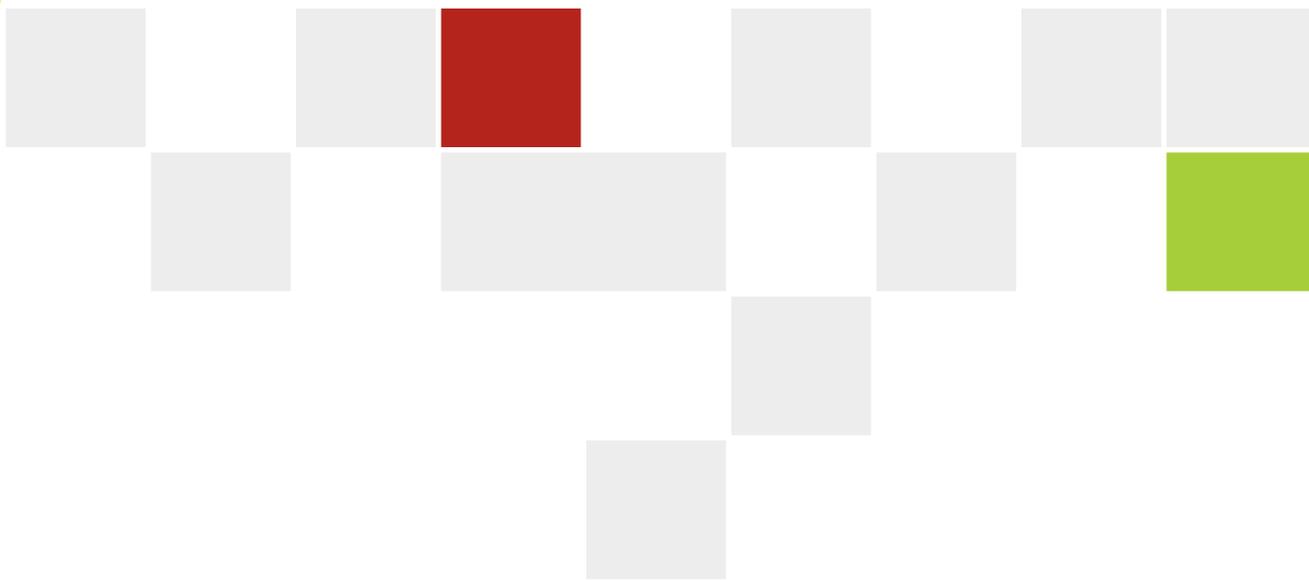


Latton Priory, Harlow

Epping Forest Local Plan – EiP Statements
Matter 7



Boyer

Report Control

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Primary Author	Chris Roberts
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MATTER 7: PLACE-SHAPING AND GENERAL MASTERPLAN APPROACH

Issue 1: Is the application of Policy SP3 to all allocated sites justified; and is it otherwise effective and consistent with national policy?

Q3: Are the densities required by Part I (ii) and (iii) justified having regard to the likely effect upon the character of the relevant areas?

- 1.1 Yes, we agree with the proposed densities as set out in (ii) and (iii). However, we consider that densities for the Garden Town Sites, including Latton Priory, should be considered through the Strategic Masterplanning process.

Issue 2: Are the Plan's requirements for master-planning (as explained in paragraphs 2.89-2.102 and set out in Policies SP4, SP5 and certain place policies) justified; and will they be effective in securing the timely delivery of comprehensively planned schemes?

Q1: Are the Plan's requirements for Strategic Masterplans, Concept Frameworks, Design Codes and Panel Review necessary and proportionate having regard to the resources available to developers and the Council alike? In particular:

b: Could the requirement for Strategic Masterplans to be adopted by the Council as Supplementary Planning Documents before planning applications can be determined delay the delivery of large sites (see paragraph 2.96)?

