

**EPPING FOREST DISTRICT COUNCIL: Examination of the District Local Plan, 2011 – 2033.**

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**HEARING AGENDA – WEEK 5, MATTER 15**

The hearing sessions for Matter 15, Places, will take place over three days from **Tuesday 14 May – Thursday 16 May 2019**. However, Policy P2 concerning Loughton will be discussed separately on 11 June 2019.

**The morning sessions will begin at 9.30am and the afternoon sessions will begin at 2pm.**

Participants should be aware of my Matters, Issues and Questions (MIQs) (Document **ED5**) as they will provide the framework for discussion at the hearings. They should also be aware of the statements submitted in response to my MIQs by the Council and others. These are available on the website.

Some of my questions have been adequately answered in the statements so that limited discussion should be needed at the hearings themselves. Others require further discussion and the hearings will focus upon the outstanding matters on the following agendas.

Participants should note that it is not my role to examine the soundness of sites which might have been put forward for allocation but which the Council has not included in the plan. Therefore, as stated in paragraph 10 of my Guidance Note (Document **ED6**), such "omission sites" will not be discussed at the hearing sessions unless I have specific questions about them.

I look forward to seeing you at the hearings.

*Louise Phillips*

INSPECTOR

3 May 2019.

## **DAY 11: TUESDAY 14 MAY 2019**

### **MORNING SESSION (9.30AM) & AFTERNOON SESSION (2PM)**

#### **MATTER 15: Places and Sites**

***Issue 1: Are Policies P1-P15 justified, effective and consistent with national policy in general terms?***

**1. Would it be justified for Appendix 6 to have policy status?**

- Essential or desirable requirements?
- Consistency with the plan itself – dwelling numbers etc.
- Relevance to Masterplan Areas and designated employment areas.
- MM proposed to Part A of Policies P1-P15.

**2. Application of “Infrastructure Requirements” clauses.**

- As written, do they suggest that every development must contribute towards every item?

**3. Consistency between flood risk and air quality clauses of Places policies and DM15 and DM22.**

**4. Shortage of burial space in the District.**

**5. Does Stapleford Airfield have growth/planning-related requirements which should be addressed through the Plan?**

***Issue 2: Are the Plan’s policies for the specific places and sites within the District justified, effective and consistent with national policy; and are the specific site allocations they include justified and deliverable?***

#### **POLICY P3: WALTHAM ABBEY**

##### *General Matters*

**1. HE concerns re. M25 Junction 26. Specific to Site WAL.E8?**

**2. MM concerning Lee Valley Regional Park.**

**3. MMs concerning school provision.**

- To part F to refer to contributions towards “primary and secondary schools”. Does the evidence justify adding secondary schools?
- After para. 5.55 to explain that Part G reflects a local aspiration to relocate the King Harold Academy. If the proposal is only aspirational at this stage, should the policy reference remain?

##### *Site Specific Matters*

**4. Waltham Abbey North Masterplan Area (R1, R2, R3 and T1).**

- Should site WAL.E7 be deleted from Part M?
- Progress with master-planning process.

- Justification for requiring access onto Galley Hill (N(vi)) and widening of Galley Hill (N(vii)).
- Surface water flooding.
- Would the development of this site prejudice the glass house industry?
- Other comments?

## **5. Other Residential Sites**

- WAL.R4 (Fire Station). MM re. heritage.
- WAL.R5 (Community Centre).
  - MM re. on-site parking for residents.
  - MM re. site capacity.
- Comments on WAL.R6, R7, or T1?

## **6. Employment Sites**

- WAL.E6 (Galley Hill Road Industrial Estate) & WAL.E8 (Land north of A121).
  - MM to Part D and addition of new Part E re. B-uses.
  - AM to paragraphs 5.53 and 5.54 to consistently refer to the size of employment allocations in hectares.
- Comments on other employment sites WAL.E1-E5, or E7?

