

EPPING TOWN COUNCIL

Draft Local Plan

(Epping Forest District Council's consultation document)

Beverley Rumsey, Town Clerk

12th October 2016

Draft Consultation Period

31st October 2016-12th December 2016

There is a new Local Plan website which gives details of the plan, the background supporting documents (which are often quite lengthy and involved) and details on how to get involved.

All queries relating directly to the plan should be addressed to Epping Forest District Council on 01992 564000 (Forward Planning/Local Plan) team as this is the District Council's document, which we will comment on and make suggestions on.

<http://eppingforest.consultationonline.co.uk/get-involved/>

Observations and Issues

- This is a consultation and comments are invited from everyone.
- The sites are a mixture of those that have come forward in the SLAA, those which are publicly owned and those privately owned. They are PROPOSED sites and are subject to change following the consultation.
- Plan covers 2011-2033
- 4,550 residential total for the District.
- No traveller sites allocated for Epping
- There will be a number of Epping Forest District Council staffed exhibitions across the District, there will be one in Epping Hall in November
- Epping Forest District Council – there will be a static information display at Epping Library and in EFDC's Civic Offices – 31st October to 12th December 2016
- Epping Town Council will attend a surgery at EFDC of 22nd November for further discussions

Site proposals for the District

* Please note figures are an indication of trends and approximate

- Sites around Harlow 3900
- Buckhurst Hill 90 (Population 2011=11,380) 0.8% of population
- Chigwell 430 (Population 2011=12,987) 3% of population
- Chipping Ongar 600 (Population 2011=6,251) 9.6% of population (3rd greatest increase)
- Coopersale 50
- Epping 1640 (Population 2011=11,461) 14.3 % of population (2nd greatest increase)
- Fyfield 90 (Population 2011=796) 11.3% of population
- High Ongar 10 (Population 1171) (Yr?) 0.85% of population
- Loughton 1190 (Population 2011= 31,106) 3.8% of population
- Lower Sheering 30
- Nazeing 220 (Population 4267) (Yr?) 5% of population
- North Weald Bassett 1,580 (Population 2001 = 6039) 26% of population (note 2001) (Greatest increase)
- Roydon 40 (Population 2192 (Yr?)) 2% of population
- Stapleford Abbots 10 (Population 2011 = 1008) 1% of population
- Sheering 120 (Population 2838 (Yr?)) 4% of population
- Theydon Bois 360 (Population 2011 = 4062) 9% of population
- Thornwood 130
- Waltham Abbey 800 (Population 20390 (Yr?)) 3.9% of population

Para 3.62 Identified supply exceeds the requirement – by how much? Is there any negotiation in this?

Site proposals for Epping

- i) SR-0069 (land at Ivy Chimneys Road) - 79 homes approx
- ii) SR-0069/33 (land South of Epping) – 255 homes approx
- iii) SR-0071 (land at Stonards Hill) – 115 homes approx
- iv) SR-0113B (land to South of Brook Road) – 244 homes approx

- v) SR-0132Ci (Epping Sports Club, Lower Bury Lane) – 49 homes approx
- vi) SR-0153 (land north of Stewards Green Road) – 305 homes approx
- vii) SR-0208 (Theydon Place) – 66 homes approx
- viii) SR-0229 (Epping London Underground car park and land adjacent to Epping Station) – 89 homes approx
- ix) SR-0333Bi (Epping south-west area) – 24 homes approx
- x) SR-0347 (Epping Sports Centre, Nicholl Road) – 44 homes approx
- xi) SR-0348 (Cottis Lane Car Park, Cottis Lane) – 54 homes approx
- xii) SR-0349 (Bakers Lane Car Park, Bakers Lane) – 41 homes approx
- xiii) SR-0445 (Greenacres, Ivy Chimneys Road) – 23 homes approx
- xiv) SR-0555 (St Margaret's Hospital Site) – 181 homes approx
- xv) SR-0556 (Civic Offices, High Street) – 42 homes approx
- xvi) SR-0587 (Epping Sanitary Steam and Laundry Co Ltd, Bower Vale) – 22 homes approx

We should be looking at all these sites in detail, forming our own opinions of their suitability based on local knowledge and offer alternative sites (particularly brownfield ones) and reasoning, if we feel there are others more suitable.

Parking

- To be delivered as part of development proposals ie when a development is granted permission, the required number of spaces will be stated as part of a development standard.
- The proposal to build on car parks on Epping means re-providing the parking provision as part of the development NOT losing the car park entirely. But what happens while the development is being built?
- New car park sites in Epping have not been identified. (Partners such as Essex Highways look at this).

- If proposed sites are not considered appropriate for residential development, they can be suggested for parking or recreation, for example. (Although the site would not have reached this stage if it was not deemed suitable for residential accommodation).
- I would recommend Committee identify potential car park sites and formats to put forward.
- EFDC's previous consultations have told them how important parking and transport are and this is stated in the plan.

(We have a big evidence base as part of the Neighbourhood Plan to support the need for car parks to use).

GPs, hospitals, community & sports facilities

1) Site proposal to build on St Margaret's hospital – investigate whether there are plans to offer alternative facilities, where these might be – a 'hubbing' of services has been mentioned. Could suggest a health 'hub' in Epping to alleviate GP, dentist and hospital issues and localise.

