

Epping Forest Local Plan Submission Version

Statement of Common Ground

West Ongar Concept Framework Area Policy P 4

Site consists of allocation sites ONG.R1 and ONG.R2

April 2019

Between:

- 1) Epping Forest District Council (EFDC) – the Local Planning Authority**
- 2) Sworders on behalf of ONG.R1**
- 3) City and Country on behalf of ONG.R2**

Introduction

This statement has been prepared by the above parties to assist the Independent Examination by setting out the areas of common ground in respect of the delivery of the West Ongar Concept Framework Policy P 4 ('the Site'), consisting of the sites ONG.R1 and ONG.R2, which are identified for allocation as part of the EFDC Local Plan Submission Version (2011-2033), hereafter referred to as the LPSV.

The parties land interests are as follows:

ONG.R1 – Land to the West of Ongar – Approximately 99 homes

ONG.R2 – Land at Bowes Field – Approximately 135 homes

The agreed matters in this SoCG do not preclude any further written or verbal representations that EFDC or the landowners may wish to make as part of the Local Plan Examination.

Background

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

The Local Plan allocates a minimum of 11,400 homes across the Local Planning Authority Area. Approximately 234 homes are proposed on the site. Policies related to

housing delivery include Policy SP 2 'Spatial Development Strategy 2011-2033' and Policy SP 3 'Place Shaping'.

LPSV Policy SP 2 'Spatial Development Strategy' recognises the importance of delivering housing to meet EFDC's requirement to 2033 with Policy SP 3 'Place Shaping' providing place shaping principles for the Concept Frameworks and development proposals, including the need for a strong vision and the long-term stewardship of assets.

Policy P 4 of the LPSV provide the basis for the development and delivery of the site, and sets out the quantum, infrastructure and Concept Framework requirements for the future development of the site, with additional guidance in Appendix 6. The LPSV policies are supplemented by the Infrastructure Delivery Plan – Part A and Part B Reports (DOC ID: EB1101A and EB1101B), which currently provides details of the infrastructure requirements for the site.

Latest Position

The parties are currently in discussions to enter into a Planning Performance Agreement (PPA). Once agreed, the PPA will promote 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 Concept Framework process and prior to the submission of subsequent planning applications.

The parties have been working collaboratively and constructively with each other and EFDC in relation to the future delivery of the site.

The parties all agree that the LPSV is broadly sound and legally compliant and support the allocation of the site within the LPSV.

Areas of Common Ground

The following matters contained within the SoCG are agreed between the parties.

General

The parties agree that a coordinated and coherent approach will be taken to the production of a single high-level Concept Framework Plan for the entire site.

The parties agree with the overall vision that the LPSV sets out for Epping Forest District.

The parties agree that the site is deliverable and developable in accordance with paragraph 47 of the National Planning Policy Framework 2012, under which the LPSV was submitted.

Housing

The parties agree that the Concept Framework Area will deliver approximately 234 homes by the end of 2033 in accordance with policy P 4 of the LPSV.

All parties agree that the site should provide a mix of different size dwellings and tenures including affordable housing.

Infrastructure

The parties acknowledge that policy P 4, appendix 6 of the LPSV and the Infrastructure Delivery Plan (IDP) provide details of the current known infrastructure requirements for the site. The infrastructure requirements and delivery arrangements will be set out within the Concept Framework Plan and through ongoing discussions with Local Authorities and infrastructure providers.

Concept Framework process

The parties agree that the Concept Framework will include meaningful consultation with the local community and other stakeholders.

The Council will seek to formally endorse the final version of the Concept Framework, which is intended to set the basis for the consideration of the planning applications which will follow. The Council will seek to have the Concept Framework and subsequent applications informed by a Quality Review Panel at appropriate stages in the process

The parties agree that a single framework plan will be produced which will cover the entirety of the site and this will create a robust and coordinated approach to the delivery of development on the site.

The parties agree that Development of the two sites ONG.R1 and ONG.R2 should be comprehensively planned, and that the proposed Concept Framework process represents one vehicle through which this can be achieved.

