

**EPPING FOREST DISTRICT COUNCIL
EXAMINATION OF THE DISTRICT LOCAL PLAN, 2011-2033**

MATTER 15: PLACES AND SITES (POLICIES P1-P15)

**PRE-HEARING STATEMENT ON BEHALF OF
EPPING FOREST DISTRICT COUNCIL**

APRIL 2019

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INTRODUCTION

Epping Forest District Council ("the Council") submits this statement in response to the Inspector's Matters, Issues and Questions ("MIQs") (ED5). This statement addresses Matter 15: Places and Sites (Policies P 1-P 15) and provides the Council's response to all of the Inspector's questions associated with Issues 1 to 2 (ED5, pp 25-35).

This statement has been prepared with the assistance of Arup.

Where appropriate, the Council's responses in this statement refer to but do not repeat detailed responses within the hearing statements submitted by the Council concerning other Matters.

Key documents informing the preparation of this statement to which the Council may refer at the hearing sessions include:

- [EB1101A Infrastructure Delivery Plan – Part A Report;](#)
- [EB1101B Infrastructure Delivery Plan – Part B Report;](#)
- [EB705B Green Belt Assessment: Technical Annex](#)
- [EB805 Site Selection Report](#)
- [ED10A Draft SoCG between Epping Forest District Council and Essex County Council – Appendix 1 draft resolved objections; and](#)
- [EB1608 Green Belt and District Open Land Background Paper](#)

All documents referred to in this statement are listed in Appendix A of this statement together with links to the relevant document included within the Examination Library. In addition the documents identified for each of the issues are listed at the end of each section.

Examination Library document references are used throughout for consistency and convenience.

Issue 1: Are Policies P1-P15 justified, effective and consistent with national policy in the following general areas:

Inspector's Question 1

1. Does Appendix 6: Site Specific Requirements, constitute policy or supporting text? If policy, is this clear? Is the wording within Part A of each policy P1-P15 sufficient to ensure that the site specific requirements contained in Appendix 6 can be enforced, or should Appendix 6 itself contain a policy? E).

Response to Question 1

1. Appendix 6: Site Specific Requirements constitutes policy. To ensure that this is clear an amendment is proposed to Part A of Policies P 1 to P 15 as follows:

Policy	Proposed Amendment
Part A of Policies P 1 to P 15	<u>Proposals for development on allocated sties should accord with the site specific policy requirements set out in Appendix 6</u>

2. The Council considers that with the proposed amendment set out above, the wording of Part A of Policies P 1 to P 15 will be sufficient to ensure that the site specific requirements contained in Appendix 6 can be enforced.

Inspector's Question 2

2. Are all of the “Infrastructure Requirements” included within Policies P1-P15 intended to apply to every allocated site within each policy? Is this justified with reference to the tests in paragraph 204 of the NPPF?

Response to Question 2

3. The Infrastructure Requirements included within Policies P 1 to P 15 (supported by the Infrastructure Delivery Plan (IDP) (EB1101A/B)) are not intended to apply to every allocated site within each policy. Rather, they reflect the key infrastructure required to support the identified level of growth in each settlement. To supplement the IDP, a topic paper on infrastructure delivery has been produced (EB1101C). An addendum on education and highways (EB1101E and associated appendices EB1101Ei and EB1101Eii) has been produced and a further addendum on sports infrastructure apportionment is being produced. These provide further site-specific details on delivery and funding apportionment. Appendix 6 also sets out more detailed site specific requirements particularly in relation to sustainable transport measures.
4. The specific requirements for each site will be fully determined at masterplan/concept framework/pre-application discussion stage or, if not appropriate, at the planning application stage and will depend on the scale of the impact of the proposed development on different types of infrastructure. It is expected that a site promoter or applicant will undertake, where necessary, further consultation with the Council, Essex County Council (ECC) and other service and infrastructure providers (through the production of strategic masterplans, concept frameworks and/or pre-application advice) to determine more specific assessments of need, delivery and/or contributions informed by more detailed information on the scale and nature of the proposals. The Council considers the level of detail provided is proportionate for a Local Plan, meets the requirements of paragraph 204 of the NPPF, and provides flexibility around infrastructure delivery, recognising that circumstances may change over the period of the Plan, or through the detailed consideration of individual proposals.
5. More information on the Infrastructure Delivery topic paper (EB1101C) can be found in the Council's response to Matter 4, Issue 6, Question 3.

Inspector's Question 3

- 3. Do the infrastructure requirements within Policies P1-P15 reflect the full need for primary and secondary school expansion? (Reps ECC).**

Response to Question 3

6. As currently drafted the infrastructure requirements within Policies P 1 to P 15 do not fully reflect the need for primary and secondary school provision. In order to address the matters raised in Essex County Council's (ECC) Regulation 20 representations, the Council has agreed proposed amendments to the relevant individual Places Policies through its Draft Statement of Common Ground with ECC (see pages 3 – 6 of Appendix 1 – Resolved Objections (ED10A)). The proposed amendments will be identified later in this Hearing Statement as they relate to the individual Places Policies.
7. These amendments will ensure that Policies P 1 to P 15 reflect the full need for primary and secondary school expansion over the period of the Plan. Such an approach also provides flexibility recognising that more refined analysis of school space requirements will be undertaken by ECC at various times over the lifetime of the Plan based on the most up-to-date pupil forecast information.

Inspector's Question 4

- 4. Do the infrastructure requirements within Policies P1-P15 reflect the full need for improved pedestrian/cycle links? (Reps ECC).**

Response to Question 4

8. As currently drafted Policies P 1 to P 15 do not reflect the full need for improved pedestrian/cycle links, whilst recognising that specific schemes for improving pedestrian/cycling links across the District are identified within the IDP (EB1101A and EB1101B). The identified cycle schemes are also identified within the Epping Forest District Cycling Action Plan March 2018 (EB504). The Council has agreed proposed amendments to a number of the Places Policies to refer to improved pedestrian/cycle links through its Draft Statement of Common Ground with Essex County Council, as Highway Authority, (see pages 12 – 14, Appendix 1 – Resolved Objections (ED10A)). These proposed amendments will be identified later in this Hearing Statement as they relate to the individual Places Policies.

Inspector's Question 5

5. Are the general requirements in relation to flood risk and air quality in each of policies P1-P15 necessary in light of the requirements of Policies DM15 and DM22 respectively?

Response to Question 5

9. As discussed at the Hearing on Matter 4, Issue 5, the Council considers that, subject to the proposed amendments sets out in the Statement of Common Ground between the Council and Thames Water (ED3), the general requirements in relation to flood risk in each of the policies P 1 to P 15 are necessary.
10. The Council considers that the general requirements in relation to air quality are necessary recognising the importance of this consideration in the District. Furthermore, Natural England, through its Regulation 20 representations, raised concerns that several of the Place Policies did not include general requirements in relation to air quality. In order to address this, the Council is proposing amendments to Policies P 9 (Roydon) and P 15 (Rural sites in the south). These proposed amendments will be identified later in this Hearing Statement as they relate to the individual Places Policies.