- 1.2 The requirement for the adoption of Strategic Masterplans, prior to the determination of planning applications submitted on large sites, need not delay their timely delivery. It is clear from paragraph 2.94 of the Plan, that landowners/promoters are to lead the Masterplanning work, whilst engaging with the LPA and other stakeholders. Accordingly, the resources and design capacities of the private sector can and will be employed to drive the SPD process, rather than placing an unsustainable burden on the LPA.
- 1.3 It is also the case that the prospective developers of such sites will invariably have already entered into early discussions / pre-application consultations with the Council. Indeed, in the case of Latton Priory, the developer interests (CEG and Hallam Land) have engaged extensively with the LPA (and other partners) and have significantly progressed relevant technical and master planning work. The Latton Priory strategic masterplan process is consequently further advanced than it is for the other Garden Town sites at Harlow proposed in the Plan.

- 1.4 Notwithstanding the above, it is important that the strategic masterplan process follows a defined timescale with key milestones and that it does not become an open ended process. The strategic masterplan and SPD for strategic sites should provide an appropriate framework for detailed proposals and should not address or attempt to resolve all detailed design, masterplanning or infrastructure issues. It is important that these processes are fit for a defined purpose, address the right level of detail and avoid excessive prescription, concentrating on the elements that structure the masterplan or “key fixes”.
- 1.5 Similarly, in order to ensure the masterplanning and SPD process does not delay the delivery of large sites, the policy should state more explicitly that the requirement is for Supplementary Planning Documents to be adopted before the determination of applications (rather than prior to submission). This is necessary in order that there is potential for the processes to run concurrently. Moreover, to provide additional flexibility, it would be appropriate to modify the wording of the policy, such that applications can, if necessary, be determined prior to the adoption of a relevant SPD or Masterplan in view of the fact that an allocation in an adopted Development Plan is sufficient in principle for an application to be determined.
- 1.6 Paragraph 2.98 should also have greater clarity as it currently suggests that the Council will require Design Codes to be produced in accordance with the general principle established via Strategic Masterplans, *before* planning applications are submitted for individual sites. We consider a Design Code should be secured via condition and agreed prior to any application for reserved matters approval being submitted, in order to accelerate the delivery of sites. It would be inappropriate to require both a Strategic Masterplan and Design Code to be prepared, submitted and agreed in turn, before the Council will entertain a planning application.

