

EPPING FOREST DISTRICT COUNCIL

EXAMINATION

**HEARING STATEMENT
MATTER 8**

FRANCESCA HILL

ON BEHALF OF

**MR AND MRS DEREK SCOFIELD
AND
MRS MURIEL MARSHALL
(REF: 19LAD0103)**



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Is this site deliverable in respect of the multiple ownerships involved? In particular, are the owners of the nurseries in the northern part committed to the development?

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1.0 INTRODUCTION

- 1.1 This hearing statement considers Matter 8 – Garden Town Communities, specifically Issue 4 Questions 3, 7 and 8.
- 1.2 This Hearing Statement supplements Regulation 19 representations made on behalf of Mr and Mrs Scofield and Mrs Marshall in January 2018 and considers the Inspector’s Matters, Issues and Questions in relation to Matter 8 of the Epping Forest Local Plan Examination.
- 1.3 **I confirm I wish to attend the hearing.**

2.0 ISSUE 4: ARE THE SITE ALLOCATIONS (SP5.1, SP5.2 AND SP5.3) IN POLICY SP5 SOUND AND DELIVERABLE?

3. What effect would development of sites SP5.1, SP5.2 and SP5.3 have upon the purposes of the Green Belt? What would be the impact of Site SP5.2 (Water Lane Area) on the identity of Broadley Common and Old House Lane in Roydon Parish?

- 2.1 Harlow is surrounded by the Green Belt, and to bring forward the necessary growth, Green Belt release will be required.
- 2.2 The NPPF requires Local Planning Authorities to prepare local plans with the objective of contributing to the achievement of sustainable development as well as necessitating the promotion of sustainable patterns of development to be taken into account when reviewing Green belt boundaries.
- 2.3 It has been established that within the Housing Market Area (HMA) Harlow, as a sub-regional centre for employment, is the most sustainable location to focus development. The Garden Town Community allocations along with Gilston, in



neighbouring East Herts district, are part of a comprehensive growth strategy, seeking a significant role for Harlow in accommodating future area-wide growth. The Gilston and Harlow area has been awarded Garden Town status by the Government and this gives access to funding to secure the necessary governance and package of measures to secure delivery, including associated infrastructure. The site allocations in SP5 are therefore crucial strategic sites for Epping Forest and the wider area, which are highly sustainable, long term option contributing significantly toward meeting housing, employment and infrastructure need in Epping Forest as well as contributing towards the much needed regeneration of Harlow.

- 2.4 The Inspectors final report for the recently adopted East Herts Local Plan considered the appropriateness of removing a large area of the Green Belt in Gilston to the north of Harlow to enable it development. She concluded that although the Gilston Area (north of Harlow) was defined in the Green Belt review as having a very low suitability for development its allocation would support significant growth around Harlow, a major settlement, and was the best and most sustainable solution for the wider area.
- 2.5 With specific regard to the Water Lane Strategic Masterplan Area, as outlined in Mr and Mrs Scofield and Mrs Marshalls Regulation 19 representations, Epping Road, Parsloe Road and Old House Lane, all of which bound the site, would constitute a defensible and permanent Green Belt boundary that could be further enhanced with additional planting necessary to mitigate impacts on the Green Belt in accordance with the NPPF. The Inspector considered this was crucial when considering the appropriateness of removing Gilston from the Green Belt. Therefore, with respect to SP5.2 the remaining Green Belt will continue perform an important function, preventing Harlow from encroaching further to the West and controlling unrestricted sprawl.



- 2.6 In our view policy SP3 (Part H, sub paragraphs (x) and (xi), SP 5(G) and DM7, along with the requirements of the NPPF and the Harlow and Gilston Garden Town Design Guide are sufficient to ensure that the development does not adversely impact upon the identity of Broadley Common and Old House Lane. The means of ensuring that their identity is conserved is through the production of the high-level Strategic Masterplan for the Water Lane area. This can be further regulated through the respective detailed masterplans and their corresponding design codes.

3.0 Site SP5.2: Water Lane Area

7. Is this site deliverable in respect of the multiple ownerships involved? In particular, are the owners of the nurseries in the northern part committed to the development?

