



Epping Forest Local Plan

Examination Hearing Statement

Appendices

Matter 4 – Place-Shaping & General Masterplan Approach

Prepared by Strutt & Parker on behalf of Countryside Properties (Stakeholder ID 19LAD0095)

January 2019

**Appendix A: Epping Forest District Council Housing Implementation Strategy Update:
Discussion Paper**

Appendix B: Supporting Note by David Jarvis Associates

Appendix C: NWB Plan showing extent of Flood Zone 2/3

Appendix A: Epping Forest District Council Housing Implementation Strategy Update: Discussion Paper

Epping Forest District Council Housing Implementation Strategy Update: Discussion Paper 12th December 2018

Introduction

1. Local Planning Authorities (LPAs) are required by the National Planning Policy Framework (NPPF) to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement. This also means that Local Plans need to ensure that there is a reasonable prospect of a five-year land supply being achieved upon adoption and throughout the lifetime of the Plan. To support the Epping Forest District Local Plan Submission Version (LPSV), the Council published a Housing Implementation Strategy (EB410) (HIS) in 2017 setting out how the LPSV will maintain an adequate five-year supply of deliverable housing land against its housing requirement. The HIS also includes a housing trajectory which illustrates the expected rate of housing delivery throughout the plan period.
2. With new monitoring data available for the 2017/18 monitoring year, the Council is updating the Housing Implementation Strategy and the Housing Trajectory. The Council is also looking to review the assumptions that are being used to calculate the future local housing supply, in particular the types of sites that should be included in calculating the Five Year Land Supply (FYLS), timescales and phasing of individual housing sites, and the non-implementation rate that should be applied.
3. Engagement with, and inputs from landowners, agents and the development industry are vital to ensure that the HIS update and the new housing trajectory is as robust, realistic and justified as possible. This briefing paper sets out the assumptions that are currently being used in assessing future housing delivery. This paper also outlines the Council's proposed approach to formulating a new stepped housing requirement for the emerging Local Plan, which reflects guidance, best practice and local circumstances.
4. A set of questions has been included at the end of each sections to guide responses. The Council is seeking responses from the Developer Forum in response to these questions or any other element of this discussion paper by no later than noon on Monday 7th January 2019.
5. Following the receipt of responses, the Council will produce an updated HIS taking into account the representations received. It is anticipated that the updated HIS will be published before the end of January 2019 and will be used to inform the on-going Local Plan examination.

Local Plan Housing Delivery Assumptions

6. Table 1 below sets out the types of sites that are currently included in the housing trajectory as well as general assumptions on their phasing arrangements. In considering these assumptions, the Council has taken into account local monitoring data, latest national guidance, and the two widely cited reports looking into build-out rate for housing development i.e. the Nathaniel Lichfield and Partners' report¹ which looked at lead-in times and delivery rates of large-scale housing schemes; and the independent review

¹ Start to Finish: How Quickly do Large-Scale Housing Sites Deliver? by NLP, November 2016
<https://lichfields.uk/media/1728/start-to-finish.pdf>

conducted by Sir Oliver Letwin² which focuses on build-out rates. The projected delivery rate for individual housing sites informed by these general assumptions is included in Appendix 1 (for sites with planning permission) and Appendix 2 (for housing allocations in the LPSV). Please note that phasing arrangements on individual housing site is still subject to on-going internal review.

Type of housing sites to be included in the Housing Trajectory

7. The NPPF includes guidance on what kinds of site could be deemed to be ‘deliverable’. Footnote 11 of the NPPF 2012 states that a ‘deliverable’ site ‘...should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years...’. The NPPF 2018 added to this definition by stating that non-major development and sites with detailed planning permission should generally be deemed as deliverable unless there is clear evidence to suggest otherwise, while sites with outline permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. In its recent consultation³, the Government proposed further clarification to this definition to make it clear that minor development with outline permission is also deemed to be deliverable. The Council agrees with these general principles and has embedded them into the assumptions set out in Table 1.