- EFDCs previous consultations have told them how important GPs, hospital and community facilities are and this is stated in the plan.

(We have a big evidence base as part of the Neighbourhood Plan to support the need for GPs, dentists and hospitals to use).

2) Site proposal to build on sports facilities (Epping Sports Centre and Epping Sports Club) – investigate what is to be provided instead. The draft plan states that facilities should not be removed unless they are not needed and local views should be sought on this for individual locations once the plan is adopted, so the importance of sports and community facilities is known to EFDC from previous consultations.

(We have a big evidence base as part of the Neighbourhood Plan to support the need for sports and community facilities to use).

Green Belt

- Over 92% of the District is Green Belt. A loss of about 0.7% or about 200 hectares in the District is proposed and this has been kept to a minimum.
- No amendments have been made to the Green Belt boundary since 1998.

- Preferred approach by EFDC is that all brownfield sites have been identified before Green Belt land is released.
- **Site Selection Report** states that insufficient land outside the Green Belt exists to meet the development needs of the District within the plan period.
- Further 'safeguarded' land to meet future development needs will be needed, but this won't be clear until after the next stages. (NPPF para 65).
- Some building has already taken place in the Green Belt that shouldn't have been. What is the impact of this?

Other considerations

Existing employment sites in Epping have also been identified: Falconry Court, Bower Hill Industrial estate, 65-75 High Street and land at Coopersale Hall. These plus the St John's Road Area will be further explored for extension/intensification.

- Impact of Waltham Abbey's centre reclassified? (Town Centre to Small District Centre)
 - P209 Residential development at Ground Floor level in the High Street
 - Community Infrastructure Levies/S206s – Which? Both? Take advantage of?
 - Schools & drs at capacity – also in Epping (p304)
 - Preference co-locate facilities and services (hubbing)
 - Infrastructure Delivery Plan
 - p311 Views on loss of facilities – consult the community
 - p314 Promote development at same level or more – NPs
 - p316 What is the enforcement plan if people already built in Green Belt?
 - There are a lot of lengthy, involved documents on EFDC's website to support the draft Local Plan.
 - Infrastructure Delivery Plan (IDP) – how the necessary infrastructure will be delivered is available in a downloadable plan, as part of EFDC's background documents.
 - The vast evidence base provided by Epping Forest District Council, produced by consultants, will be used in the Neighbourhood Planning process and there will be no duplication of work or expense as these comprehensive pieces of work have already been undertaken.
- EFDC recommend protecting Epping Market
 - EFDC acknowledge an ageing population, particularly in the District and support bungalows (P104: 4.6)
 - EFDC include a basement policy

Comments from Martin Small (NP expert)

- Three councils combining to identify growth pressures, demography, economy, migration, etc and spread of housing sites
- The importance of the London Stanstead Cambridge technology corridor and Lea valley
- Growth around Harlow - Roydon railway station, new Princess Alexandra Hospital,
- Development at North Weald Bassett - former airfield to become new commercial complex
- Identification of Epping as one of two main town centres with Loughton High Road
- List of policies to protect countryside / green spaces / Forest / green belt, plus sustainability, water control, anti-pollution, low-carbon, etc
- Infrastructure investment to improve M11 accessibility and other highways improvements
- Suggestion of heritage / tourism focus at Epping / link to Epping Forest and the market town / heritage character
- TFL future investment in Central Line - 25% increase in capacity, but no extension to NW Bassett or beyond

Points to bear in mind

- The current Local Plan dates back to 1998 with amendments in 2006. Government thinking on planning has changed considerably since then, with planning laws more relaxed, particularly as a result of Permitted Development Rights and Localism. The government's National Planning Policy Framework is the backbone of the draft Local Plan and this is very evident in the style of the Plan which reads quite differently from the current one. EFDC's Local Plan MUST be in line with government thinking and the Neighbourhood Plan will need to follow the same broad themes – at its core, sustainable development: economic, environmental and social. We cannot go against the whole ethos of the approach.
- A lot of research has gone into the figures and they are what is reported to be needed. We can challenge the figures and proposed sites, but we will need to broadly accept that development will happen. It is about managing it in a positive way.
- National consultants have undertaken much of the research. Detailed local knowledge is needed to inform the details.
- Our role is to work with Epping Forest District Council through resident opinions, local knowledge of residents and councilors) and Neighbourhood Planning to deliver a plan that meets the government's requirements but is as good as it can be for Epping. Views given in this consultation will help shape the final plan and subsequent Neighbourhood Plan.

Vision for Epping (draft Local Plan)

Epping will continue to thrive as one of the main centres in the District, providing excellent community facilities, services and transport connectivity. Its existing assets and social infrastructure make it a good location for development; however the need to protect the existing character of this historic market town is of importance. Maximising Epping's excellent surrounding landscape and Green Belt, opportunities to improve green networks and connectivity across the town will be optimised. Epping will continue to have a lively town centre, with a mix of independent and national retailers as well as other main town centre uses. Local business and start-up enterprises will be encouraged to ensure that the town maintains a strong employment base.

Document prepared by Beverley Rumsey, Town Clerk, Epping Town Council

As a starting point for comments on the draft Local Plan (EFDC 2011-2033)

12th October 2016