- 3.1 Mr and Mrs Scofield and Mrs Marshall confirm that their land is available for development. They support the approach to developing and delivering the garden communities in the Harlow and Gilston Garden Town through the Masterplan process, and as confirmed in their Regulation 19 representations, remain committed to working with the Council and other landowners to deliver this in a timely manner.
- 3.2 Discussions have taken place with EFDC and the other main landowners within the Masterplan area to bring forward development on the site. A Statement of Common Ground has been entered into by Mr and Mrs Scofield and Mrs Marshall which sets out the 5 main parties' current position with regards to the development of the strategic masterplan, the agreed strategy for its production and the expected timetable for delivery. A copy of the Statement of Common Ground signed on behalf of Mr and Mrs Scofield and Mrs Marshall can be found in Appendix A. The signatures from all the parties are currently being incorporated into a single document with dated counterparts by EFDC.



- 3.3 It is agreed that a co-ordinated approach should be taken to the production of a single high level Strategic Masterplan for the Water Lane allocation site that would underpin detailed Strategic Masterplans being produced for the each of the individual parcels of land within the Water Lane allocated site, including West Katherine's - north of Water Lane, the parcels of land immediately south of Water Lane, and West Sumners – the southernmost portion of the Site. All parties are seeking to work collaboratively and constructively with the other landowners, Epping Forest District Council, Harlow District Council and Essex County Council to produce a high level Strategic Masterplan, in accordance with Policies SP3 and SP4 of the Plan.

4.0 8. Historic England states that this site includes part of the Nazeing and South Roydon Conservation Area and three Grade II Listed Buildings. Has regard been had to them in making this allocation and will Policy SP5(G) ensure they are preserved or enhanced? Will the setting of the numerous heritage assets in close proximity also be preserved or enhanced?

- 4.1 A site's location within a Conservation Area and the presence of Listed buildings within it does not preclude its development. Section 16 of the NPPF does however require development proposals to lead to, at least, a less than substantial harm to the significance of a designated heritage asset. In our view policy SP3 (Part H, sub paragraphs (x) and (xi), SP 5(G) and DM7, along with the requirements of the NPPF and the Harlow and Gilston Garden Town Design Guide are sufficient to ensure that the development at Water Lane will lead to less than substantial harm to the Nazeing and South Roydon Conservation Area and other Heritage Assets. The means of achieving this can be set out within the high level Strategic Masterplan for the wider site and can be further regulated through the detailed masterplans for each of the 3 parcels within the Water Lane area and their corresponding design codes.



- 4.2 Looking specifically at the Roydon and South Nazeing Conservation Area; this is described as *“the largest in the District and covers a wide expanse of historic and attractive countryside between Harlow and Lower Nazeing. It includes: the medieval ‘long green’ settlements of Middle Street and Halls Green; Bumble’s Green and the medieval ‘closed field’ system to the north; and the medieval settlements of Nazeing, Broadley Common and Roydon Hamlet.”*
- 4.3 *“The well-preserved medieval settlements and ‘closed field’ patterns are important landscape features which form a fundamental part of the character and appearance of the area. Together with the open or common field systems, these landscape features give each settlement a distinctive setting. Although the field enclosures and patterns are not discernible close to, the area can be clearly distinguished from viewpoints at Nazeing Church and Perry Hill. The area retains its quiet, intimate, small-scale rural qualities characterised by small grassed fields that are dissected by narrow, winding lanes and footpaths and bounded by tall hedgerows and mature trees.”*
- 4.4 In addition to the Conservation Area description, the Landscape Character Assessment 2010, (EB709) and the Settlement Edge Landscape Sensitivity Study 2010 (EB712) can be used to inform the development of the strategic masterplan for the area to ensure that densities are appropriate and that important landscape features such as medieval settlements and closed field patterns and existing hedgerows and mature trees are preserved and enhanced. This is in line with the amendment to Policy SP3 Part I (iv) agreed at the Matter 7 Hearing which states that *“lower density developments may be appropriate in some parts of the urban areas and some villages as they are particularly sensitive to the impact of intensification and redevelopment because of the prevailing character of the area and the sensitive nature of the surrounding countryside or built form”*



- 4.5 Notwithstanding this neither Mr and Mrs Scofield or Mrs Marshall's land directly to the south of Water Lane, could be described as having any of the important landscape features specifically set out the Conservation Area's description. Mr and Mrs Scofield's land contains a detached dwelling and a large number of redundant glasshouses and Mrs Marshalls land contains a large detached dwelling with its associated domestic curtilage.

5.0 SUMMARY

- 5.1 In summary, the allocation of the Garden Town communities is supported, and exceptional circumstances exist to warrant the removal of these sites from the Green Belt. Site SP5.3 is a deliverable and landowners and promoters are working together to develop a strategic masterplan in line with the Councils preferred approach. This Masterplan, in tandem with Policies SP3, SP5 (G) and DM7 and Section 16 of the NPPF, will ensure that that the sites development will preserve or enhance all the heritage assets and their settings.