Inspector's Question 6

6. Where the residential site allocations shown on the Maps are expected to accommodate other uses, such as schools and other services and facilities, should this be made clear on the Map Legends? In the case of schools specifically, is it necessary for the Maps to show a specific land allocation?

Response to Question 6

11. Other than for those site allocations comprising the Garden Town Communities, the Council does not consider that it is necessary for Map Legends to make reference to other uses where the residential site allocations are expected to accommodate such uses for the following reasons:
 - (a) Other than in the Garden Town Communities (where the Council agreed at the Matter 8 hearing session to amend the legend to refer to 'Strategic Site Allocations'), the main locations where other uses are identified are within the Masterplan Areas of South Epping, Waltham Abbey North, North Weald Bassett, North Weald Airfield, Jessel Green and Limes Farm). These Masterplan Areas are already identified separately on the Maps/Map Legends, with the relevant part of the corresponding Places Policy clearly setting out the Council's expectations with regards to other uses.
 - (b) For a limited number of other residential site allocations, Appendix 6 of the LPSV identifies where ancillary uses may be brought forward as part of development proposals (for example, sites EPP.R3, EPP.R8, LOU.R13). Since these uses are intended to be ancillary to the proposed residential development, the Council does not consider it appropriate to alter how these site allocations are represented on the Maps/Map Legends.
12. The Council does not consider it necessary for the Maps to show a specific land allocation for new schools on residential site allocations. The exact location of new schools will be developed further through the preparation of the Strategic Masterplans and individual planning applications having regard to Essex County Council's Education Site Suitability Checklist (EB1113) and other considerations, including the most preferable location to support access by means other than the private car. Showing a specific land allocation on the Maps at this stage would restrict the flexibility to choose the most appropriate locations for new schools.

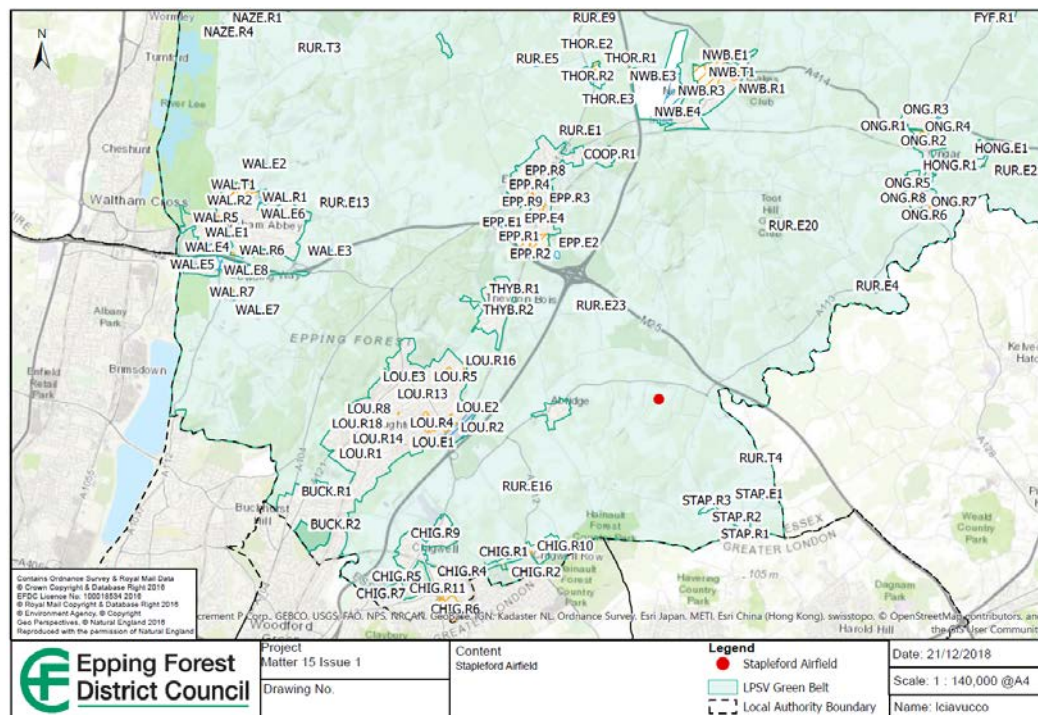
Inspector's Question 7

7. Where is Stapleford Airfield? Having regard to paragraph 33 of the NPPF, what is the role of this airfield and does it have any growth or other planning-related requirements which should be addressed in the Plan?

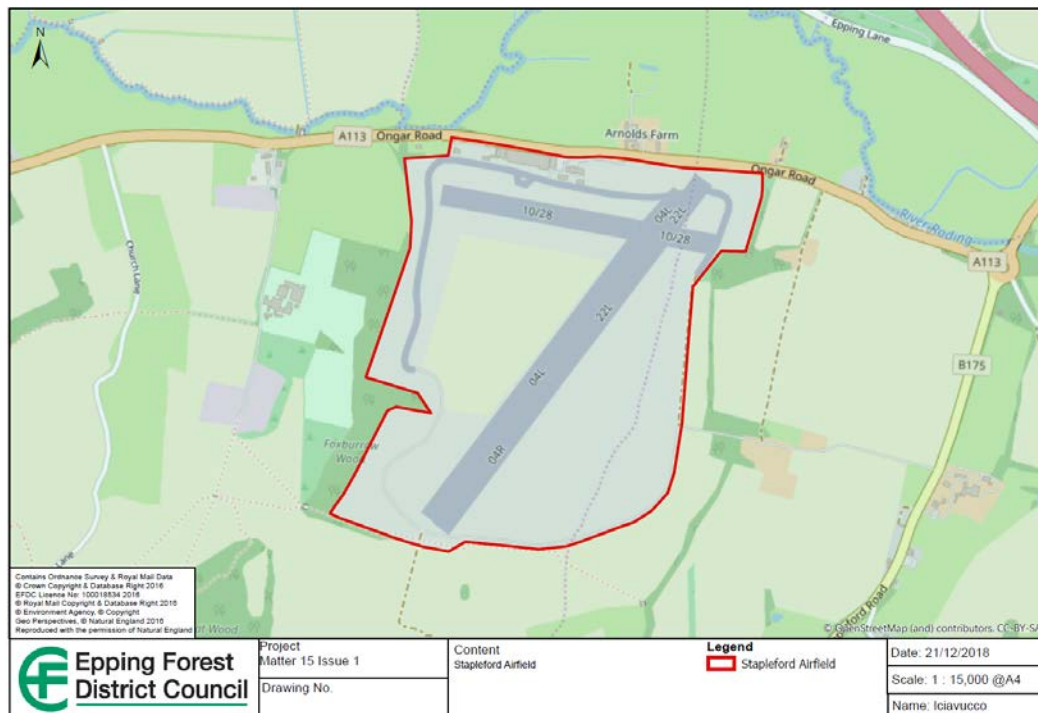
Response to Question 7

13. Stapleford Airfield is located between Abridge, Stapleford Tawney and Stapleford Abbots off the Ongar Road, as shown in Maps 1 and 2 below, and is located within the Green Belt.
14. The Airfield is currently used for recreational flying. The Council is not aware of any growth plans or other planning-related requirements which would need to be addressed through the Local Plan.