## **7. Green Belt Alterations**

### **POLICY P1: EPPING**

#### *General Matters*

#### **1. “Proposed Secondary Frontage” shown on Map 5.2.**

#### *Site Specific Matters*

#### **2. EPP.R1 & R2 (South Epping Masterplan Area)**

- General recap of the reasons for allocating this site in preference to sites to the East of Epping.
- Progress with master-planning process, including cooperation between landowners and the restrictive covenant.
- Connectivity to town centre, including for the less-mobile?
- Connectivity across the railway. Is Part K(v) justified in requiring a vehicular link across the site?
- Is sufficient detail provided in respect of the neighbourhood centre, particularly in terms of retail and employment?
- Air quality mitigation.
- Noise mitigation.
- Constraints presented by over-head powerlines and oil pipeline referenced in Part K(x).
- Effect of Green Belt Alterations, in particularly on Purpose 4.

- MM after para. 5.23 and to Policy P1 re. sustainable transport.
- MM to Part K(iii) re. school provision.
- MM to Part K(viii) re. heritage.
- Other comments?

### **3. Other Residential Sites**

- EPP.R4 (St Johns Road) and EPP.R5 (Epping Sports Centre). MMs re. leisure centre proposal.
- EPP.R8 (Civic Offices).
  - MM to Appx 6 re. Listing. Assessment of allocation re. significance.
  - Parking provision for the Civic Centre and the town more generally.
- EPP.R11 (Epping Library). MM to Appx 6 to clarify that closure of the library should not take place until a suitable replacement facility is operational. When is this site expected to come forward in the trajectory and is this realistic?
- EPP.R3, R6 and R7 (car parks) previously discussed. New comments?
- Comments on EPP.R9 or R10?

### **4. Employment Sites**

- Q. Comments on EPP.E1 – E4?

## **DAY 2: WEDNESDAY 15 MAY 2019**

### **MORNING SESSION (9.30AM) & AFTERNOON SESSION (2PM)**

#### **MATTER 15: Places and Sites**

***Issue 2: Are the Plan's policies for the specific places and sites within the District justified, effective and consistent with national policy; and are the specific site allocations they include justified and deliverable?***

#### **POLICY P4: ONGAR**

##### *General Matters*

- 1. Overview of the constituent parts of the settlement.**
- 2. Reasons for discounting sites to the east of Ongar.**
- 3. Relationship of Sainsburys to Primary Shopping Area and frontage.**

#### **4. Potential Modifications.**

- MM to Part E(i) to refer to expansion of "primary and secondary schools".
- MM after para. 5.69 re. the potential effect of changes to the recreational Zone of Influence for the Epping Forest SAC.
- AM to correct para. 5.63 – 8 residential sites allocated rather than 10.

##### *Site Specific Matters*

#### **1. ONG.R1 & R.2 (West Ongar Concept Framework Area).**

- Progress with Framework Plan preparation.
- Justification for requiring single point of access.
- Implications of site's location adjacent to the A414 for air quality.

#### **2. Other Residential Sites**

- ONG.R4 (North of Chelmsford Rd). Capacity of Four Wantz Roundabout.
- ONG.R6 (Stanford Rivers Rd/Brentwood Rd). Significance of Dyers and Marden Ash in respect of marking entrance to Ongar.
- ONG.R7 (South of Hunters Chase). Do the development requirements in Appx 6 fully reflect the presence of trees on the site? Is the capacity of the site overestimated at 17?
- Comments on ONG.R3, R5 or R8?

#### **3. Employment Sites**

- Comments on existing site ONG.E1?

#### **4. Green Belt Alterations.**

- Discussion of “relatively strong” contribution made by ONG.R1-R2 to Purpose 4 (setting/character of historic towns) and moderate contribution of ONG.R6-R7 to same purpose in context of exceptional circumstances needed to justify the alterations.
- Relationship of Shelley to R1/R2? Would there be coalescence?

### **POLICY P12: COOPERSALE, FYFIELD, HIGH ONGAR, LOWER SHEERING, MORETON, SHEERING and STAPLEFORD ABBOTS**

#### *General Matters*

##### **1. Need for school places & MM re. Epping Forest SAC.**

- Is Hertfordshire CC content that there are sufficient school places to serve Sheering and Lower Sheering?
- MM to Part E re. contributions towards primary school expansion and additional secondary school places. Justified?
- MM after para. 5.161 re. the potential effect of changes to the recreational Zone of Influence for the Epping Forest SAC.

