

Epping Forest Local Plan Submission Version

Statement of Common Ground

South Nazeing Concept Framework site Policy P 10

Site consists of allocation sites NAZE.R1, NAZE.R3 and NAZE.R4

April 2019

Between:

- 1) Epping Forest District Council (EFDC) – the Local Planning Authority**
 - 2) South Nazeing Concept Framework Plan consortium – Landowners of NAZE.R1, NAZE.R3 and NAZE.R4**
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Summary

This statement has been prepared by the above parties to assist the Examination-in-Public by setting out the areas of common ground in respect of the delivery of the South Nazeing Concept Framework Policy P 10 site ('the Site'), consisting of sites NAZE.R1, NAZE.R3 and NAZE.R4, which are 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 93 homes;
- Provision of amenity/green space and landscaping;

- Walking and cycling routes within ownerships, including linkages with the wider area;
- Flood mitigation and wildlife space;
- A new Green Belt defensible boundary along the southern and part of the eastern edge of the site;
- On-site and off-site infrastructure required to support the development proposals;
- A sympathetic design which responds to the listed building and its setting situated to the northwest of the site;
- Provision for the protection of Great Crested Newts and their habitat if they are present; and
- Satisfactory water supply and waste water network infrastructure for occupants.

Latest Position

Engagement has taken place and is ongoing between all parties in relation to the future delivery of various parts of the Site.

All parties agree that a co-ordinated approach will be taken to the production of a Concept Framework Plan for the South Nazeing allocation site that would underpin the development of individual parcels of land within the Site.

Areas of Common Ground

General:

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

The parties support the principles of the Housing Policies:

- Policy H 1 Housing Mix and Accommodation types
- Policy H 2 Affordable Housing

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 South Nazeing Concept Framework site is deliverable and developable, in accordance with paragraph 47 of the National Planning Policy Framework (2012).

Housing:

The parties agree that the Site is capable of delivering as a minimum the quantum of housing in accordance with the Housing policies and site-specific requirement (P 10

and Appendix 6) included within the LPSV and the updated Housing Implementation Strategy (HIS) (EB410A and EB410B).

Infrastructure:

All parties acknowledge that the Epping Forest Infrastructure Delivery Plan (IDP) will provide details of the infrastructure contributions and delivery arrangements for the site. The infrastructure contributions and delivery arrangements will also be set out within the Concept Framework Plan, informed by the IDP and ongoing discussions with Local Authorities and infrastructure providers.

Concept Framework Plan process:

The parties agree that the Council will seek to formally endorse the final version of the Concept Framework Plan and that this will set the framework for the outline planning applications which will follow.

The parties agree that the Concept Framework Plan process and planning applications surrounding the site will undertake reasonable consultation with the community and other stakeholders.

Viability:

The evidence submitted alongside the LPSV includes the Stage 1 Assessment of the Affordable Housing, Community Infrastructure Levy and Local Plan (EB300), Viability Study Stage 2 (EB300) and Appendices I – IV (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 subject to any viability considerations.

This report sets out the findings from a viability perspective, having tested the proposed EFDC policy positions whilst also taking into account regular development costs and national policies that are likely to influence development viability. The report findings confirm the potential for the development to be viable, whilst supporting a range of planning obligations and contributions to new infrastructure provision.

In addition to the affordable housing requirement, a range of planning obligations will need to be secured to assist in the funding of essential infrastructure as outlined in the IDP. All parties agree with the findings of the report that, taking into account regular development costs as well as affordable housing requirement and financial contributions to assist in the funding of essential infrastructure, the development will be viable and deliverable.

Green Belt:

The parties agree that there is a need to create / strengthen the Green Belt boundaries on the southern and part of the eastern boundaries of the site.

Flood Risk and Drainage:

The Environment Agency's Flood Map confirms that 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 brook within Flood Zones 2 and 3. All parties agree that built development on the flood plain will be avoided.

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.

Ecology:

All parties agree that development of the Site must take into account the potential presence of a Protected Species (Great Crested Newts). The parties agree that the development proposals should be subject to careful design and include appropriate mitigation to prevent harm to Great Crested Newts in accordance with Policy DM 1.

In relation to Epping Forest Special Area of Conservation (SAC), the site is located approximately 6km from the SAC. The Epping Forest SAC is identified primarily for its habitat value in respect of beech trees and wet and dry heaths. As a 'European Site' it is afforded protection in that detailed assessments (Habitats Regulation Assessments) are required of any development plans and proposals likely to give rise to a significant effect on the integrity of the site. The current Zone of Influence extends to 6.2km from its boundary, however this is subject to periodic review. The Council has developed, in conjunction with the City of London Corporation (Conservators of Epping Forest), Natural England and other partners, a Strategic Access Management and Monitoring Strategy.

Two specific issues in particular have been identified that could result in development having a likely significant effect on Epping Forest SAC. These are:

1. Increased visitors to the Forest arising from new development within 6.2km of the SAC.
2. Damage to the health of the flora, including trees and potentially the heathland habitats, from air pollution primarily generated by vehicles.

The parties agree that, subject to appropriate mitigation, the potential granting of planning permission for new development on the site is not likely to have a significant effect on increased visitor pressure to the Epping Forest SAC (either alone or in combination with other plans or projects) requiring an Appropriate Assessment.

Air Quality:

The nature of the proposal is likely to generate a significant amount of traffic and therefore it is clear that there will be an additional adverse impact on the special interest of the Forest and air quality in general. The Councils policies in this respect

are set out within policy DM 2 and DM 22 of the LPSV its position with regard to protecting the SAC and the interim measures currently in place are further thereon.

Unlike policy DM 2, policy DM 22 applies to development of all types and all locations as they all have the potential to result in increased traffic generation which would put pressure on the roads through the Epping Forest.

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

- 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).

Transport:

All parties are committed to providing a movement strategy for vehicles, pedestrians and cyclists, to include connections within and between the sites as well as linkages with the wider area and to provide any necessary on-site and off-site infrastructure requirements ahead of or in tandem with the development.

The parties agree that the number of vehicular access points onto St Leonards Road shall be minimised and that a co-ordinated approach to vehicular access onto St Leonards Road shall be adopted across the Concept Framework Plan Area.

All parties also agree that the development proposals shall seek to integrate the Public Rights of Way which cross NAZE.R1 east to west and NAZE.R3 north to south within the development layout and maintain and where possible improve connectivity with the wider network.

Education:

It is agreed that the determination of what funding contributions will be sought for education will be negotiated as part of any planning applications.

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.

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 Concept Framework Plan process.

Milestones

All parties envisage the following key milestones:

Q2 2019 - Submission of Concept Framework Plan to EFDC

Q3 2019 - Submission of 3 planning applications covering each allocated site.

Q4 2019 – Determination of planning applications

Conclusion

The parties agree that development at the South Nazeing Concept Framework 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 [Redacted]
Name: [Redacted]

Date: 25/4/19

On behalf of the landowners of NAZE.R1:

Name: [Redacted]

Date: 23/APRIL/2019

On behalf of the landowners of NAZE.R2:

Name: [Redacted]

Date: 23rd April 2019

On behalf of the landowners of NAZE.R4:

Name: [Redacted]

Date: 23rd April 2019