Map 1: Location of Stapleford Airfield in Epping Forest District



Map 2: Stapleford Airfield



List of documents referred to in Issue 1

Reference	Name	Author	Date
EB603	Employment Review	Hardisty Associates Jones	2017
EB1101A	Infrastructure Delivery Plan – Part A Report	Arup	2017
EB1101B	Infrastructure Delivery Report Part B Report	Arup	2017
EB1101C	EFDC: Infrastructure Delivery Topic Paper	Arup	2018
EB1101E	EFDC IDP Topic Paper Addendum - Education and Highways	EFDC	2019
ED10B	Draft SoCG between EFDC and Essex County Council	EFDC and ECC	2019
ED10A	Draft SoCG between Epping Forest District Council and Essex County Council – Appendix 1 draft resolved objections	EFDC and ECC	2019
EB504	EFDC Cycling Action Plan	Essex Highways	2018
EB1113	Education Site Suitability Checklist	Essex County Council	

Issue 2: Are the Plan's policies for the specific places and sites within the District justified, effective and consistent with national policy; and are the specific site allocations they include justified and deliverable?

Policy P 1: Epping

General Matters

Inspector's Question 1

- 1. Should Part K concerning the Strategic Masterplan for South Epping recognise the constraint presented by the National Grid High Voltage Electricity Overhead Line which crosses allocated sites EPP.R1, R3 and E1? (Reps N Grid).**

Response to Question 1

15. The Council considers that Paragraph (x) of Part K which sets out the requirements for the South Epping Masterplan Area adequately recognises the constraint presented by the High Voltage Electricity Line and that the development of the South Epping Masterplan should make provision for an appropriate buffer. This is in line with the Regulation 20 representations from National Grid (19STAT0002).¹
16. Site EPP.E1 is an existing employment site and, as such, there are no specific requirements within the LPSV regarding this site. There exists a statutory requirement to consult National Grid on any future development proposals which will ensure that this matter is given proper consideration at the planning application stage. Consequently, the Council does not consider a modification of Part K of Policy P 1 to be required.

¹ National Grid's Regulation 20 representation refers to sites EPP.R1, EPP.R2, and EPP.E1 only. Therefore, it is assumed that the reference to EPP.R3 in this question is a typographical error.

Inspector's Question 2

2. Part K(iii) indicates that new primary school and early years provision could be achieved through the relocation of Ivy Chimneys Primary School. Is this justified, because Essex County Council contends that such a solution should not be investigated?

Response to Question 2

17. The Council considers Part K (iii) to be justified. Ivy Chimneys Primary School has indicated that a relocation to a new school site within the South Epping Masterplan Area may be desirable, as it would provide an opportunity to replace the existing ageing school building. This opportunity has been acknowledged on page 48 of Part B of the Infrastructure Delivery Plan 2017 (EB1101B). Part K (iii) is intended to support such a relocation should that prove to be a viable and deliverable option. The relocation of Ivy Chimneys Primary School may also release additional land for development that would help to meet the District's development needs.
18. To inform the development of the South Epping Masterplan, the Council has agreed the land requirements for a new primary school with Essex County Council. This does not preclude the potential relocation of Ivy Chimneys Primary School should the opportunity arise through the Masterplanning process and through further engagement with ECC and the school. The proposed amendment is set out in the Draft Statement of Common Ground with Essex County Council, Appendix 1 – Resolved Objections (ED10A) at Representation Ref. 47, pages 3-4 to the policy wording in Part K (iii) as follows:

Policy	Proposed Amendment
Policy P 1 - Part K	(iii) a new primary school and early years childcare provision <u>(including land provision of a minimum of 2.1 hectares); which could be accommodated through the relocation of Ivy Chimneys Primary School);</u>

Inspector's Question 3

- 3. Should Part K(viii) require the conservation or enhancement of the relevant heritage assets in order to comply with legislation and national policy? Will this be possible? (Reps HE).**

Response to Question 3

19. The Council agrees that Part K (viii) of the Policy should require that development proposals to conserve or enhance the setting of the Grade II listed Gardner's Farm and Farm Buildings. As set out in the Statement of Common Ground with Historic England (ED24), within Appendix 1 – Resolved Objections (at page 5, Ref. 13) the Council proposes the following amendment:

Policy	Proposed Amendment
Policy P 1 - Part K	(viii) Minimising the impact upon <u>Conserving or enhancing</u> the setting of the Grade II listed Gardners Farm and Grade II listed Farm Buildings.

Inspector's Question 4

- 4. What is the “Proposed Secondary Frontage” shown on Map 5.2?**

Response to Question 4

20. The Town Centres Review 2016 (EB1008) sets out (at page 36) that there is justification for the creation of a new Secondary Frontage along the western side of St John's Road in Epping. The site is currently disused and, whilst no retail frontage currently exists, new retail development is likely to come forward during the Plan period as part of the development proposals for the St John's Road Opportunity Area (site allocation EPP.R4). Paragraph 5.11 of the LPSV supporting text states that retail will be a key element of the St John's Road opportunity area development.
21. Any new retail development should have regard to the St John's Road Epping Design and Development Brief (EB1000), in particular, pages 25 to 30. Consequently, the Council considers that such the protection of this frontage is necessary to ensure that new development:

- (a) Respects and complements the historic character of the town centre, which is defined primarily by a range of smaller units;
- (b) Larger format retail will be expected to present an active shopfront to St John's Road as a key route within the town centre;
- (c) Complements rather than competes with the High Street to support the overall vitality of the town centre; and
- (d) Is strongly integrated with the High Street and the rest of the town centre.

Site Specific Matters

Inspector's Question 5

5. EPP.R1 & R2 (South Epping Masterplan Area): Is this allocation justified in respect of the following matters:

Response to Question 5

a. Is the area a sustainable location for significant expansion considering its relationship to the existing town centre, particularly in respect of distance and topography? How will additional traffic be managed if it is necessary for new residents to use a car?

- 22. The Council considers that the allocation of sites EPP.R1 and EPP.R2 (South Epping Masterplan Area) is justified.
- 23. The evidence in the Site Selection Report (EB805) demonstrates that South Epping is a highly sustainable location for significant expansion. The site is located around 20 minutes' walking distance from the town centre (around 5 to 10 minutes' cycling), and around 12 minutes' walk to the London Underground Station. It also benefits from a number of Public Rights of Way connecting the site to the wider footpath network and is in close proximity to existing community facilities including a primary school and open space².
- 24. The quantum of development proposed in the South Epping Masterplan Area provides the opportunity to deliver new services and facilities within the site (in accordance with the requirements of Policy P 1 Part K). These services and facilities will meet the

² Further details on the accessibility to a range of facilities and services is provided in the proformas for the constituent parts of the South Epping Masterplan Area (including sites SR-0069, SR-0069/33, SR-0113A, SR-0113B, SR-0333Bi, SR-0445, SR-1002 in Appendix B1.4.2 Results of Stage 2 and Stage 6.2 Assessment (EB805Fi).

everyday needs of residents, ensuring they have access to services and goods, thereby reducing the need to travel.