#### *Site Specific Matters*

##### **2. Residential Sites.**

- STAP.R1 (Oakfield Rd).
  - Relationship to Havering-Atte-Bower in respect of coalescence.
  - Nature of access constraints and necessary mitigation? Should these be noted in Appendix 6?
  - Does a gas pipeline cross the site?
  - Explanation of the site’s position in the land preference hierarchy in relation to the decision to allocate it.
- LSHR.R1 (Lower Sheering).
  - MM to Appendix 6 re. heritage.
  - Reference to Little Hyde Hall justified?
- SHR.R1 (Daubneys Farm). Is Appendix 6 justified in referring to access constraints?
- SHR.R2 and SHR.R3. These are not listed in Part B. For SHR.R3, is it justified for Appx 6 to imply that the development could impact upon the setting of Chambers Farmhouse and Pump?
- HONG.R1. Concerns expressed by Mr Roos.
- Comments on COOP.R1; or FYF.R1?

##### **3. Employment Sites.**

- Comments on existing sites HONG.E1; LSHR.E1; or STAP.E1?

##### **4. Green Belt Alterations.**

- Discussion of “relatively strong” contribution made by STAP.R1 to Purpose 1 and the “relatively strong” contribution to purpose 4 made by LSHR.R1

in the context of the exceptional circumstances required to justify the alterations. How relevant are these conclusions, which relate to large parcels, to the individual sites in question?

## **POLICY P5: BUCKHURST HILL**

### *General Matters*

- 1.** MM to Part C re. contributions towards primary school expansion and additional secondary school places; and improved pedestrian/cycle links. Justified?

### *Site Specific Matters*

#### **2. Residential Sites.**

- BUCK.R1 (1 Powell Rd).
  - Significance of locally listed building. Effect of allocation, including upon link with adjacent LNR.
  - MM to GB entry in Appx 6.
- BUCK.R2 (Queen Rd Car Park).
- BUCK.R3 (Lower Queens Rd Stores).
  - Are leases consistent with site being available from 2021-2025?
  - MM to Part B(ii) and Appx 6 to clarify that the existing 24 residential units are to be re-provided in addition to the 15 new homes proposed.
  - Explanation of why high-rise development is not considered necessary.

## **POLICY P6: NORTH WEALD BASSETT**

### *General Matters*

- 1. Allies and Morrison Masterplanning Study.** Background and how it has informed the plan.
- 2. M11 Junction 7 mitigation.** How will the NWB sites be expected to contribute towards mitigation for Junction 7?
- 3. MMs re. sustainable transport and school provision.**

### *Site Specific Matters*

- 4. North Weald Golf Club.** Implications of current planning application for the plan.
- 5. The Masterplan Areas.**
  - MM to Part L(iv) to require development to conserve or enhance the relevant heritage assets. HE content with the absence of heritage requirements in Part O?

- NW Airfield Masterplan Area.
  - Is it necessary to include the “white land” comprising the operational airfield and ancillary uses within the Masterplan Area if there are no specific proposals for it?
  - Clarification of nature of Site NWB.E4; and potential MMs.
- North Weald Bassett Masterplan Area (NWB.R1-R5 and T1).
  - Progress with master-planning process/landowner engagement across the sites.
  - Sites NWB.R1 and T1 – site boundaries and area for traveller site.
  - Comments on NWB.R2-R5?

## **6. Employment Sites.**

- Comments on existing sites NWB.E1-E3?

## **7. Green Belt Alterations.**

- Explanation of moderate contribution made by the NWB sites to Purpose 2 in context of exceptional circumstances necessary to justify the alterations.
- Are the GB boundaries for NWB.R1 and R3 defensible?
- Why has it been decided to retain the strip of land to the north of NWB.R1 in the GB?

## **POLICY P11: THORNWOOD**

### *General Matters*

- 1. Sustainable Transport.** MMs are proposed to the NWB but not this one.
- 2. MM to Part D re. school provision.** Justified?
- 3. AM to para. 5.147.**
- 4. Scale of development proposed relative to size of the settlement.**

### *Site Specific Matters*

## **5. Residential Sites.**

- THOR.R1 (Tudor House). Surface water flood risk.
- Comments on THOR.R2?