Epping Forest Local Plan Submission Version

Statement of Common Ground

Water Lane (Site) Policy SP 5.2

February 2019

Between:

- 1) Epping Forest District Council (EFDC) – the Local Planning Authority**
 - 2) Manor Oak Homes Ltd**
 - 3) The West Katherines Consortium (Comprising Taylor Wimpey, Persimmon Homes Limited & Martin Grant Homes)**
 - 4) Mr & Mrs Scofield**
 - 5) Mrs Marshall**
 - 6) Chelmsford Diocese Board of Finance (CDBF)**
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Summary

This statement of Common Ground has been prepared by the above parties to assist the Epping Forest District Council (EFDC) Local Plan (LP) Independent Examination by setting out the areas of agreement in respect of the delivery of the Water Lane Garden Town Community identified in Policies SP4 (Development & Delivery of Garden Communities in the Harlow and Gilston Garden Town) and SP 5 (Garden Town Communities), herein referred to as 'the Site'. which is identified for allocation as part of the EFDC Local Plan Submission Version (2011-2033) (LPSV).

Manor Oak Homes Ltd are promoting the majority of land east of Epping Road contained within the southern portion of the Site (known as West Sumners). The West Katherine's Consortium are promoting the majority of the area north of Water Lane (known as West Katherines). Mr & Mrs Scofield, Mrs Marshall and the CDBF are the land owners of parcels of land situated immediately to the south of Water Lane.

Background

EFDC has prepared a Local Plan which will cover the period 2011 to 2033.

The Local Plan Submission Version 2017 (LPSV) policies are supplemented by the Infrastructure Delivery Plan (IDP) – Part A and Part B Reports (EB1101A and EB1101B), and the emerging Harlow and Gilston Garden Town (HGGT)

Infrastructure Delivery Plan, which provide details of the infrastructure requirements for the site.

The key policy requirements for the Site are as follows:

- At least 2,100 homes up to 2033;
- 0.5 hectares for up to 5 traveller pitches within the allocation;
- Strategic 'green infrastructure' comprising natural/semi natural open space, walking and cycling routes, flood mitigation and wildlife space and new Green Belt defensible boundaries as indicated on the map;
- Provision of an appropriate level of Natural Green Space to mitigate the impact of the development of the Site on Epping Forest Special Area of Conservation;
- Provision of a local centre(s);
- Provision of new primary school accommodation with Early Years and Childcare provision on land of at least 2.5 hectares;
- Contributions towards new secondary school provision within the Garden Town or elsewhere to meet the needs arising from the development of the Site;
- The provision of appropriate community facilities on site;
- Contributions toward appropriate health facilities either on or off site;
- Securing appropriate necessary highway and transport improvement works to support the growth;
- Provision of satisfactory water supply and waste water network infrastructure for occupants; and
- Facilitating bus services and the delivery of direct pedestrian and cycle links between housing and the facilities that serve them.

Representations

All Parties agree that they support the sites allocation in the LPSV and have made Regulation 20 representations to the Council in response to the publication of the LPSV.

Latest Position

Manor Oak Homes Ltd entered into a Planning Performance Agreement (PPA) on 25/07/18. The Council is working with the West Katherine's Consortium towards entering into a PPA. No agreement is yet in place with Mr & Mrs Scofield, Mrs Marshall or the CDBF, however the Council would seek to enter into an agreement with these land owners.

The PPA process promotes efficient and effective joint working, front loads the planning process and assists in focusing the issues that will need to be addressed as part of the Strategic Masterplanning process and prior to the submission of planning application(s).

Engagement has taken place and is in ongoing between some of the parties, EFDC, Harlow District Council (HDC) and Essex County Council (ECC), along with other stakeholders in relation to the future delivery of various parts of the Site. Those

parties that have not been involved in previous discussions have been in contact with EFDC and are seeking to engage with all key stakeholders in bringing forward development on the Site.

All parties agree that a co-ordinated approach will be taken to the production of a single high level Strategic Masterplan for the Water Lane allocation site that would underpin detailed Strategic Masterplans for individual parcels of land within the Site which comprise the Water Lane allocated site, including West Katherine's - north of Water Lane, the parcels of land immediately south of Water Lane, and West Sumners – the southernmost portion of the Site. An indicative high level Strategic Masterplan is to be presented to the Quality Review Panel (QRP) in March 2019 and is to be produced, finalised and agreed by all parties.