25. The topography rises north from the site by approximately 35 metres from Ivy Chimney's Road to the town centre, with a variable gradient of between 1% and 5%. This means that parts of the route would be marginally above the recommended maximum gradient of 3%³. The planned provision of up-hill cycle lanes on Centre Drive will make this route more attractive to cyclists (see paragraph 21 (d) for further details).
26. In order to ensure that the need for private car use is minimised as a result of development, and that appropriate mitigation measures are provided, the Council has, through the Draft Statement of Common Ground with Essex County Council Summary Update pages 1 and 2 (EB1508A), proposed amendments to both the supporting text to Policy P 1 and Policy P 1 itself as follows:

Policy	Proposed Amendment
After paragraph 5.23	<p><u>Sustainable Transport Choices</u></p> <p><u>A key consideration for development proposals in Epping, including for the South Epping Masterplan Area, is to ensure that new development provides opportunities to access jobs, services, education and leisure opportunities through walking, cycling and public transport. This will include the provision of safe and convenient routes to key destinations, including to Epping London Underground Station. Measures should provide viable alternatives to private car use, and prevent the establishment of unsustainable travel behaviour. The proximity of Epping Station to the South of Epping Masterplan area is such that access to the station should be facilitated so as to promote sustainable transport choices and discourage private car use. In addition, the design and layout of development coming forward within the Masterplan area should maximise opportunities for residents and visitors to make internal trips by means other than the car."</u></p>

³ Cycle Infrastructure Design, Department for Transport, 2008

27. Are amended as follows:

Policy	Proposed Amendment
Policy P 1 new Part D	<p><u>Sustainable Transport Choices</u></p> <p><u>D.</u> In accordance with Policy T 1, all development proposals must demonstrate opportunities to access jobs, services, education and leisure opportunities by means other than the car, both within Epping and to the Harlow and Gilston Garden Town will be provided and promoted. This will include the need to make provision for, improve and promote use of links to/enhance existing, cycling and walking networks and access to passenger transport services.</p>
Policy P 1 amendments to new Part E	<p>Infrastructure Requirements</p> <p>D.E. Infrastructure requirements must be delivered at a rate and scale to meet the needs that arise from the proposed development, in accordance with the Infrastructure Delivery Plan. Specifically, development proposals in Epping will be expected to contribute proportionately towards the following infrastructure items:</p> <p>(i) New primary school;</p> <p><u>(ii) Appropriate contribution towards additional secondary school places</u></p> <p>(ii)(iii) <u>Appropriate provision of health facilities;</u></p> <p><u>(iv) The provision of walking and cycling facilities, providing linkages both within the site and to external attractors;</u></p> <p><u>(v) Enhancements to public transport provision or other initiatives which reduce the need to travel by car;</u></p> <p>(iii)(vi) <u>Highways and junction upgrades;</u></p> <p>(iv)(vii) <u>Upgrades to Lindsey Street electricity substation;</u></p> <p>(v)(viii) <u>Necessary upgrades to existing waste water infrastructure; and</u></p> <p>(vi)(ix) <u>Appropriate provision of green infrastructure and open space throughout the settlement.</u></p>
Inclusion of new Part N	<p><u>N.</u> <u>The Strategic Masterplan for South Epping must incorporate measures to promote and encourage the use of sustainable methods of</u></p>

Policy	Proposed Amendment
	<p><u>transportation and provide viable alternatives to single occupancy private car use. Such measures are to be planned in consultation with Essex County Council (and relevant passenger transport providers) through the production of the Strategic Masterplan. The proposed measures need to be underpinned by feasibility evidence that comprehensively demonstrates the delivery of modal shift away from single occupancy private car use by way of sustainable travel measures.</u></p>

28. It should be noted that there remains an unresolved issue between the Council and ECC regarding proposed paragraph 5.23a (above). ECC has requested the addition of the following text: "... to ensure impacts on the wider road network are similar to existing traffic levels, especially at sensitive locations in Epping." For the avoidance of doubt, the Council will not agree to the inclusion of this text as it is fundamentally inconsistent with national policy within paragraph 32 of the NPPF 2012
29. The Council and ECC has also agreed⁴, in the Infrastructure Delivery Plan Schedule (EB1101B), that indicative mitigation measures to inform the development of the South Epping Masterplan be secured through Section 278 or Section 106 agreements or public sector funding.
30. The potential for additional traffic arising as a result of the new development has been assessed as part of the Transport Assessment Report 2019 (EB503). The approach to the assessment is set out in the Council's Hearing Statement in relation to Matter 4, Issue 6, Questions 1 and 2. A number of indicative highway mitigation Concept Designs relating to the network in and around Epping are included at Appendix F of the Transport Assessment Report 2019 (EB503). The Council considers that such measures are necessary and appropriate to manage the effects of additional traffic arising on the network

⁴ The highways and transport mitigation measures specifically agreed with ECC are as follows: EPP4, EPP7, EPP8, EPP9, EPP10, EPP11, EPP12, EPP13, EPP14, EPP15, EPP16, EPP17, WAB5 and mitigation identified for the A121 Honey Lane Woodgreen Road.

b. What are the implications of its location adjacent to the M25 for air quality and noise?

31. The Council acknowledges that there is a need for careful assessment of the air quality and noise impacts of the proposed development on sites in the South Epping Masterplan Area on the living conditions of the future residents arising from its proximity to the M25.
32. In respect of air quality, the sites comprising the South Epping Masterplan Area were assessed at Stage 2 and Stage 6.2 (Quantitative and Qualitative Assessment) of the site selection process for the potential impact of air quality on the proposed development.⁵ While the sites were found to be in an area at risk of poor air quality, the assessment identified that the impacts could be mitigated and air quality would not pose an insurmountable constraint to development at this location.⁶
33. Paragraph 4.18 on page A13 of the Site Selection Methodology (EB805AK) provides detailed information regarding the assessment of the impact of noise on proposed sites. It states that the Council does not consider noise to be a critical constraint which would affect the allocation of a site and that Local Plan policies will set out how such impacts can be mitigated. It also confirms that any effects on the capacity of a site arising from noise will be determined on a site by site basis.
34. To ensure that noise and air quality issues are appropriately addressed at South Epping, the Council has included a requirement in Part K (x) of Policy P 1 to require the Strategic Masterplan to incorporate an appropriate buffer to protect the amenity of future residents with regards to noise and air quality from the M25 motorway. The buffer is likely to incorporate areas of public open space and a number of features such as tree planting, bunds, and/or noise reduction barriers, although the precise details will be determined through the Strategic Masterplan and subsequent planning applications.
35. Notwithstanding this, air quality mapping provided by London Air Quality Network⁷ indicates that the extent of harmful air quality impacts⁸ associated with the M25 motorway are primarily limited to the carriageway and up to 60 metres measured from the central reservation. Furthermore, as a result of national and international initiatives, air quality is set to improve over the period of the Plan. This accords with the

⁵ See criterion 1.9 of the Site Selection Methodology (EB805AK, page A33). Pages B201 and B202 of Appendix B1.4.1 Detailed Methodology for Stage 2 and 6.2 Assessment (EB805E) explain the methodology applied for the assessment.