Lead-in time and Build-out rate

8. In terms of lead-in time, the NLP report indicates that on average it takes 3.9 years from first formal identification of the site for housing (e.g. in a LPA policy document) to the submission of the initial planning application, although the report does acknowledge that the sample size in this case is too small to reach any conclusive findings, and that there are significant variations between different sites. The NLP report also found that the larger the site in terms of housing number, the longer it takes from planning approval to first delivery. On average, it takes less than five years for smaller sites (less than 500 units) to come forward, this increases to between 5.3 to 6.9 years for sites larger than 500 units. Again, the report indicates that there are significant variations between sample sites with some coming forward under two years and some others taking upwards of 15-20 years.
9. The Council has also undertaken a high-level analysis on the progress of some 19 major development schemes (ranging from 10 units to 105 units) across the District approved in the last five years. The result of the analysis shows that on average it takes 36 weeks between validation and the granting of planning permission. The data also suggests that 16 out of 19 sites have either been commenced or completed within four years from when the planning application was first validated by the Council, which is not dissimilar to the timescale identified in the NLP report.
10. The recently published Letwin Review examined the built-out rate for 15 large housing sites ranging from over 1,000 homes to over 15,000 homes in areas of very high housing demand (5 in Greater London, 9 in the south of England, and 1 in the Northwest). The review found that the medium build-out rate for these large sites was

²Independent Review of Build Out: Final Report by Sir Oliver Letwin MP, October 2018
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/752124/Letwin_review_web_version.pdf

³Technical consultation on updates to national planning policy and guidance, MHCLG, October 2018
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/751810/LHN_Consultation.pdf

6.5% (of the total number of new homes permitted on site) per annum, which equates to a medium build out period of 15.5 years. The report concluded that the homogeneity of the types and tenures of the homes on offer on these sites is the fundamental drivers of the slow rate of build out. A number of recommendations have also been made in the report to improve the build out rate for large housing schemes, including requiring large housing sites to provide a diversity of offerings on the site which are able to address the various categories of demand within the local housing market.

11. The Council acknowledges that slow build out rates on large sites could be a potential risk to the timely delivery of large-scale housing allocations in the LPSV. To improve delivery rates, the LPSV already requires all new development to maximise densities on housing sites, whilst recognising that different density levels will be appropriate for different sites in different locations. Policy H 1 of the LPSV requires new development to provide a range of house types and sizes to address local need which is in line with the recommendations from the Letwin Review.
12. The Council is working closely with partners to facilitate timely (and where possible accelerated) delivery of allocations that form part of identified Masterplan Areas and Concept Framework Areas which will contribute significantly to the Council housing supply in the middle to long term.

Non-implementation rate

13. While this is not a specific requirement in national planning policy, the Council considers that it is good practice and pragmatic to deduct a percentage of dwellings from their projected supply to take into account the fact that not all planning permissions will ultimately be implemented. The Council has applied a 10% non-implementation rate accordingly to all sites identified in the future supply, which is regarded to represent a suitable allowance for the District.

Q1 Do you have any comments on the housing delivery assumptions in Table 1?

Q2 Do you have any comments on the phasing arrangement for individual housing sites/allocations detailed in Appendix 1 and 2? Please provide any specific comments on proposed phasing arrangements as clearly as possible.

Q3 Is the 10% non-implementation rate realistic and justified? If not, please provide evidence where possible to explain why not.

Table 1 – General assumptions on housing delivery

General assumptions	Justification
<p>1. Minor residential development schemes (sites less than 10 units and less than 0.5 hectares) with detailed or outline planning permission, are deemed to be deliverable within five years from the date of permission.</p>	<p>NPPF guidance suggests that this type of site should generally be deemed as deliverable unless there is clear evidence to suggest otherwise.</p>
<p>2. Larger developments not allocated within the Local Plan with detailed permission are deemed to be at least partially deliverable within the next five years from the date of permission.</p> <p>Build out rates for this kind of development are not expected to be more than 50 units per annum.</p>	<p>The Council’s own analysis indicates that it is reasonable to assume that small to medium sized housing sites can come forward relatively quickly once planning permission is received. Most of the sites under this category will be readily available and suitable for delivery. Planning applications on these sites are likely to be submitted soon after the local plan is adopted with at least some new homes being completed within the next five years.</p>
<p>3. For smaller Local Plan allocations (<50 units), it is expected that a large proportion of the allocation will be delivered towards the end of the first five-year period.</p> <p>Build out rates for this type of development site are not expected to exceed more than 50 units per annum.</p>	
<p>4. For medium sized allocations (>50 units), it is expected that at least a proportion of the allocation will start to deliver within the next five year period.</p> <p>Build out rates for this kind of development are not expected to exceed more than 50 units per annum.</p>	
<p>5. For larger allocations requiring the production of a Strategic Masterplan, including the Garden Town Sites,</p>	<p>The Council acknowledges the fact that lead in-times for larger allocations will be longer than small housing sites/allocations, and that the vast majority</p>