All parties are seeking to work collaboratively and constructively with Epping Forest District Council, Harlow District Council and Essex County Council to progress the production of a high level Strategic Masterplan for the Site, in accordance with Policies SP 3 and SP 4 of the LPSV. Appendix 1 provides a summary of the emerging progress in developing Strategic Masterplan options for the sites.

It is anticipated that Draft Strategic Masterplans will be subject to public consultation in 2019, with formal endorsement by Epping Forest District Council and Harlow District Council to follow thereafter.

Areas of Common Ground

General:

All parties support the Water Lane Area allocation.

The parties agree with the overall vision and objectives that the LPSV sets out for Epping Forest District and the strategy to locate major development within Garden Town Communities adjoining the Harlow urban area.

The parties support the principles of the Housing Policies:

- Policy H 1 Housing Mix and Accommodation types
- Policy H 2 Affordable Housing
- Policy H 3 Rural Exception Sites

The parties support the principles of the Transport Policies:

- Policy T 1 Sustainable transport choices
- Policy T 2 Safeguarding of routes and facilities

The parties agree that these are: positively prepared; justified; effective; and consistent with national policy, in accordance with paragraph 35 of the National Planning Policy Framework.

The parties agree that the Water Lane site is developable in accordance with paragraph 47 of the National Planning Policy Framework (2012).

All parties agree that the Site comprises a suitable location for housing development and that there is a reasonable prospect that the totality of the Site is available and could be viably developed at the point envisaged, in accordance with Footnote 12 of the National Planning Policy Framework.

The parties agree that part of the residential development at the Site is considered to be deliverable within the first 5 years post adoption of the Local Plan (i.e. between 2019/20 to 2024/25). In line with the Housing Trajectory, 400 homes are considered deliverable within this period.

Housing:

The parties agree that the Site is capable of delivering the quantum of housing in accordance with the policy SP2 and Harlow and Gilston Garden Town Communities policies SP 4 and SP 5, included within the LPSV and the updated Housing Implementation Strategy (HIS) (EB410A and EB410B).

Infrastructure/viability:

A Garden Town Infrastructure Delivery Plan (IDP) is being produced for the Harlow and Gilston Garden Town. The IDP is being produced by Arup, on behalf of the Garden Town authorities:

- Harlow District Council;
- Epping Forest District Council;
- East Herts District Council;
- Essex County Council; and
- Herts County Council.

The purpose of the Garden Town IDP is to:

- identify the infrastructure required to support housing and employment growth across the Garden Town, when it needs to be delivered and how much it is expected to cost;
- identify which sites will be expected to deliver or contribute to infrastructure; and
- apportion estimated infrastructure costs to specific sites.

The work draws together previous studies undertaken by the Councils and other stakeholders. In particular, the work builds upon the three IDPs produced by East Herts District Council, Epping Forest District Council and Harlow District Council.

Separate work on strategic viability is also being produced on behalf of the Garden Town local authorities. The Harlow and Gilston Garden Town Viability Study (produced by HDH Planning and Development) will assess the viability of the strategic sites within the Garden Town, taking into account the infrastructure requirements established by the IDP.

Both the IDP and Strategic Viability Study are being informed by an ongoing process of engagement with stakeholders, including infrastructure providers and

developers. This accords with national planning policy and best practice. The findings of the Studies will be reported to the Garden Town Developer Forum and endorsed by the Garden Town Board in Spring 2019.

The infrastructure required to support the delivery of the Garden Town sites is identified and set out within respective Infrastructure Delivery Plans, and the viability of these requirements is assessed through District level Viability Studies, in order to inform and support Local Plans. However, the production of the Garden Town IDP and Viability Study recognises the need to coordinate the planning and delivery of complex strategic infrastructure over the entire plan period (and beyond) across the entirety of the Garden Town, covering three District Council areas and two County Council areas.

Once complete, the Studies will then be endorsed by the respective local planning authorities of the Garden Town as material planning considerations for decision-making, and will form key planning policy documentation alongside Local Plans. The County Councils will also endorse the documents alongside existing strategies relating to the delivery of infrastructure.

All parties support the above approach and are working constructively with relevant Local Authorities in order to progress this work in a timely and robust manner.