⁶ See the site suitability proforma for constituent sites SR-0069, SR-0069/33, SR-0113A, SR-0113B, SR-0333Bi, SR-0445, SR-1002 in Appendix B1.4.2 Results of Stage 2 and Stage 6.2 Assessment (EB805Fi).

⁷ The air quality mapping covers all areas within the M25 motorway and the area immediately adjacent to the M25 motorway but outside of it. The mapping shows annual mean pollution levels arising from NO₂, O₃, PM₁₀ and PM_{2.5} during 2013 for all areas within the M25 motorway. The mapping has been produced with the permission of the Greater London Authority and Transport for London using data from the London Atmospheric Emissions Inventory. It can be accessed at: <https://www.londonair.org.uk/london/asp/annualmaps.asp>

⁸ Harmful air quality impacts are taken to mean areas where the annual average for NO₂, PM_{2.5} and PM₁₀ exceed annual EU limit values.

information and conclusions drawn in the Council's updated Habitats Regulations Assessment 2019 (EB209), which whilst related to the effects of air quality on ecological health (which has a higher bar than for human health), provides an understanding of the context regarding an improving situation over time.

36. The Council expects that air quality and noise impact assessments will be prepared as part of the masterplanning work and subsequent planning applications to ensure that any likely effects arising from air and noise pollution issues are addressed including the incorporation of mitigation measures where necessary.
37. The scope of the evidence required as part of the masterplanning process is set out in the Strategic Masterplanning Briefing Note 2018 (EB133) which was endorsed by the Council's Cabinet on 18 October 2018 and will be refined in consultation with site promoters and consultees. Of relevance is paragraph 2.5, page 124, which states that a full baselining exercise will need to be undertaken to support the preparation of the Strategic Masterplan, which considers the site specific context. Paragraph 2.5 also states that the baselining exercise should include, as a minimum, the identification of site constraints, local character, movement and policy considerations. In relation to South Epping this would include an understanding of noise and air quality impacts.
38. The assessments identified in paragraphs 36 and 37 (above) would take into account on-going strategies that may result in a reduction in air quality and noise impacts in the vicinity of the site. These include, for example, Highways England's Air Quality Strategy 2017,⁹ which sets out a long-term plan for reducing air pollution near to motorways.

c. What effect will the development have upon the vitality and viability of the existing town centre?

39. The development at South Epping will support the vitality and viability of the existing town centre. The development will bring new residents and workers within around twenty minutes' walking distance of the High Street and other town centre uses, increasing spend on goods and services locally.
40. Part K (ii) of Policy P 1 requires provision of a new neighbourhood centre as part of the South Epping development, including retail. The retail element will be limited in scale, likely to contain comparison goods and relate to serving the everyday needs of residents living in the development. The Council does not consider that the provision of a neighbourhood centre would compete or otherwise have an impact on the vitality or viability of the existing town centre.

9

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/634933/N160081_Air_Quality_Strategy_Final_V18.pdf

d. Is safe access onto Ivy Chimneys Road possible?

41. Based on the current evidence collated by the Council, safe vehicular access from the site onto Ivy Chimneys Road (or vice versa) is possible.
42. The most likely location for the site access would be on land known as Greenacres, which was assessed through the site selection process under site reference SR-0445.¹⁰ As set out at page B1088 of Appendix B1.6.6 'Results of Identifying Sites for Allocation of the Site Selection Report' (EB805P), it is understood that some of the land required to provide access in this location is in the ownership of a third party (the Corporation of London). However, the Council considers that this constraint could be overcome by providing compensatory land elsewhere on the site as part of the development proposals. This would be agreed through the preparation of the Strategic Masterplan in consultation with the Corporation of London.
43. However, should this prove to be unachievable, the Council considers alternative options to be available. Preliminary engagement with the site promoters in preparing the Strategic Masterplan has shown that there are other options for safely accessing the site:
- (a) There are a number of access points from Bridge Hill (the continuation of Ivy Chimneys Road to the east but before the railway bridge where it becomes Brook Drive) to site EPP.R1. The site promoter has informed the Council of a proposal to deliver a suitable highways access to serve the proposed development of EPP.R1 through the acquisition of existing residential properties at Bridge Hill. The site promoter has advised that the owners of those properties have agreed in principle to make their properties available and they have prepared a junction design which meets the relevant highway design standards and which can be delivered wholly within the extent of the adopted highway. T.
 - (b) The landowner of site SR-1002 has indicated that an additional access point to the wider allocation site from Ivy Chimney's Road could be provided using land within this site.
44. Should these options prove unachievable, the Council may consider, as a route of last resort, using its compulsory purchase powers to acquire land to provide access to the site (consistent with the approach set out at paragraph 2.70 of the LPSV).

¹⁰ Refer to page B1085 of Appendix B1.6.6 Results of Identifying Sites for Allocation (EB805P) of the Site Selection Report for a map showing the location of the site.

e. Would the relatively small amount of employment land required within the neighbourhood centre have any particular value?

45. It is envisaged that the employment floorspace will provide for the needs of Small and Medium Enterprises (SMEs), through, for example, providing co-working space. This would respond to, for example, the growing trend in flexible working and its provision, as part of the new neighbourhood centre, is key to creating a sustainable and integrated new community at South Epping and therefore is of particular value. This approach is also supported by Part E(iii) of Policy SP 2 which states that small-scale employment opportunities within mixed-use developments will help to provide the employment needs of the District. Promoting mixed-use development is also supported by the National Planning Policy Framework 2012 at paragraph 17, bullet point 9, and paragraph 21 bullet point 6 recognising that such development can:
- (a) provide job opportunities locally which help to reduce the need for out-commuting and supports the local economy;
 - (b) facilitate flexible working practices;
 - (c) support a diversity of land uses, building types and urban forms which add variety and help to contribute to a sense of place; and
 - (d) bring employees to an area, helping to animate and sustain public spaces and facilities at different times of the day.

f. Is this development deliverable in respect of restrictive covenants?