<p>small parcels may be delivered within the first five years subject to ongoing discussions with site promoters, where delivery will not prejudice the cohesive delivery of the wider masterplan, in accordance with Local Plan policies.</p> <p>Build out rates are not expected to exceed 50 units per outlet per annum.</p>	<p>of homes under this category will not be delivered in the next five years. That being said, it is still reasonable to assume that in some cases a small number of new homes could be delivered within these masterplan areas as long as they are in compliance with the Masterplan and will not prejudice future development across the whole Masterplan area.</p>
<p>6. Sites with prior approval granted for conversion from other uses into residential use will be delivered within the next five years.</p>	<p>While delivery timescales for prior approval developments vary depending on the nature of the proposal, local monitoring data seems to indicate that this type of development will generally be implemented within two to three years.</p>
<p>7. Sites with Lawful Development Certificate issued for residential use will be delivered in the next five years.</p>	<p>Generally speaking, these sites are already being used for residential purposes.</p>

A case for a Stepped Housing Trajectory

14. The Housing Implementation Strategy published in late 2017 indicates that, with the adoption of the LPSV, the Council would be able to demonstrate 5.3 years' worth of deliverable land against identified housing requirement using 2016/17 monitoring data. The Council's FYLS position has since deteriorated due to the delay in Local Plan adoption caused by the Judicial Review which has a knock-on impact on the delivery of local plan housing allocations and commitments. There is also uncertainty around how the temporary 'moratorium' on planning permissions (to be lifted pending the adoption of a mitigation strategy for the Epping Forest Special Area of Conservation) may affect housing delivery in the short term⁴. Given the circumstances, and the growing shortfall in housing delivery in the early years of the plan period brought about by the delay in Local Plan adoption, there is little prospect that the Local Plan can maintain FYLS post adoption with the current housing trajectory. It is therefore necessary for the Council to consider a pragmatic approach in the form of a stepped requirement.
15. The Planning Practice Guidance states that 'A stepped requirement may be appropriate where there is to be a significant change in the level of housing requirement between emerging and previous policies and/or where strategic sites will have a phased delivery or are likely to be delivered later in the plan period. Strategic policy-makers will need to set out evidence to support using stepped requirement figures, and not seek to unnecessarily delay meeting identified development needs....(Paragraph: 034 Reference ID: 3-034-20180913)'
16. For the Epping District, there is a significant difference between the housing requirement set out in the LPSV (518 new homes per annum) and previous housing target (175 new homes per annum) based on the now abolished East of England Plan. As mentioned above, the majority of new homes from strategic allocations will only come forward later in the plan period. Together with the concerns over short term supply and the extensive Green Belt coverage in the District, there is a clear case for the Council to develop a stepped housing trajectory.

Q4 Is the Council justified in introducing a stepped housing trajectory for the Local Plan?

17. It should be noted that the Council has explored a number of other possible options to boost short term housing supply before reaching the conclusion that a stepped trajectory is the only realistic option. These actions include:

To seek assistance from neighbouring authorities.

18. The Council sought assistance from neighbouring authorities through Duty to Cooperate discussions in order to address identified undersupply within the next five years. Discussions prior to the Regulation 19 publication with other LPAs in the same HMA i.e. Harlow, Uttlesford and East Herts District Councils confirmed that that none of them were able to contribute towards EFDC's undersupply as they too need to achieve a challenging housing requirement through their Local Plans and are likely to struggle to meet their own undersupply. We consulted with neighbouring authorities again in December 2018 and their position remains unchanged.