Viability

The evidence submitted alongside the LPSV includes the Stage 1 Assessment of the Affordable Housing, Community Infrastructure Levy and Local Plan (DOC ID: EB300), Viability Study Stage 2 (Doc ID: EB300) and Appendices I – IV (DOC ID: EB301A – EB301E).

The Stage 2 viability study concludes that an affordable housing policy headline target of 40% on applications for 11+ dwellings is likely to be workable to secure an optimum level of affordable housing provision in most cases. The parties agree that this will be the starting point for securing the maximum level of affordable housing provision.

In addition to the affordable housing requirement, planning obligations will need to be secured to assist in the funding of essential infrastructure for the Concept Framework Area as outlined in the IDP. The parties broadly agree with the LPSV assessment findings. Taking into account regular development costs as well as affordable housing requirements and the known financial contributions for essential infrastructure, at the signing of this SoGC, the development will be viable and deliverable.

Green Belt

The parties acknowledge that the entire site will be removed from its Green Belt designation upon the adoption of the LPSV. The parties are committed to the creation of a new, robust and defensible Green Belt boundary on the south-eastern edge of the site.

Flood Risk and Drainage

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).

The parties agree that the proposed development will make provision for drainage, via the mains sewer system and for surface water by using sustainable drainage techniques (SUDS) where feasible. It is agreed that an objective of a SUDS scheme is to not increase the risks beyond that of the existing greenfield run-off.

Ecology and Epping Forest Special Area of Conservation (SAC)

The parties agree that there are no priority habitats on the site. Public open space, green infrastructure, landscaping and the retention of protected trees will be considered as part of the Concept Framework process to ensure that opportunities for biodiversity and movement of species are retained and enhanced.

The parties acknowledge that the site is outside the current Zone of Influence of 6.2km, however recognise that this is subject to review.

The parties agree that appropriate mitigation measures will be explored in order to reduce potential impacts on air quality that would result from the development of the site. Measures would include, for example:

- Financial contributions towards management and monitoring of the SAC;
- Electric charging points for electric vehicles;
- Resources relevant to the use of passenger transport and cycling/walking (e.g. Travel Plans, provision of travel packs and introductory tickets for use on public transport, cycle parking);
- The ability to connect to high speed broadband.

Transport

The parties agree to facilitate the timely delivery of all necessary highway and transport infrastructure improvements, including the provision for bus services and direct pedestrian and cycle links for the site wherever possible. This will be dealt with as part of the Concept Framework process.

Heritage

The parties agree that the development will preserve or enhance the setting and significance of nearby heritage assets.

Inspectors MIQs

The parties agree to continue to work collaboratively and constructively together to resolve issues as part of the Concept Framework process. The parties agree that there is no reason that a comprehensive and coherent scheme, which will secure the place shaping objectives as set out in policy SP 3 of the LPSV, cannot be achieved for the site.

Milestones

The parties envisage the following key milestones:

May / June 2019 - Agree a PPA and project plan to ensure a coordinated a coherent approach to placemaking.

June – September 2019 – Preparation, and Council determination, of Concept Framework Plan in accordance with the planning programme agreed in the PPA

Phasing and delivery

Subject to the timely progress of the Concept Framework, the parties agree that the allocation is capable of being delivered in line with the Council's Housing trajectory as noted in the Housing Implementation Strategy Update (2019) as follows:

	2021/22	2022/23	2023/24	2024/25	2025/26
ONG.R1	0	33	33	33	0
ONG.R2	0	30	35	35	35

Conclusion

The parties agree that the site is available and deliverable within the Plan Period and would make a significant contribution to the need for housing, including affordable in the District. It is a suitable location for development and there are no overriding issues or constraints to bringing forward this development in accordance with the principles set out in the LPSV.

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 LPSV.

Signed

On behalf

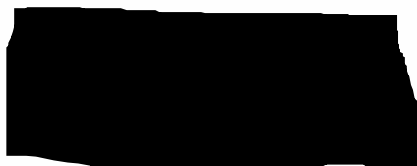
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Date:

25/9/19

On behalf of the landowners of ONG.R1:

Signed:

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Date: 24 April 2019

On behalf of the landowners of ONG.R2:

Name:



Date: 24.04.2019