Flood Risk:

The Environment Agency's Flood Map confirms that the majority of the Site lies within Flood Zone 1 (land assessed as having a less than 1 in 1000 annual probability of river or sea flooding) with an area along the Parndon Brook within Flood Zones 2 and 3.

All parties agree that the quantum of residential development and associated education facilities and local centre can be directed to and accommodated within those areas of the site at lowest flood risk (Flood Zone 1). Furthermore, in line with the National Planning Policy Framework, inappropriate development in areas at risk of flooding shall be avoided.

Drainage:

All parties agree that the proposed development will make provision for drainage, via a mains sewer system and surface water via a sustainable drainage system (SUDS). It is agreed that an objective of a SUDS scheme is to control run-off emanating from development in such a way as to not increase the run-off rates beyond that of the existing run-off, thereby not increasing the risk of flooding.

All parties agree to make provision for ongoing stewardship arrangements regarding SUDS.

Ecology:

Limited priority habitats are on the Site and all parties agree that these are not a constraint on the overall delivery of the site. The intended public open space, Suitable Alternative Natural Green Space (SANGS), green infrastructure and

landscaping and retention of trees will all ensure the opportunities for biodiversity and movement of species are retained and enhanced.

Part of the Water Lane allocation site is located 5.75km from the Epping Forest Special Area of Conservation (SAC), which is identified primarily for its habitat value in respect of beech trees and wet and dry heaths. The Site will include greenspaces to meet the recreational needs of future residents of Water Lane and an appropriate level of SANGs will be needed to reduce visitor and recreational pressure from Epping Forest Special Area of Conservation (SAC) arising from those parts of the development within the Zone of Influence.

Only part of the proposed Garden Town Communities within Epping Forest District falls within the Zone of Influence however a strategic approach is to be taken to maximise the opportunities that exist to provide sufficient meaningful areas of open space with the necessary attributes to attract new residents, and some existing residents, to use that space.

Opportunities exist to ensure that the Site meets its leisure and recreational needs and give rise to a reduced pressure on the Epping Forest SAC. The Habitat Regulations Assessment (2019) sets out the requirements for developments and the Strategic Masterplan will seek to comply with these requirements.

All parties are exploring the options for providing appropriate SANGS across the Harlow and Gilston Garden Town at a level relevant to development on the allocation Site, along with the potential payment of an appropriate "financial contribution to access management and monitoring of visitors to the Epping Forest SAC".

Subject to this, all parties agree that the potential granting of planning permission for new development at Water Lane is not likely to have a significant effect on the Epping Forest SAC (either alone or in combination with other plans or projects).

Transport:

All parties are committed to facilitating the timely delivery of necessary highway and transport infrastructure improvements, including bus services and direct pedestrian and cycle links between housing and the facilities that serve them as well as necessary highway and transport improvements.

The parties are also committed to the delivery of the relevant elements of the east/west Sustainable Transport Corridors as they apply to the Water Lane site, along with the establishment of an integrated, accessible and safe transport system which maximises the use of the sustainable transport modes of walking, cycling and the use of public and community transport.

Education:

It is agreed that the site should provide at least 2.5ha of land for educational uses to include a new primary school and Early Years and Childcare provision in addition to contributions towards a new secondary school provision within the Garden Town and Early Years Facilities based on the needs arising from the development.

The location, design parameters and delivery arrangements for new education provision will be set out within the Strategic Masterplan for the Water Lane allocation site, in accordance with the Infrastructure Delivery Plan.

Affordable housing:

All parties agree that the site should provide a mix of different size dwellings and tenures including affordable housing, informed by housing needs identified by the latest evidence, including the Strategic Housing Market Assessment (EB405).

The mix of the affordable housing will be aligned to the identified need for affordable housing in the District.

All parties agree that if there is a need, the site will provide opportunities for the provision of custom and self-build housing plots in line with emerging Local Plan Policies H 1 and SP 4 and shaped by the Strategic Masterplan for the Water Lane allocation.

Landscape and Open Space:

All parties agree that the Site requires provision of development within a landscape framework in order to mitigate visual impact on the surrounding landscape. The details of this are to be agreed as part of the Strategic Masterplan process.

Inspectors Matters, Issues & Questions

MIQ Matter 4 Issue 5 question 2: The parties agree that the allocation site passes the Sequential Test required by paragraph 100 of the NPPF and that no built development will be permitted within Flood Zone 2/3, except for essential infrastructure and water compatible developments.