To bring forward housing sites earlier

⁴The draft stepped trajectory in Appendix 3 has taken in account these delivery constraints

19. To provide planning certainty, EFDC agreed to apply material weight to policies in the LPSV in decision making, and a number of smaller allocations have received planning permission. A dedicated Implementation Team has been put in place to ensure that there is sufficient resource and expertise in the Council to deal with planning applications on strategic allocations in a timely manner. The Council also actively encourages developers to have pre-application discussions to ensure any planning and delivery issues can be addressed early in the process, and Planning Performance Agreements are being utilised to frontload the planning process and streamline decision-making. However, the effect of these measures has already been accounted for in the Council's assumptions towards future housing delivery.

To identify new deliverable sites and introduce new policies to increase short-term supply

20. This option would require a significant amount of new evidence and public consultation to be carried out to justify the quantum and location of any proposed new allocations. This would significantly delay the Local Plan process, leaving the District without an up to date Local Plan for a longer period, extending the shortfall and delaying the delivery of housing allocations in the Plan.
21. In addition, the District has a number of considerable constraints that significantly restrict the potential to accommodate additional growth. These constraints include:
- Availability of land outside of the Green Belt;
 - The need to ensure the ongoing protection of environmental assets, including the Epping Forest Special Area of Conservation; and
 - The capacity of the transport network.
22. The Council must ensure that the Local Plan as a whole is realistic, deliverable and sustainable. In this case, the Council considered it will neither be appropriate nor realistic to attempt to increase short term housing supply through further allocations.

Q5 Are there other realistic ways for the Council to significantly boost short term housing supply?

The Stepped Trajectory

23. The draft Stepped Trajectory is included in Appendix 3. The three main 'steps' in this draft trajectory are:
- i. Previous years (2011-2017) – the housing requirement for this period is being set at a level that reflects the actual delivery rate during the same period. This will help to ensure that Local Plan housing delivery target over the remaining plan period is realistic.
 - ii. Years 1-5 (2018/19 – 2022/23) – housing target for the five-year period starting 2018/19 is proposed at 425 per annum. This is considered by the Council to be a realistic and achievable target. If applied with a 20% buffer (brought forward from later plan period), the total FYLS requirement for this period would be 2,550, meaning that the Council could demonstrate 5.5year of land supply on adoption of the Plan based on revised housing delivery assumptions.

- iii. Years 6-15 (2023/24 – 2032/33) –the Council will need to deliver 742 new homes per annum during the last 10 years of the plan period in order to meet the overall Local Plan housing requirement of 11,400 new homes. Most of the strategic allocations are anticipated to commence delivery from 2023 onward, which makes the target challenging but achievable.

Q6 Has the draft stepped trajectory been set at the right levels and is it justified by the evidence? If not, please explain why.

Q7 Please provide any other comments on the proposed approach set out within this discussion paper.