## **6. Employment Sites.**

- Non-designation of “Marlow” in context of general criteria for designating existing employment sites.
- Comments on designation of existing sites THOR.E1 – E4?

## **7. Green Belt Alterations.**

## **DAY 3: THURSDAY 16 MAY 2019**

### **MORNING SESSION (9.30AM) & AFTERNOON SESSION (2PM)**

#### **MATTER 15: Places and Sites**

***Issue 2: Are the Plan's policies for the specific places and sites within the District justified, effective and consistent with national policy; and are the specific site allocations they include justified and deliverable?***

#### **POLICY P8: THEYDON BOIS**

##### *General Matters*

- 1. MM to Part C re. school provision and sustainable transport. Justified?**
- 2. If recreational mitigation for the SAC is required, can it be delivered by the limited scale of development proposed?**

##### *Site Specific Matters*

#### **3. Residential Sites.**

- THYB.R1 (Forest Drive).
  - How does the indicative density of 44dph compare to that in surrounding roads? Is the proposed density consistent with the prevailing character of the area?
  - Would the requirements in respect of the "permissive path" enable it to be re-routed if this facilitated a better layout?
  - Justification for contributions towards the CPZ.
  - MM to Appx 6 to require access to the railway for maintenance.
  - MM to Appx 6 to require consideration to be had to the visual amenity provided by the trees and hedgerow to the west and north of the site. Should the revised wording also refer to the brook along the northern boundary?
- THYB.R3 (Coppice Row). MM to Appx 6 re. heritage and design.
- Comments on THYB.R2?

#### **4. Green Belt Alterations.**

- Discussion of moderate contribution made by THYB.R1 to purpose 2 in light of the exceptional circumstances required to justify the alteration.

#### **POLICY P9: ROYDON**

##### *General Matters*

#### **1. Potential modifications.**

- MM to Vision to clarify that the glasshouse industry is located in the wider parish of Roydon.
- MM to para. 5.128 concerning the location of traveller sites.

- MMs concerning the Lee Valley Regional Park.
- MM to Part C to require contributions towards primary school expansion, secondary school places and improved pedestrian/cycle links. Justified?
- MM after para. 5.131 re. the potential effect of changes to the recreational Zone of Influence for the Epping Forest SAC.
- MM to Policy P9 to require air quality assessment in connection with protecting Epping Forest SAC.

#### *Site Specific Matters*

### **2. Residential Sites.**

- ROYD.R1 (Old Coal Yard) & R2 (Kingsmead School).
  - MM to Appx 6 to identify that the sites lie within Groundwater Source Protection Zones and to ensure that the implications are addressed through development proposals.
- ROYD.R3 (Land at Epping Road). Is this site deliverable for the scale and type of development proposed (14 dwellings)? If not, should the capacity be reduced, or the allocation expanded or deleted?
- Comments on ROYD.R3-R4?

### **3. Green Belt Alterations.**

## **POLICY P10: NAZEING**

#### *General Matters*

- 1. New Community Centre.** Should the vision reflect the aspirational nature of the proposal? MM. to para. 5.143.
- 2. Potential modifications.**
  - MM to para. 5.143 and Part D re. pedestrian/cycle links between the settlement and the LVRP.
  - MM to Part D to require contributions towards secondary school places. Justified?
  - MM after para. 5.143 re. the potential effect of changes to the recreational Zone of Influence for the Epping Forest SAC.

#### *Site Specific Matters*

### **3. Residential Sites.**

- South Nazeing Concept Framework Area (NAZE.R1, R3 and R4).
  - Progress in relation to preparing the Framework Plan.
  - Concerns raised about the density of R2.
  - Is this area subject to flood risk? Will the plan be effective in addressing this?
  - MM to B(i) and Appx 6 to re-name NAZE.R1 "Land at St Leonards Rd" rather than "Perry Hill".
- Comments on NAZE.R2?

#### **4. Employment Sites.**

- Site NAZE.E7 (Winston Farm). MM to redraw the site boundary because part of the site has planning permission for housing.
- Comments on existing site designations NAZE.E1-E6?

