

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) Mr Levi Smith (Senior)**
[REDACTED]
 - 4) Mr Norman White**
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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 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 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;

- Provision of an appropriate level of Suitable Alternative Natural Green Space;
- 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.

Latest Position

Mr Levi Smith (Senior), [REDACTED] and Mr Norman White are the land owners of various parcels of land within the land allocated as the Latton Priory Policy SP 5.1 site and have engaged, by way of representatives, with EFDC and support the site's allocation in the LPSV.

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 Strategic Masterplan for the site, in accordance with Policies SP 3 and SP 4 of the LPSV.

Areas of Common Ground

General:

The parties support the allocation and consider that the LPSV is 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 parties support the principles of the Housing (H 1-H 4), Economic (E 1-E 4) and Transport policies (T 1 and T 2) and 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 parts of the Site as they relate to themselves are deliverable and developable, in accordance with paragraph 47 of the National Planning Policy Framework (2012).

Housing:

The parties agree that their areas of the Site are capable of delivering housing in accordance with the policy SP 2 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).

The parties agree that the allocation shall deliver infrastructure and affordable housing in accordance with the Draft Garden Town Infrastructure Delivery Plan (IDP).

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.

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 already sufficiently 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 seeking to work constructively with relevant Local Authorities in order to progress this work in a timely and robust manner.

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 (SANGS), 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 within close proximity to, the current Zone of Influence.

In order to achieve this an appropriate level of SANGS 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 SANGS 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 SANGS on site, along with the 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 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 Southern Way and Second Avenue corridor, and upgrades to Junction 7 of the M11 ahead of development commencing.

The parties are also committed to the delivery of the relevant elements of the north/south Sustainable Transport Corridor as it applies to the Latton Priory site and 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.

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

Education:

It is agreed that the site should provide at least 2.1ha of land for educational uses to include a new primary school with Early Years and Childcare provision and at least 10ha of land to accommodate a secondary school in addition to any necessary contributions and Early Years Facilities.

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.

All parties agree that the site will provide opportunities for the provision of custom and self-build housing plots and community-led housing schemes such as community land trusts, cohousing and cooperatives.

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 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 agree that the Latton Priory development can deliver the relevant elements of the north/south Sustainable Transport Corridor as it applies to the site.

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

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 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:
[Redacted signature]

Date: 21/2/14

On behalf of Mr Levi Smith (Senior):

Name:

Date:

[Redacted signature lines]

On behalf of Mr Norman White:

Name:

Date:

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Signed

On behalf of Epping Forest District Council:

Name:

Date:

On behalf of Mr Levi Smith (Senior):

Name: *LEVI SMITH* [Redacted]

Date: *21/02/19*

[Redacted]

[Redacted]

[Redacted]

On behalf of Mr Norman White:

Name:

Date:

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On behalf of Epping Forest District Council:

Name:

Date:

On behalf of Mr Levi Smith (Senior):

Name:

Date:

[Redacted signature]

[Redacted signature]

[Redacted signature]

On behalf of Mr Norman White:

Name: [Redacted signature] CHARLES WARDA

Date: 22-2-19