MIQ Matter 8 Issue 4 question 7:

The West Katherine's Consortium currently has options over a significant proportion the land allocated at West Katherine's. In addition, the West Katherine's Consortium is contracting on additional land within the allocation and has an option on c.10ha (26 acres) of land to the north of Old House Lane which is capable of being used for mitigation, should it be needed. The remaining landowners within the West Katherine's section of the allocation who do not form part of the West Katherine's Consortium support the land coming forward for residential re-development. West Katherine's Consortium are leading on producing a detailed Strategic Masterplan for the West Katherine's parcel to the north of Water Lane. The other landowners who do not form part of the West Katherine's Consortium will have the ability to input into this Strategic Masterplan for this area.

The West Katherine's Consortium currently controls a substantial proportion of the allocation between Old House Lane in the north and Water Lane in the south. Currently, this includes the ability to form means of access from Water Lane in a manner which has been discussed with and is agreeable to the Local Highway Authority. In addition, it also means that the boundary adjoins the adjacent established residential area of Katherine's to the east. Furthermore, the land

currently under West Katherine's Consortium control would allow for the phased delivery of on-site infrastructure including a two-form entry primary school, local centre, sport/recreational facilities and green infrastructure.

There is a reasonable prospect that the totality of the Site will become available and could be viably developed during the plan period. Furthermore, the West Katherine's Consortium comprises national house builders with a strong track record of delivery. Phases of residential development at West Katherine's area are deliverable within the first 5 years post adoption of the Local Plan (i.e. between 2019/20 to 2024/25).

Manor Oak Homes has control over a significant proportion of the land allocated at West Sumners and are leading on the production of the detailed Strategic Masterplan for this parcel. Other landowners within the West Sumners area of the allocation will have the ability to input into this Strategic Masterplan.

The land within Manor Oak Homes control forms a continuous parcel that lies between Epping Road to the south, Parsloe Road to the east and the existing Sumners and Kingsmoor neighbourhoods to the north and east. It is capable of access by all modes of travel from Epping Road, Parsloe Road and Bradley Road within the existing Sumners neighbourhood and of providing on-site SANGs. It offers the opportunity to provide necessary infrastructure and support facilities either on-site or off-site (or both) as part of the regeneration of the existing Sumners Hatch Local Centre.

The West Sumners parcel is available and there is nothing to suggest that it could not be viably developed at the point envisaged with phases of residential development capable of delivery within the first 5 year period post the adoption of the Local Plan (2019/20 – 2024/25) as assumed by the Council's housing trajectory.

Mr and Mrs Scofield, Mrs Marshall and CDBF are the landowners of a substantial parcel of land c.6ha (15 acres) in size which is situated immediately to the south of Water Lane. This parcel, which is capable of access by all modes of travel from Water Lane, is available for development and is capable of delivery within the first 5 year period post the adoption of the Local Plan (2019/20 – 2024/25).

MIQ Matter 8 Issues 4 question 8: All parties agree that policy SP 5(G) and DM 7, along with the control through the Master planning process and the Harlow and Gilston Garden Town Design Guide are sufficient to ensure that the Water Lane allocation will lead to less than substantial harm to the Nazeing and South Roydon Conservation Area and other Heritage Assets. The means of achieving this will be set out within the Strategic Masterplan for the site.

Milestones

All parties envisage the following key milestones:

Q3 2019 - Submission of Strategic Masterplan to EFDC

Q4 2019 - Submission of planning application

Phasing and Delivery

The parties agree that the allocation shall be phased and delivered in line with the Council's Housing Trajectory as follows:

2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
100	200	200	200	200	200	200	200	200	200	200

Conclusion

The parties agree that development at the Water Lane site would make a significant contribution to the need for housing, including affordable housing, in the District.

The parties are committed to continue to work together to secure the delivery of the site in accordance with the policies, requirements and principles set out in the EFDC Local Plan Submitted Version.

Signed

On behalf of Epping Forest District Council:

Name:

Date:

On behalf of Manor Oak Homes Ltd:

Name:

Date:

On behalf of The West Katherine's Consortium:

Name:

Date:

On behalf of Mr & Mrs Scofield:

Paul

Name: ..FRANCESCA HILL - SWORDERS (AGENT).....

Date:20/2/19.....

On behalf of Mrs Marshall:

Paul

Name: ..FRANCESCA HILL - SWORDERS (AGENT).....

Date:20/2/19.....

On behalf of The Chelmsford Diocese Board of Finance:

Name:

Date:

APPENDIX 1 – Progress on Strategic Masterplan options