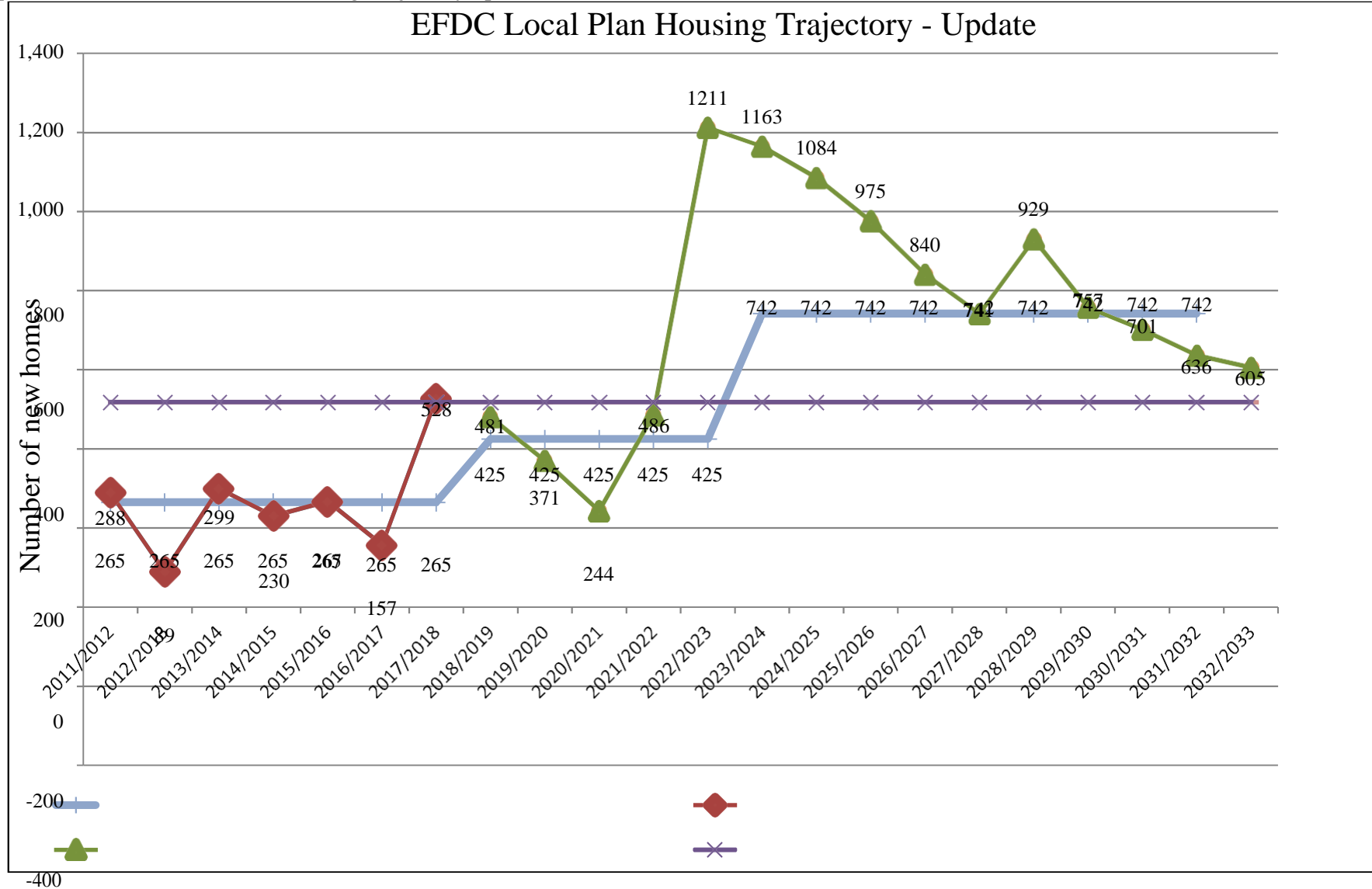
Please provide your written response to LDFconsult@eppingforestdc.gov.uk, by no later than noon on Monday 7th January 2019.

Your comments will be greatly appreciated, and assist in informing the updated Housing Implementation Strategy for the Local Plan Examination.

Appendix 1 – Phasing arrangements for sites with planning permission (attached separately)

Appendix 2 – Phasing arrangements for Local Plan allocations (attached separately)

Appendix 3 – EFDC Local Plan Housing Trajectory update



Draft Stepped Requirement

Historic Completion (2011-2017)

Local Plan Housing Supply 2018-2033

LPSV housing requirement - 518 per annum

Appendix B – Supporting Note: Green Belt and Landscape Sensitivity

1. My name is Paul Gibbs, I am a Chartered Landscape Architect and Director of David Jarvis Associates Limited. DJA is instructed by Countryside Properties to provide advice on matters relating to landscape and Green Belt at North Weald Bassett.
2. DJA is a Registered Practice with the Landscape Institute with considerable experience of these matters.
3. As part of the work undertaken, we have provided advice on landscape issues within the Local Plan and Green Belt in particular.
4. I have read and assessed many Green Belt reviews. The approach taken by Epping Forest District Council in the preparation of their Green Belt Reviews is consistent with that undertaken for other Local Plans. The methodology used is sound, arising from it's logical continuation of a Stage 1 Review and has been applied appropriately.
5. This note has been provided to assist in the Epping Forest Local Plan Examination, and in respect of Matter 4 of the Examination in particular. It identifies elements of the EFDC's evidence base considered of particular relevance in consideration of whether the proposed growth of North Weald Bassett is justified, from a Green Belt and landscape impact perspective. It also provides commentary on these issues.
6. EFDC's Settlement Edge Landscape Sensitivity Study (SELSS) was produced in March 2012. The SELSS defined landscape setting areas around the perimeter of each settlement. It assessed the sensitivity of the landscape to development, and each of these areas against the purposes of the Green Belt set out in the NPPF. I set out below a commentary on the comparative merits of Loughton, Waltham Abbey and Ongar in relation to North Weald Bassett.