46. The majority of the South Epping Masterplan Area is unconstrained with regard to restrictive covenants. All landowners of the constituent parts of the sites are supportive of the allocations and are committed to working collaboratively to bring forward sustainable development in a coordinated manner. The parties have agreed a Memorandum of Understanding to that effect, which will be an Appendix to the Statement of Common Ground between the parties and the Council.
47. A Land Registry search undertaken in September 2017 confirmed that a small part of the site¹¹ at the western end of EPP.R1 is subject to a restrictive covenant limiting the use of the site to one dwellinghouse and domestic ancillary outbuildings.¹² The Council anticipates that the covenant will be released by the covenantee, as they also have land interests within Site EPP.R1. Consequently, the Council does not consider the

¹¹ Assessed in the SLAA and Site Selection Report under reference SR-0445. Refer to page B1085 of Appendix B1.6.6 Results of Identifying Sites for Allocation (EB805P) of the Site Selection Report for a map showing the location of the site.

¹² Details are provided at page B891 of Appendix B1.6.4 Results of Stage 3/6.3 Capacity and Stage 4/6.4 Deliverability Assessment (EB805N).

existence of this restrictive covenant to represent a significant risk to the deliverability of the South Epping development.

g. Is it financially viable in light of the constraint presented by the Central Line dividing the masterplan area? Is a “bridge” over the railway the only possible means of achieving connectivity (Part (vi))?

48. As explained in its Hearing Statement for Matter 5, Issue 4, the Council is satisfied that the sites and scale of development in the LPSV is not subject to such a scale of obligations and policy burdens that the ability for sites to be developed viably will be threatened. As discussed at the Matter 5 Hearing Session, the Council is continuing to refine the apportionment of developer contributions required through planning obligations in order to supplement the Infrastructure Delivery Plan.
49. Providing connectivity across the South Epping Masterplan Area is considered a key infrastructure item to mitigate the traffic impacts, meet the place shaping principles set out in Policy SP 3, and integrate the sites functionally and spatially. Through the masterplanning process the need for, and details of, any new connections will be determined. This will include exploring alternative arrangements, where necessary. This could include, for example, whether with improvements, the existing footbridge across the railway can provide the required connectivity in terms of walking and cycling.

h. Is it justified to require the development to be phased?

50. The number of new homes proposed within the South Epping Masterplan Area (950 homes) over the two site allocations would necessarily be phased over time, as not all the homes could be delivered at once. The current policy as drafted does not require the development to be phased and the housing trajectory assumes that delivery will take place on both parts of the site.
51. The expected delivery rate for homes on these sites is 45 and 50 dwellings per annum at EPP.R1 and EPP.R2 respectively over the period 2023/24 to 2032/33 (i.e. development will come forward on EPP.R1 and EPP.R2 concurrently). This is set out in Appendix 6 to the Housing Implementation Strategy Update 2019 (EB410B) and is based on the assumptions set out at paragraphs 3.14 to 3.21 of the Housing Implementation Strategy Update 2019 (EB410A, pages 7 to 9).
52. The precise phasing of development in terms of land uses, development plots and infrastructure delivery will be further considered as part of the Strategic Masterplan to ensure:
- (a) development comes forward in the most appropriate locations;
 - (b) contributes to the creation of attractive and successful places at all stages of the development; and

- (c) is supported by the necessary infrastructure provision at the right time

i. What effect would the development of this area have on the purposes of the Green Belt?

53. The development at South Epping (EPP.R1 and EPP.R2) results in an alteration to the Green Belt surrounding Epping. The proposed alteration (Alteration 1) is documented in Appendix 2 to the Green Belt and District Open Land Background Paper Update (EB1608).
54. The alteration proposed to the Green Belt was informed by the findings of the Epping Forest District Green Belt Assessment: Phase 2 (EB705A) and the conclusions of the site selection process as set out in the Site Selection Report (EB805).
55. As the Council explained in its Matter 4 Hearing Statement, Section 3 of the Epping Forest District Green Belt Assessment: Phase 2 (EB705A) sets out the methodology followed in undertaking the assessment. This includes the rationale for not assessing parcels against purpose 5 (see page 19, paragraph 3.18). Section 4 of the Green Belt Assessment: Stage 2 also explains that the Council undertook a sensitivity test of the findings of the assessment, which considered the potential level of harm to the Green Belt taking account of Green Belt purposes 1, 2 and 4 (i.e. excluding purpose 3) (see paragraphs 4.11 to 4.17, pages 31-32). This was because purpose 3 – "to assist in safeguarding the countryside from encroachment" – always applies in a District like Epping Forest and, therefore, did not improve the comparative analysis between parcels and masked the variation in relative performance against the other purposes of the Green Belt.
56. Footnote 9 of the Site Selection Methodology (SSM) (EB805AK) confirms that for the purposes of site selection the Council used the results of the sensitivity test and only took into account the level of harm to the Green Belt based on the assessment of purposes 1, 2 and 4.
57. Table 1a (below) identifies the parcels which are proposed for release, together with the contribution the parcel makes to Green Belt Purposes 1, 2 and 4. This information is drawn from the Green Belt Assessment: Phase 2 Technical Annex (EB705B).

Table 1a: Assessment of the effect of the proposed development in Epping on the purposes of the Green Belt.

Green Belt Assessment: Phase 2 parcel	Site allocations	Parcel's contribution to Green Belt purposes

Parcel 044.2	EPP.R1	<p>The parcel's contribution to the purposes of the Green Belt are:</p> <ul style="list-style-type: none"> • Purpose 1: No contribution • Purpose 2: Moderate contribution • Purpose 4: Relatively strong contribution
Parcel 045.1	EPP.R2 (part)	<p>The parcel's contribution to the purposes of the Green Belt are:</p> <ul style="list-style-type: none"> • Purpose 1: No contribution • Purpose 2: Relatively weak contribution • Purpose 4: Relatively weak contribution
Parcel 045.2	EPP.R2 (part)	<p>The parcel's contribution to the purposes of the Green Belt are:</p> <ul style="list-style-type: none"> • Purpose 1: No contribution • Purpose 2: Moderate contribution • Purpose 4: Relatively strong contribution

58. The Epping Forest District Green Belt Review Phase 2 Technical Annex (EB705B) indicates that, across the three parcels covered by the South Epping Masterplan Area, the effect on the purposes of the Green Belt varies. The South Epping Masterplan Area makes the strongest contribution to Purpose 4 – "preserving the setting and special character of the historic towns" – which, in this case, is Epping.
59. However, page B734 of Appendix B1.5.2 Results of Identifying Sites for Further Testing (EB805I) of the Site Selection Report explains that the Council undertook further analysis of the Green Belt around Epping, and found that the Purpose 4 assessment contained in the Epping Forest District Green Belt Review Phase 2 was applied inconsistently across the parcels surrounding Epping when viewed at the settlement level. This further analysis involved a site visit to the parcels around the settlement of Epping to determine the comparative value of relevant Green Belt parcels including in respect of Purpose 4. The site visit was undertaken by Council officers and its consultants (Arup). The findings of this further analysis are recorded in Appendix B1.5.2 of the Site Selection Report (EB805I).
60. In light of the findings of this further analysis, the Council considers that parcels 044.2 and 045.2 make only a limited contribution to the overall setting of the town and that there is no visual relationship between these parcels and the most historic parts of Epping. Therefore, on balance, the Council considers that the loss of these areas would be more limited when considering the effect on Purpose 4, and would have less effect on the overall historic setting of Epping than other more suitable strategic options.