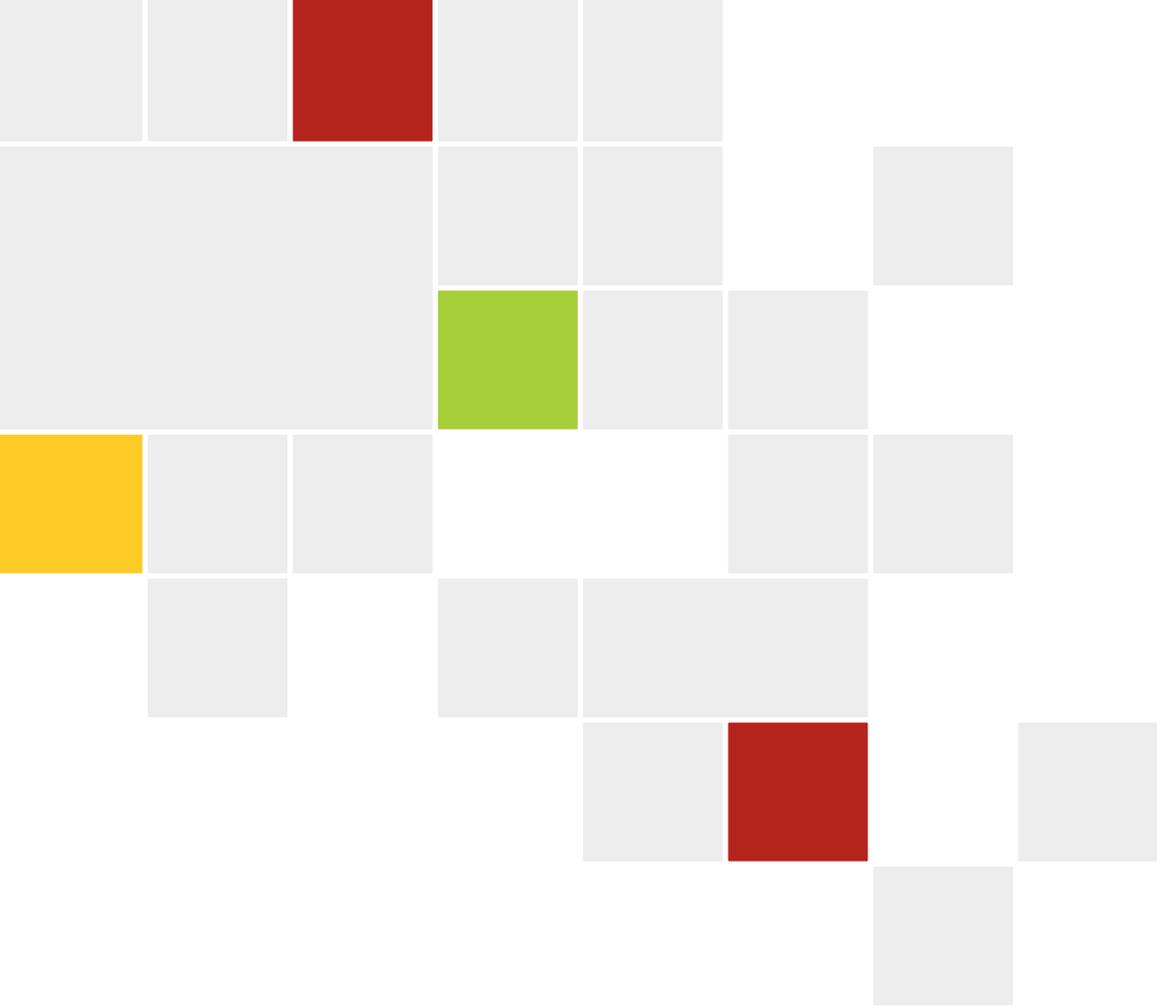
d: What would happen in cases where landowners within Strategic Masterplan and Concept Framework areas cannot agree? Does this present a risk to the timely delivery of development?

- 1.7 Disagreements between landowners may represent a risk in some circumstances, however this is the case for sites of all sizes. However, it is generally in the interests of landowners to conclude agreements with one another and their respective development partners. Nevertheless, the flexibility inherent within the development management process ensures that, in circumstances where there is a clear public interest benefit, the Council could approve applications that (for example) expedite the delivery of an allocation (or part thereof) and do not prejudice wider implementation.
- 1.8 It is nevertheless noted that strategic sites in single ownership, such as the Latton Priory allocation, can progress rapidly through the masterplanning and SPD processes and have the potential to deliver homes earlier in the Plan period. This represents a distinct advantage of the Latton Priory proposals.

Paragraph 2.94 explains that Strategic Masterplans will be produced by the landowners/promoters of the sites in partnership with the Council and relevant

stakeholders. Is this process justified in cases where a Neighbourhood Plan is in preparation for the same area (see specifically Chigwell Parish Council and Site CHIG.R6, the Limes Farm Masterplan Area? How will duplication and/or policy conflict be avoided?

- 1.9 It is noted that the strategic allocations and associated Strategic Masterplans, form part of proposed 'strategic policies'. Neighbourhood Plans must demonstrate general conformity with Local Plan policies that are defined as such. The potential for conflict is therefore limited. Nevertheless, proposed Policies SP3, SP4 and SP5, will ensure that the Strategic Masterplans are supported through appropriate engagement with stakeholders.



Boyer

Crowthorne House, Nine Mile Ride, Wokingham, RG40 3GZ | 01344 753 220
wokingham@boyerplanning.co.uk | boyerplanning.co.uk