Appendix B – Supporting Note: Green Belt and Landscape Sensitivity

Loughton

7. Loughton is constrained to the west by Epping Forest, to the east by floodplain and associated SSSI and Local Wildlife Sites, and to the north east by Scheduled Monuments, floodplain, areas of Ancient Woodland, the railway and M11.
8. The table below is taken from page 77 of the SELSS. This shows the sensitivity of each Landscape Setting Area, based on the criteria set out in section 1.5.3 of the SELSS.

Landscape Setting Area	Landscape Character Sensitivity						Visual Sensitivity						Overall Sensitivity to change						
	Representation of typical character			Number of sensitive natural, cultural and historic features			Overall Landscape Character Sensitivity			Intervisibility				Visual Prominence			Overall Visual Sensitivity		
	Positive	Moderate	Limited	Many	Some	Few	High	Moderate	Low	High	Moderate	Low		High	Moderate	Low	High	Moderate	Low
1																			High
2																			Moderate
3																			Moderate
4																			Moderate
5																			Moderate
6																			Moderate

9. The table below identifies the contribution to the Green Belt of each landscape setting area. It is extracted from page 78 of the SELSS.

	Landscape setting areas					
	1	2	3	4	5	6
Green Belt aim						
Contribution to the openness of Green Belt	Major	Moderate	Moderate	Moderate	Major	Moderate
Green Belt purposes						
Checking unrestricted sprawl of large built-up areas	Moderate	Moderate	Moderate	Major	Moderate	Moderate
Preventing neighbouring towns from merging into one another	Major	Major	Moderate	Major	Major	Major

Appendix B – Supporting Note: Green Belt and Landscape Sensitivity

Assisting in safeguarding the countryside from encroachment	Major	Major	Moderate	Moderate	Moderate	Moderate
Preserving the setting and character of historic towns	N/A	N/A	N/A	N/A	N/A	N/A
Assisting in urban regeneration by encouraging the recycling of derelict and other urban land	Limited	Limited	Limited	Limited	Limited	Limited

10. Much of the area to the south east of Loughton was scoped out in the Stage 1 Green Belt Review (GBR). The Stage 2 GBR identifies very high levels of harm to the Green Belt to the north east of the settlement. As a consequence of the effects on landscape sensitivity and Green Belt, very limited development is proposed around Loughton.

Waltham Abbey

11. Waltham Abbey is constrained by floodplain, Conservation Area and SSSI to the west, north west and south west, floodplain to the north east, and a large Conservation Area and pockets of Ancient Woodland and SSSI to east.

12. The table below is taken from page 40 of the SELSS. This shows the sensitivity of each Landscape Setting Area, based on the criteria set out in section 1.5.3 of the SELSS.

Appendix B – Supporting Note: Green Belt and Landscape Sensitivity

Landscape Setting Area	Landscape Character Sensitivity						Visual Sensitivity						Overall Sensitivity to change						
	Representation of typical character			Number of sensitive natural, cultural and historic features			Overall Landscape Character Sensitivity			Intervisibility				Visual Prominence			Overall Visual Sensitivity		
	Positive	Moderate	Limited	Many	Some	Few	High	Moderate	Low	High	Moderate	Low		High	Moderate	Low	High	Moderate	Low
1																			High
2																			Moderate
3																			High
4																			Low
5																			Moderate

13. The table below identifies the contribution to the Green Belt of each landscape setting area. It is extracted from page 41 of the SELSS.

