Choose one of the following answers]

YES / NO

[If NO, survey skips to question 5e]

5b. Please provide detail any work undertaken. This might include:

- **Broad layout plans and distribution of uses**
- **Approximate densities and scale/massing**
- **Key vehicular access points and primary route layout**
- **Green infrastructure provision and approach to open space, SUDS etc.**

[Free entry field]

5c. Please provide details of the estimated land use schedule for the site e.g. open space, local/district centre(s), residential, schools etc.

	Land Use	Land take-up (Ha)
Use 1		
Use 2		
Use 3		
...		
Use 8		

5d. Please provide details of the estimated floorspace by use.

	Land Use	NIA (sqm.)/units
Use 1		
Use 2		
Use 3		
...		
Use 8		

5e. The proposed changes to the National Planning Policy Framework published in December 2015 offer support for higher density residential developments at transport and commuter hubs. Additionally, as part of the development of its Local Plan, Epping Forest District Council is considering revisions to its parking standards for residential development, which may

reduce the level of car parking provision in more accessible locations in the District. If relevant, would this change affect your responses to questions 6b-6d?

[Choose one of the following answers]

YES / NO

[If NO, survey skips to question 5g]

5f. Please provide further details.

[Free entry]

5g. If the proposed development schedule includes commercial and/or industrial uses, has provision been made for units for SMEs?

[Choose one of the following answers]

YES / NO

[If YES, survey skips to question 5i]

5h. Is this something you would be willing to consider?

[Free entry]

5i. If the proposed development schedule includes residential uses, has work been undertaken on the proposed mixture of dwelling by size and/or tenure?

[Choose one of the following answers]

YES / NO

[If NO, survey skips to question 5k]

5j. Please provide further detail.

[Free entry]

5k. Has work been undertaken to date on on-site and off-site infrastructure provision?

[Choose one of the following answers]

YES / NO

[If NO, survey skips to question 6a]

5l. Please provide further detail, including itemised on-site infrastructure costs (where known). Submissions should note how proposed provision responds to particular identified issues around population changes, child yields and on-site utilities constraints. Key infrastructure might include:

- **Physical (Utilities and transport)**

- **Social (Education, health, community)**
- **Green (communal open space, publicly accessible open space, play space and SUDS)**

[Free entry]

6: Site Management

6a. Please provide details of any proposed long-term management and/or maintenance arrangements for the site.

[Free entry]

7: Close

7a. Please upload any documents which support your responses. Documents should include the Site Reference Number in the filename.

Alternatively, please email supporting documents to epping.forest.sites@arup.com, quoting the Site Reference Number in the email subject.

7b. As part of the on-going Local Plan process there will be further opportunities to engage with us. Please confirm if you would be interested in any of the following with regard to your site(s).

[Check any that apply]

Follow-up telephone discussion / Face to face discussion / Workshop with other promoters/landowners / I am not interested in any further engagement

Thank you for taking the time to complete our survey. If you have expressed interest in any follow-up engagement, we will be back in touch shortly.