

Epping Forest Local Plan Submission Version

Statement of Common Ground

Latton Priory (Site) Policy SP 5.1

February 2019

Between:

- 1) Epping Forest District Council (EFDC) – the Local Planning Authority**
 - 2) Commercial Estates Projects Limited**
 - 3) Hallam Land Management Limited**
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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 Latton Priory Policy SP 5.1 site ('the Site') which is identified for allocation as part of the EFDC Local Plan Submission Version (2011-2033) (LPSV).

Background

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

The Local Plan Submission Version 2017 (LPSV) policies are supported 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 1,050 homes up to 2033;
- Incorporation of an additional 1 hectare of employment land provided at Dorrington Farm;
- 0.5 hectares for up to 5 traveller pitches;
- Strategic 'green infrastructure' comprising natural/semi natural open space, walking and cycling routes, flood mitigation and wildlife space and a new Green Belt defensible boundary to the South of the site;

- Land within the Green Belt and Masterplan area must be retained for public open space or for appropriate uses in the Green Belt;
- A sympathetic design which responds to the adjacent ancient woodland and the Scheduled Monument;
- A local centre;
- At least 2.1ha of land for educational uses to include a two-form entry new primary school with Early Years and Childcare provision;
- At least 10ha of land to accommodate a secondary school in addition to any necessary contributions;
- Early Years Facilities;
- The provision of appropriate community and health facilities;
- Highway and transport improvements including to the north-south sustainable transport corridor, works to Southern Way and Second Avenue corridor, and upgrades to Junction 7 of the M11;
- Satisfactory water supply and waste water network infrastructure for occupants; and
- Bus services and direct pedestrian and cycle links between housing and the facilities that serve them.

Representations

Commercial Estates Projects Limited and Hallam Land Management Limited, as the site promoters for the majority of the land allocated as the Latton Priory Policy SP 5.1 site ('the Site') within the EFDC LPSV (2011-2033), have made Regulation 20 representations to the Council in response to the publication of the LPSV # 19LAD0118, particularly in relation to Policies SP4 and SP5 and nothing in this SOCG should be interpreted as qualifying or changing these representations.

Latest Position

Commercial Estates Projects Limited and Hallam Land Management Limited (The Promoters) entered into a Planning Performance Agreement (PPA) on 30/07/18. The PPA 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 Master planning process and prior to the submission of planning application(s).

The Promoters have been engaged in ongoing constructive dialogue and discussions with EFDC, Harlow District Council (HDC) and Essex County Council (ECC), and other stakeholders, in relation to the future delivery of the site and have been part of the Developer Forum established by EFDC in 2016.

The Promoters have been working collaboratively and constructively with Epping Forest District Council, Harlow District Council and Essex County Council to progress the production of a 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. It is anticipated that the Draft Strategic Masterplan will be subject to public consultation early in the second quarter of 2019, with a Committee resolution to endorse the document towards the end of the second quarter or beginning of the third quarter of 2019,

which may be subject to the completion of the Independent Examination process or an early indication from the Inspector that the draft allocation is sound.

Areas of Common Ground

General:

The parties support the allocation and consider that the LPSV is generally sound and legally compliant.

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

The Promoters support the principles of the Housing Policies (H 1-H 3), subject to the Promoters representations on Policy H1 that concern part A(v) and the justification for this element of the Policy.

The Promoters support the principles of the Economic Policies (E 1-E 4) subject to the Promoters representations on Policy E 1.

The Promoters support the principles of the Transport policies (T 1 and T 2) subject to the Promoters' representations on Policy T 1 that concern the need for greater clarity about the definition of the Sustainable Transport Corridors (STCs) and the nature of any requirement that will apply to the Garden Town Community sites for the provision of the STCs.

The parties agree that the Latton Priory site is deliverable and developable, in accordance with paragraph 47 of the National Planning Policy Framework (2012).

Housing Capacity:

The parties agree that the Site is capable of accommodating approximately 1,500 homes within the currently defined allocation boundary in accordance with the policy SP 2 and Harlow and Gilston Garden Town Communities policies (SP 4 and SP 5) included within the LPSV whilst meeting the other specified requirements of the site allocation.

The Promoters support the principles and objectives of the Council's updated Housing Implementation Strategy (HIS) (EB410A and EB410B) and have made representations on this document.

The parties agree that the allocation shall deliver infrastructure and affordable housing in accordance with the Draft Garden Town Infrastructure Delivery Plan (IDP), subject to discussion and agreement on its detailed provisions through the Independent Examination and strategic masterplan process.

Infrastructure/viability:

An 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 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.

The Council has set out that the IDP and Strategic Viability Study are being informed by an ongoing process of engagement with stakeholders, including infrastructure providers and developers. The Council considers this accords with national planning policy and best practice and it is the Council's intention that 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 Council considers that the infrastructure required to support the delivery of the Garden Town sites is already 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 Council intends that the studies will then be endorsed by the respective local planning authorities of the Garden Town as material planning

considerations for decision-making. 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.