	Landscape setting areas				
	1	2	3	4	5
Green Belt aim					
Contribution to the openness of Green Belt	Moderate	Moderate	Limited	Moderate	Major
Green Belt purposes					
Checking unrestricted sprawl of large built-up areas	Moderate	Major	Major	Moderate	Moderate
Preventing neighbouring towns from merging into one another	Moderate	Major	Major	Moderate	Moderate
Assisting in safeguarding the countryside from encroachment	Major	Moderate	Limited	Moderate	Major
Preserving the setting and character of historic towns	Major	Moderate	Moderate	Limited	Moderate
Assisting in urban regeneration by encouraging the recycling of derelict and other urban land	Limited	Limited	Limited	Limited	Major

Appendix B – Supporting Note: Green Belt and Landscape Sensitivity

14. Landscape Area 2 to the north of Waltham Abbey was found to have a moderate landscape sensitivity and in part making a very low contribution to the Green Belt. Landscape Area 4 to the south was found to have a low landscape sensitivity and in part making a low contribution to the Green Belt. The proposed allocation of a Masterplan Area for residential use to the north, of a similar size to the NWB Masterplan Area, and employment to the south of the settlement are consistent with the findings of both the SELSS and the GBR.

Ongar

15. Ongar is a ridgeline settlement, with floodplain to east west and south, often with associated Local Wildlife Sites, and Conservation Areas within the villages.

16. The table below is taken from page 102 of the SELSS. This shows the sensitivity of each Landscape Setting Area, based on the criteria set out in section 1.5.3 of the SELSS.

Landscape Setting Area	Landscape Character Sensitivity									Visual Sensitivity						Overall Sensitivity to change			
	Representation of typical character			Number of sensitive natural, cultural and historic features			Overall Landscape Character Sensitivity			Intervisibility			Visual Prominence				Overall Visual Sensitivity		
	Positive	Moderate	Limited	Many	Some	Few	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low		High	Moderate	Low
1																			Moderate
2																			High
3																			High
4																			Low
5																			Low
6																			High

17. Whilst Landscape Area 5 is assessed as low sensitivity it is not directly associated with the settlement edge.

18. The table below identifies the contribution to the Green Belt of each landscape setting area. It is extracted from page 103 of the SELSS.

Appendix B – Supporting Note: Green Belt and Landscape Sensitivity

	Landscape setting areas					
	1	2	3	4	5	6
Green Belt aim						
Contribution to the openness of Green Belt	Major	Major	Major	Major	Major	Major
Green Belt purposes						
Checking unrestricted sprawl of large built-up areas	Major	Major	Major	Major	Major	Major
Preventing neighbouring towns from merging into one another	Major	Major	Major	Major	Major	Major
Assisting in safeguarding the countryside from encroachment	Major	Major	Major	Major	Major	Major
Preserving the setting and character of historic towns	Major	Major	Major	Moderate	Moderate	Major
Assisting in urban regeneration by encouraging the recycling of derelict and other urban land	Limited	Limited	Limited	Limited	Limited	Limited

19. Much of the land around Ongar is assessed as making a major contribution to the Green Belt. This is slightly at odds with the findings of the Stage 2 GBR, in that some areas to the north of the settlement are seen as making a very low contribution to the Green Belt.

20. Despite this anomaly, as a consequence of the effects on landscape sensitivity and Green Belt, very limited development is proposed around Ongar.

North Weald Bassett

21. NWB is constrained by limited areas of floodplain to the north and heritage assets and associated landscape to the south.

22. The table below is taken from page 94 of the SELSS. This shows the sensitivity of each Landscape Setting Area, based on the criteria set out in section 1.5.3 of the SELSS.

Appendix B – Supporting Note: Green Belt and Landscape Sensitivity

North Weald Bassett Landscape Setting Area	Landscape Character Sensitivity									Visual Sensitivity						Overall Sensitivity to change			
	Representation of typical character			Number of sensitive natural, cultural and historic features			Overall Landscape Character Sensitivity			Intervisibility			Visual Prominence				Overall Visual Sensitivity		
	Positive	Moderate	Limited	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low		High	Moderate	Low
1																			Low
2																			Moderate
3																			Moderate
4																			High
5																			High
6																			Moderate

23. Whilst Landscape Area 1 is assessed as low sensitivity and Area 6 is assessed as moderate sensitivity, they are both at a distance from the settlement edge and therefore not suitable for consideration. Areas 2 and 3 are assessed as being of moderate sensitivity and immediately adjoin the settlement edge.