Inspector's Question 6

6. EPP.R5 (Epping Sports Centre): The development requirements in Appendix 6 include that the sports centre should not be closed, or the redevelopment of the site commenced, until a suitable replacement facility is delivered and operational. Does/should the Plan find a suitable alternative location for such a facility? If not, is the allocation justified and deliverable?

Response to Question 6

61. The LPSV does not identify a suitable alternative location for a sports centre. Furthermore, the Council does not consider that the LPSV should specify a suitable alternative location for such a facility. The Local Plan needs to be flexible to respond to changing circumstances over the plan period, as required by paragraph 153 of the 2012 Framework. The Council, as local planning authority, is aware of a potential option currently being explored for a replacement facility in Epping (see further detail below) and is therefore satisfied that this proposed allocation is justified and deliverable.
62. The Council has considered potential locations for a new leisure centre in the District, including at North Weald Airfield, where Part O(i) of Policy P 6 makes specific reference to provision of a leisure centre as part of a Strategic Masterplan, as well as the St John's Road Opportunity Area (Site EPP.R4) where site-specific requirements (on page 9 of Appendix 6 of the LPSV) confirm that development proposals could include leisure uses as part of a mixed-use scheme.
63. The Council has undertaken work to understand the feasibility of developing a new leisure centre in these locations. On 11 April 2019¹³, the Council's Cabinet agreed that St John's Road Opportunity Area would be the more suitable location for a new Leisure Centre compared with North Weald Airfield. The Report to Cabinet (EB142c) explains that this is because of the more sustainable location of the St John's Road site in terms of access; that the facility mix proposed would drive increased participation; the enhanced financial viability of the Leisure Management Contract; and that Epping Sports Centre users would suffer less displacement. On this basis, it was agreed that the Council will enter formal negotiations with its current leisure provider to design, build, operate and manage a new leisure centre at the St John's Road site.
64. As a result of this decision (that the Council is now proposing a new leisure centre at the St John's Road site in Epping rather than at North Weald Airfield), it proposes that

¹³ Details of the Cabinet meeting on 11 April 2019 including Agenda, Reports and Decisions can be found on the Council's website: <https://rds.eppingforestdc.gov.uk/ieListDocuments.aspx?MId=9613&x=1>

reference to provision of a leisure centre at North Weald Airfield in Part O(i) of Policy P 6 is deleted as follows:

Policy	Proposed Amendment
Policy P 6 Part O(i)	O. In addition to the requirements set out in parts A-K, the Strategic Masterplan must make provision for: (i) Leisure Centre and other community uses to the east of the main runway;

Inspector's Question 7

7. EPP.R8 (Civic Offices): Has account been taken of the fact that the Civic Offices are now Listed?

Response to Question 7

65. The listing of the Civic Offices relates to the main building housing the reception, council chamber, atrium and the link bridge built between 1987 and 1992.¹⁴ In contrast, site EPP.R8 allocates the existing car park and older parts of the civic offices (known as the Condor Building) for residential development. The part of the Civic Offices which is listed is not included within the site allocation boundary.
66. The Grade II listing came into force on 18 December 2017. This is after the LPSV was approved by Full Council for publication for Regulation 19 publicity (on 14 December 2017). Therefore, the Site Selection Report and the associated indicative net capacity arising from the capacity assessment does not specifically take account of the Civic Offices as a Listed Building. However, the Council is of the view that the listing of the Civic Offices is not considered to affect the deliverability of the site or the site capacity proposed in the LPSV, which is considered appropriate for this location.
67. The site specific requirements for site EPP.R8 as set out at page 17, Appendix 6, to the LPSV include requirements relating to heritage assets. The Council proposes an

¹⁴ Further details including a map of the part of the building that is listed can be found under Historic England's list entry: <https://historicengland.org.uk/listing/the-list/list-entry/1451630>

amendment to make reference to the Grade II Listed Civic Offices in addition to the other heritage assets located within the vicinity of the site as follows:

Policy	Proposed Amendment
EPP.R8, Appendix 6, page 17	<p>Heritage</p> <p>Development of the site may impact upon the <u>significance of Grade II Listed Epping Civic Offices and/or its setting</u>. Development may also impact <u>upon the setting</u> of the Grade II listed 309, 311, 315, 317 and 319 High Street and The Black Lion Public House. Development proposals which may affect <u>the settings of these Listed Buildings or their settings</u> should sustain or enhance the significance of them including the contribution made by their setting. Development proposals should preserve the special architectural or historic interest of these Listed Buildings through appropriate layout, height, scale, massing and high quality design/materials.</p>

Inspector's Question 8

8. EPP.R11 (Epping Library): Is the loss of the library justified?

Response to Question 8

68. Essex County Council (ECC) is the statutory body responsible for providing a comprehensive and efficient library service under the Public Libraries and Museums Act 1964. Epping Library was promoted to the Council by ECC during the 'Call for Sites' process. ECC's representation to the Draft Local Plan Regulation 18 consultation confirmed that the site should be considered for residential development subject to alternative library provision within Epping being secured. On this basis, the Council considers that the allocation of site EPP.R11 is justified.
69. ECC is currently preparing a strategy for the future of library services across Essex, which includes considering the rationalisation of existing assets whilst maintaining library coverage across the County. A draft strategy published for consultation¹⁵ identified Epping as being a Tier 2 location, suggesting that there is currently a need for a library service in the town.

¹⁵ <https://libraries.essex.gov.uk/media/1015668/draft-essex-library-services-strategy.pdf>

70. Consultation on a draft strategy took place between November 2018 and February 2019. The draft strategy identified Epping as being a Tier 2 location, suggesting that there is currently a need for a library service to be provided within the town. At the time of writing the analysis of the consultation responses had not been finalised.
71. Nevertheless, for the sake of clarity, the Council proposes an amendment to the site specific requirements for site EPP.R11 on page 24 of Appendix 6 to the LPSV as follows:

Policy	Proposed Amendment
EPP.R11, Appendix 6, page 24	<p>Infrastructure</p> <p>This site is identified as being within Epping Town Centre which is considered a sustainable location with good public transport accessibility. To promote sustainable transport modes and encourage active transport, development proposals for residential development should limit the provision of on-site residents' car parking to that required to service the essential needs of the development. Provision should be made on-site for car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders. Contributions will be sought for implementing Controlled Parking Zones in the vicinity of the site.</p> <p><u>Closure of the existing Epping Library and the re-development of this site should not take place until a suitable replacement library facility is delivered and is operational subject to the requirements of Essex County Council. This is to ensure that the public have uninterrupted access to library services in Epping.</u></p>

