

## E1.8 Stages 6 and 8.6 Assessment

A Land Promoter/Developer Survey was issued to inform the site selection process for Tranche 1 traveller sites. The same survey was re-issued for the Tranche 2 traveller sites, with an amended introductory section.

The issued survey is included below, including both versions of the introductory section.

### E1.8.1 Land Promoter/Developer Survey

#### Tranche 1 Sites Introductory Text

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. This includes identifying sites to accommodate the District's traveller community.

To identify sites which may be potentially suitable to accommodate traveller accommodation, 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 Sites have also been identified through a range of other technical studies, withdrawn or refused planning applications, schemes at the pre-application stage and through considering whether existing traveller sites may have the potential to accommodate further pitches. Consideration is also being given to existing sites with temporary permissions and currently unauthorised sites with a view to considering whether any of these sites might be suitable for regularisation and then if so potentially able to accommodate additional traveller accommodation.

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 the intentions of landowners for their sites and to clarify if the land in question is available for development or intensification and can be identified as such in the Local Plan.

Please note that if you have more than one site you will need to complete a survey for each site.

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](mailto: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 02 September 2016.** If you do not reply to our request by this time, the Council will assume that you are not interested in the site being considered for this purpose and the site will be removed from future consideration.

For any queries regarding this survey, or any other queries regarding the Council's Local Plan process, please contact, please contact the Planning Policy team:

+44 1992 564517

[ldfconsult@eppingforestdc.gov.uk](mailto:ldfconsult@eppingforestdc.gov.uk)

### **Tranche 2 Sites Introductory Text**

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. This includes identifying sites to accommodate the District's traveller community. 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 in early 2018.

To identify sites which may be potentially suitable to accommodate traveller accommodation, 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, schemes at the pre-application stage and through considering whether existing traveller sites may have the potential to accommodate further pitches. Consideration is also being given to existing sites with temporary permissions and currently unauthorised sites with a view to considering whether any of these sites might be suitable for regularisation and then if so potentially able to accommodate additional traveller accommodation.

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 the intentions of landowners for their sites and to clarify if the land in question is available for development or intensification and can be identified as such in the Local Plan.

Please note that if you have more than one site you will need to complete a survey for each site.

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](mailto: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 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](mailto:ldfconsult@eppingforestdc.gov.uk)

## 1: Site information and contact details

### 1a. Please provide the following details.

Site Reference No:  
Site Name and Address:  
Name:  
Organisation:  
Position :  
Address:  
Postcode:  
Telephone:  
Email:

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

[Choose one of the following answers]

Yes / No

**[If No, proceed to 2a.]**

### 1c. Please provide details for the site owner

Name / Organisation:  
Address:  
Postcode:  
Telephone number:

**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 / Potentially, depending on other factors / No

[If Yes, proceed to 3a.]  
 [If Potentially, depending on other factors, proceed to 2b. then 3a.]  
 [If No, proceed to 2c. then ]

**2b. Please provide further details.**

**2c. 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. If the site is considered to be suitable for Traveller accommodation, would all or part of the existing uses remain in occupation?**

[Choose one of the following answers]

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

**[If No or Not applicable, proceed to 3i.]**

**3f. 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

**3g. Would there be any compensation or cost implication for removing this use within the timescale stated?**

[Choose one of the following answers]

Yes / No

**[If NO, proceed to 3i]**

**3h. Please provide further details:**

[Free entry field]

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

	Yes	No	Unsure
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)			

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

[Free entry field]

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

[Free entry field]

**3l. Please provide an indication of when the site would be available for development, if it were to be identified in the forthcoming Local Plan:**

[Choose one of the following answers]

Immediately / Within 5 Years / 5-10 Years / 10-15 Years / Beyond 15 Years

**3m. Has interest previously been shown to make the site available to Traveller accommodation? Please give details.**

[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.**

	Tick	Comments
i. Flood risk / drainage		
ii. Contamination		
iii. Topography		
iv. Mains Water Supply		
v. Mains Sewerage		
vi. Electricity Supply		
vii. Gas Supply		
viii. Access to public highways		
ix. Telecoms		
x. Waste storage / management		

#### 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 5c.]**

**5b. Please provide detail any work undertaken.**

[Free entry field]

**5c. 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 details. Key infrastructure might include:**

- **Physical (utilities, transport)**
- **Social (education, health, community)**
- **Green (communal open space, play space)**

[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](mailto: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

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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.