#### **5. Green Belt Alterations.**

- Why is expansion to the south (i.e. the Concept Framework Area) less sensitive in GB terms than expansion to the north east, which representors suggest is covered in semi-derelict glasshouses?
- Why it is proposed to remove NAZE.E1 from the GB but not all the other existing employment sites shown on Map 5.16?
- Appx 6 requires a defensible GB boundary to be established along the western edge of NAZE.R2? Should this be the eastern edge?
- How have proposed nursery sites been treated (as pdl or greenfield land) in the site selection process and what are the implications of this for the plan's allocations in Nazeing?

### **POLICY P7: CHIGWELL**

#### *General Matters*

**1. Community Hub.** If the IDP identifies a Community Hub for Chigwell as being desirable, should the plan be supportive of this aspiration as is proposed in Roydon?

#### **2. Potential Modifications.**

- AM to para. 5.104 to correctly identify that the plan makes 11 residential allocations rather than 12.
- MM to Part C to require contributions towards primary school expansion, secondary school places and improved pedestrian/cycle links. Justified?
- MM to require allocated sites to contribute to access management and monitoring of visitors to the EF SAC. Justified?

#### *Site Specific Matters*

#### **3. Residential Sites.**

- CHIG.R6 (Limes Farm Masterplan Area).
  - Nature of estate and background to the decision to redevelop it. Implications for existing residents, inc. homeowners. Scale of proposed development compared to what is there now? Progress with Masterplanning.
  - Is there some conflict between the proposal for this site and community aspirations emerging through the neighbourhood planning process? If so, how do the proposals differ and what has been done to take account of this?
  - Is the proposal supported by the findings of the Open Space Study? MM to I(vii) to replace the reference to "adequate" open space with "meaningful proportion" which should be an "integral part of the development" etc.

- Have the transport impacts been fully assessed – Statement of Mr M Youngman.
- CHIG.R4 (Between Froghall Lane and railway). Was this site assessed in the Site Selection report? (Nexus Planning).
- CHIG.R5 (Chigwell Nurseries). Rationale for the site boundary.
  - Has the garden centre been artificially divided and what are the implications of this for the unallocated area? (Scott Properties).
  - Does Appx 6 incorrectly state the indicative density to be 44dph? Should it be 38dph?
  - Are the requirements of Appx 6 justified in respect of contributions towards SAC mitigation and third party access rights?
  - Is it possible to provide defensible green belt boundaries?
- CHIG.R7 (Chigwell Convent).
  - What specific engagement has taken place with the Parish Council in relation to the conflicting views about the future of this site? Did the NP Examiner’s report specifically conclude that the Local Green Space proposal was unjustified?
- CHIG.R8 (Fencepiece Rd) and R11 (Hainault Rd). MM to delete reference to access constraints from Appx 6 to reflect recent appeal decisions and highways consultations.
- Comments on R1-R3 and R9-R10?

#### **4. Green Belt Alterations.**

- Discussion of the contribution made by sites CHIG.R4 and R5 to GB purposes in light of the exceptional circumstances necessary to justify the alterations.

### **POLICIES P13 – P 15: RURAL SITES in the EAST, WEST and SOUTH of the DISTRICT**

#### *General Matters*

##### **1. Potential Modifications.**

- MM to Policy P13 and P14 to require contributions towards primary school expansion and additional secondary school places. Justified?
- MM after para. 5.170 re. the potential effect of changes to the recreational Zone of Influence for the Epping Forest SAC.
- MM to Policy P15 to require development in the south of the District to undertake air quality assessment and contribute to monitoring.

#### *Site Specific Matters*

##### **2. Residential and Employment Sites.**

- RUR.E11 (Quickbury Farm). 19LAD0024 continues to assert that 51% of the building footprint is in agricultural use. What would be the implications of deleting this designation?

- RUR.E19 (Dorrington Farm). MM to para. 5.169 and Policy P13 Part D concerning the description of the allocation.
- Comments on other rural residential or employment sites?

**3. Green Belt Alterations.**

- RUR.R1 to remain washed over by the GB. Justification for making a GB allocation.

End.