Green Belt:

All parties agree that the Council's decision in principle to remove land from the Green Belt and redraw its boundaries is explained and justified by paragraphs 2.133 to 2.142 of the Plan. There is also an evidence base to assess how all areas of Green Belt within the EFDC area perform against the Green Belt purposes defined in paragraph 80 of the NPPF. The Plan's approach to the Green Belt is agreed between the parties, notwithstanding the Promoters representations on the Green Belt alignment through the Latton Priory site.

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 not increase the risks beyond that of the existing greenfield run-off.

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

Ecology:

All parties agree that Priority habitats present on site (Woodland and ponds) will be retained and protected where possible and any loss compensated for within the greenspace provision. The intended public open space, Suitable Alternative Natural Green Space (SANG), green infrastructure and landscaping and retention of trees will all ensure the opportunities for biodiversity and movement of species are retained and enhanced.

Latton Priory is located 5.6km 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 current Zone of Influence for the Epping Forest SAC extends to 6.2km from its boundary. However, this will be subject to review from time to time. It is therefore necessary to 'future-proof' the Garden Town communities which lie partially within or close to, the current Zone of Influence.

In order to achieve this, an appropriate level of SANG should be provided on relevant sites. A strategic approach is to be taken to maximise the opportunities that exist to provide sufficient space to accommodate the necessary attributes to attract new residents and some existing residents, to use that space. In particular there is a need to provide a level and form of SANG that will be used by dog-walkers, which make up nearly 50% of the visitors to Epping Forest.

Whilst at present only part of the proposed Garden Town Communities within Epping Forest District would fall within the Zone of Influence, as indicated above there is a

need to 'future-proof' these developments to ensure that they can absorb potential future pressure on the SAC and minimise the potential for contributing to any widening of the Zone of Influence.

The parties agree to the provision of an appropriate level of SANG on site, with potential for strategic SANG to mitigate development beyond the site boundaries, and there will be joint consideration of whether there should be 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 Latton Priory is not likely to have a significant effect on the Epping Forest SAC (either alone or in combination with other plans or projects) requiring an Appropriate Assessment.

Transport:

All parties are committed to facilitating the timely delivery of all 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 highway and transport improvement works to the Southern Way and Second Avenue corridors, and upgrades to Junction 7 of the M11 ahead of or at the appropriate phase of development commencing.

The parties will commit to the delivery of the relevant elements of the north/south Sustainable Transport Corridor at the Latton Priory site once the details of the elements of the Sustainable Transport Corridor have been disclosed and agreed in the forthcoming SYSTRA Report and Sustainable Transport Corridor Report and these have been considered through the Independent Examination process.

The parties agree to the provision of a new access road linking the site with London Road in order to reduce traffic impacts on Southern Way, Commonside Road and the smaller residential streets within Harlow.

Education:

It is agreed that the site should provide land for educational uses to include a new primary school with Early Years and Childcare provision and accommodate a secondary school in addition to any necessary contributions and Early Years Facilities. All parties acknowledge that the precise land requirements shall be determined through the Strategic Masterplan process.

The location, design parameters and delivery arrangements for new education provision will be set out within the Strategic Masterplan for the 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 in accordance with the needs identified by the latest evidence, including the Strategic Housing Market Assessment (EB405). The mix of the affordable housing will meet the identified need for affordable housing in the District. It is agreed that the mix of the affordable housing should reflect the mix

of the market housing in terms of the ratio of types, sizes and the overall number of habitable rooms where possible.

Landscape and Open Space:

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

The parties agree that the land within the Green Belt and Strategic Masterplan area must be retained for public open space or for appropriate uses in the Green Belt and that provision will be made for an appropriate level of Suitable Alternative Natural Green Space in accordance with the emerging Epping Forest SAC mitigation strategy.

Heritage:

All parties agree that the proposed development will preserve or enhance the setting of all designated and non-designated heritage assets within and surrounding the site including Latton Farmhouse; Latton Priory; the Scheduled Ancient Monuments; and the moated sites.

Inspectors Matters, Issues & Questions

MIQ Matter 8 Issue 2 question 3: The parties acknowledge the requirement for the Latton Priory development to deliver the relevant elements of the north/south Sustainable Transport Corridor as it applies to the site and that the specification, route alignment, costs and funding of the STCs are all subject to on-going assessment.

MIQ Matter 8 Issue 4 question 5: All parties agree that policy SP 5(F) and DM 7, along with the Harlow and Gilston Garden Town Design Guide are sufficient to ensure that the Latton Priory development will effectively preserve and/or enhance the setting of the designated and non-designated heritage assets to the south of the site.

MIQ Matter 8 Issues 4 question 6: Additional modelling work and assessments have been undertaken regarding the potential access to the site and all parties are working collaboratively to ensure that suitable and adequate access is provided to the B1393 London Road.