24. The table below identifies the contribution to the Green Belt of each landscape setting area. It is extracted from page 95 of the SELSS.

	Landscape setting areas					
	1	2	3	4	5	6
Green Belt aim						
Contribution to the openness of Green Belt	Moderate	Moderate	Moderate	Major	Moderate	Moderate
Green Belt purposes						
Checking unrestricted sprawl of large built-up areas	Major	Major	Major	Major	Major	Major
Preventing neighbouring towns from merging into one another	Major	Limited	Major	Major	Major	Moderate

Appendix B – Supporting Note: Green Belt and Landscape Sensitivity

Assisting in safeguarding the countryside from encroachment	Moderate	Moderate	Moderate	Major	Moderate	Moderate
Preserving the setting and character of historic towns	N/A	N/A	N/A	N/A	N/A	N/A
Assisting in urban regeneration by encouraging the recycling of derelict and other urban land	Limited	Limited	Limited	Limited	Limited	Limited

25. Areas 2 and 6 perform well in respect of the SELSS Green Belt assessment. As discussed above Area 6 lies west of the airfield and the M11 and would not be a suitable location for the expansion of the village.
26. NWB is the least constrained of the four settlements and therefore is best placed to accommodate the level of growth proposed without significant adverse effects on the landscape.
27. As supported by both the SELSS and the GBR, there are no overriding landscape and GB reasons why the NWB Masterplan Area should not be released from the Green Belt.
28. Growth at Thornwood is limited and separated from NWB by the M11 and the topography of the landscape. It cannot be seen as part of the wider NWB area. Growth at Hastingwood is more limited still and for employment uses only.
29. I have undertaken a review of the Green Belt Assessments (EB74AB and EB705B) to consider whether the findings weigh in the balance with other planning considerations in the site selection process. I have also reviewed whether the scale of Green Belt release proposed particularly at NWB is proportionate to the size of the existing built up area in Green Belt and also specifically in landscape terms.
30. The land to the north of NWB is, with the exception of the Green Belt, free of any significant landscape constraints.

Appendix B – Supporting Note: Green Belt and Landscape Sensitivity

31. The SELSS identified six landscape setting areas were identified around North Weald. The NWB Masterplan Area forms only a part of Area 2 and would have a correspondingly reduced effect on the Green Belt.

32. The table below is extracted from page 96 of the SELSS. The results for Area 2 are shown in bold.

	Landscape setting areas					
	1	2	3	4	5	6
Green Belt aim						
Contribution to the openness of Green Belt	Moderate	Moderate	Moderate	Major	Moderate	Moderate
Green Belt purposes						
Checking unrestricted sprawl of large built-up areas	Major	Major	Major	Major	Major	Major
Preventing neighbouring towns from merging into one another	Major	Limited	Major	Major	Major	Moderate
Assisting in safeguarding the countryside from encroachment	Moderate	Moderate	Moderate	Major	Moderate	Moderate
Preserving the setting and character of historic towns	N/A	N/A	N/A	N/A	N/A	N/A
Assisting in urban regeneration by encouraging the recycling of derelict and other urban land	Limited	Limited	Limited	Limited	Limited	Limited

33. Of the six areas tested, Area 2 within which the NWB site lies, scores best. Whilst all areas make a major contribution in checking unrestricted sprawl of large built-up areas, no contribution to preserving the setting and character of historic towns and a limited contribution to assisting in urban regeneration, Area 2 makes only a moderate contribution to the openness of the Green Belt and a limited contribution in preventing neighbouring towns from merging into one another.

34. This is contrast to Area 4 which lies to the south east of NWB.

Appendix B – Supporting Note: Green Belt and Landscape Sensitivity

35. The NWB Masterplan Area is well enclosed and acts as infill, defined by NWB to the south and east, the airfield to the west and Vicarage Lane / A414 to the north. The other Areas around the sedge of the settlement would be properly classed as outward extensions of the village.
36. The release of the NWB Masterplan Area from the Green Belt and its subsequent allocation is supported by both the SELSS and the Green Belt Review.

Paul Gibbs

Director

David Jarvis Associates

Appendix C

North Weald Bassett P6 Masterplan Area Assessment of Flood Risk