Milestones

All parties envisage the following key milestones:

Q2 2019 - Submission of Strategic Masterplan to EFDC

Q3 2019 - Submission of planning application

Phasing and Delivery

The parties agree that the allocation for 1,050 dwellings will be delivered in line with the Council's Housing Trajectory for the site as set out in the updated Housing Implementation Strategy as follows:

2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
50	100	100	100	100	100	100	100	100

Conclusion

The parties agree that development at the Latton Priory 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: *Simon Philip*

Date: *15/3/14*

On behalf of Commercial Estates Projects Limited:

Name: Charlotte Robinson

Date: 28/2/19

On behalf of Hallam Land Management Limited:

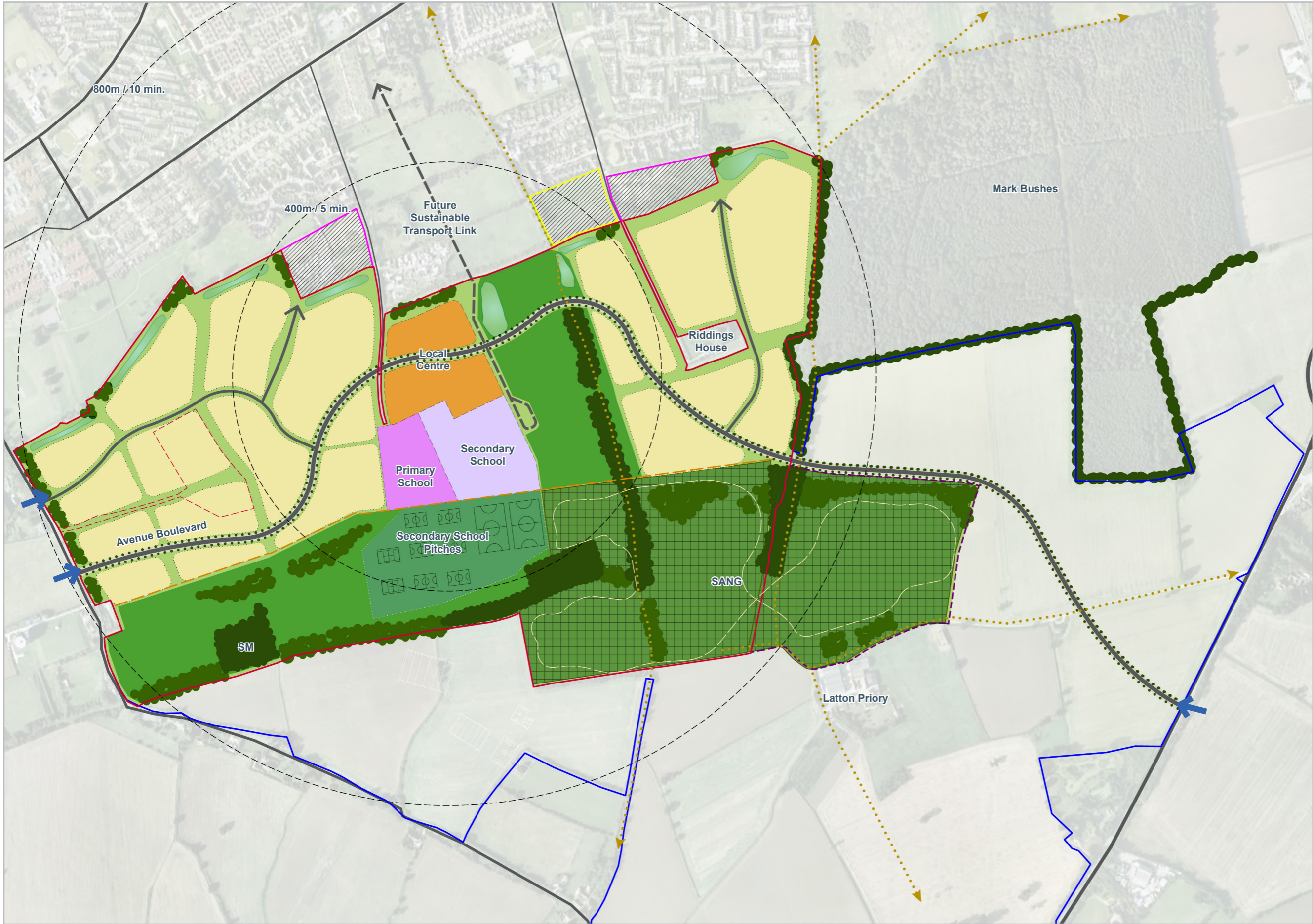
Name: Iain MacSween

Date: 28/2/19

APPENDIX 1 – Progress on Strategic Masterplan options

Masterplan Framework Sketch Layout

Preferred Masterplan



- Legend**
- Application Boundary
 - Land owned by Dorrington Farm
 - SP5.1 Resi Allocation Boundary (EFDC)
 - HS2-6 Housing Allocation (Harlow)
 - Land in ownership of applicant
 - Additional land for SANG
 - Residential
 - Schools
 - Mixed Use Local Centre (inc. community uses and micro hub etc.)
 - Vehicular Access
 - Block Numbering
 - Built Development Line
 - SANG
 - Public Open Space
 - Development by Others
 - Existing Trees
 - Indicative Planting
 - Existing PRoW
 - Proposed SuDS basin

**Latton Priory
Framework Masterplan**

14/02/2019

Not to scale



BroadwayMalyan^{BM}