List of documents used for Issue 2 Policy P 1

EB1008	Town Centres Review	Arup	2016
EB1101B	Infrastructure Delivery Report Part B Report	Arup	2017
EB1000	St John's Road Design and Development Brief	Allies & Morrison Urban Practitioners	2012
EB805	Site Selection Report	Arup	2018
EB503	Transport Assessment Report	Essex Highways	2019
EB504	Epping Forest Cycling Action Plan	Essex Highways	2018
EB805AK	Appendix A – Site Selection Methodology	Arup	2018
EB805E	Appendix B1.4.1 – Detailed Methodology for Stages 2 and 6.2 Assessment	Arup	2018
19LAD0113	Landscape and GreenBelt Appraisal	BMD	2017
ED24	SoCG with Historic England	EFDC and Historic England	2019
EB133	Governance Arrangements for Local Plan Implementation	EFDC Cabinet Report	2018

EB805P	Appendix B1.6.6 – Results of Identifying Sites for Allocation	Arup	2018
EB805N	Appendix B1.6.4 – Results of Identifying Sites for Allocation	Arup	2018
EB410A	HIS Update	EFDC	2019
EB410B	HIS Update Appendix 5 and 6	EFDC	2019
EB1608	Green Belt and District Open Land Background Paper	EFDC	2018
EB705A	Green Belt Assessment: Phase 2	Land Use Consultants	2016
EB705B	Green Belt Assessment Phase 2 Technical Annex	Land Use Consultants	2016
EB805I	Appendix B1.5.2	Arup	2018
EB142C	St John's Road Development – Progress Report and Provision of New Leisure Centre	EFDC Cabinet Report	11 April 2019

Policy P 2: Loughton

General Matters

Inspector's Question 1

- 1. Can Junction 5 of the M11 accommodate the proposed level of development? Can any necessary mitigation be achieved? (Reps HE).**

Response to Question 1

72. The Council considers that Junction 5 of the M 11 can accommodate the level of development proposed in the LPSV, subject to the implementation of mitigation measures. An indicative concept design has been produced showing how the necessary mitigation could be achieved and the scheme has been included in the IDP Topic Paper Addendum Education and Highways (EB1101E - see Appendix A Highways EB1101Ei).

Inspector's Question 2

- 2. Should the Primary Shopping Areas and Primary Frontages in Loughton High Road (Map5.4) and Loughton Broadway (Map 5.5) include the Sainsbury's stores in order to reflect their contribution to the retail character of the area?**

Response to Question 2

73. The Council does not consider that it is appropriate to include the Sainsbury's stores in either Loughton High Road (Map 5.4) or Loughton Broadway (Map 5.5) within the Primary Frontage or the Primary Shopping Area of their respective centres.
74. In both Loughton High Road and Loughton Broadway, the stores do not form a natural extension to the existing retail frontage. The Town Centres Review 2016 (EB1008) recommended at pages 30-31 that existing Key Frontages should, in general, be retained as the Primary Frontage in the new Local Plan. There were some minor exceptions to this, including in relation to Loughton High Road and Loughton Broadway however these are not related to the Sainsbury's stores (p 39) because neither of the stores meet the definition for inclusion in Primary Shopping Areas as set out within the NPPF (para 55).

Site Specific Matters

Inspector's Question 3

3. LOU.R1 & R2 (Underground Car Park Sites): Can the quantity of development proposed be achieved without excessively high-rise development?

Response to Question 3

75. The Council is satisfied that the quantity of development proposed on sites LOU.R1 and LOU.R2 can be achieved without excessively high-rise development. As the Council explained at the Matter 5 hearing session, based on the technical evidence developed by the Council, the form of development on sites LOU.R1 and LOU.R2 is most likely to be flatted development, although this would ultimately be determined at the planning application stage.
76. As set out in the Council's Matter 5 Hearing Statement (at page 12, paragraph 27), Appendix 8 to the Settlement Capacity Study (EB803H) included a number of sites which acted as 'pilots' to better understand the potential capacity of sites. This included LOU.R2 (see page 15 for the capacity analysis and visualisations for this site, having had regard to the local context). This demonstrates that the quantity of development proposed could be accommodated without the need for an excessively high-rise development scheme, particularly as the visualisations were based on a greater number of new homes than is the indicative capacity within the LPSV. The principles of development identified for LOU.R2 are also considered to be applicable to LOU.R1. In order to determine the number of homes appropriate for the two sites a high-level capacity assessment was undertaken as part of the site selection process, which drew on the principles established through the Settlement Capacity Study¹⁶

Could high rise development be accommodated here if necessary in compliance with Policy DM9? (Reps Loughton TC).

77. The term 'high-rise' is not specifically defined within the LPSV. The LPSV does not specify a proposed form of development of these sites, but does set out an indicative net development density of 114 and 129 dwellings per hectare in Appendix 6 to the plan.
78. Whilst development at this density is likely to take the form of flatted development which could include elements which are four or five storeys in height the Council does not consider this to be high-rise development. Furthermore, Policy DM 9 does not place limitations on the height of new development but rather seeks a design-led approach to development such that it relates positively to the locality, including having

¹⁶ Refer to page B929 for LOU.R1 (site reference SR-0226-N) and page B930 for LOU.R2 (site reference SR-0227) of Appendix B1.6.4 Results of Capacity and Deliverability Assessment (EB805N).

regard to building heights. The Council has carefully considered the development capacity of the site in terms of the local context (which varies between traditional residential scale development and the London Underground Line and commercial development beyond) whilst acknowledging the objective of optimising development opportunities in highly sustainable locations such as these sites within the District's largest town and adjacent to London Underground Stations.

79. It is considered that development at the densities indicated can be designed in a way that relates positively to the locality in terms of building heights, form, scale and massing. The detail will be considered through the development management process, when stakeholders including the Town Council will have the opportunity to comment on and inform the proposals.

Inspector's Question 4

4. LOU.R5 (Jessel Green Masterplan Area):

Response to Question 4

a. Is this allocation justified with particular reference to the value of the site as open space to the local community?

80. The Council considers that the allocation of LOU.R5 is justified with particular reference to the value of the site as open space to the local community.
81. Following the Regulation 18 Draft Local Plan consultation, the Council has sought to address concerns raised by the community by reducing the number of homes and the area proposed for development on site LOU.R5. The area now proposed to be allocated in the LPSV is limited to half of the site and the number of homes reduced from approximately 195 proposed in the Draft Local Plan 2016 to a minimum of 154 homes in the LPSV. Policy P 2 Part M (ii) sets out that the Masterplan for the site must make provision for approximately half of the site to be enhanced public open space. This recognises the value placed on the open space within the site by the local community. It should be noted that the Epping Forest District Council Open Space Strategy (EB703), at Appendix 1 (Qualitative Results by Type and Settlement), page 52 (Site Reference 234) rated the quality of the current open space as being 55%, which equates to being of 'average' quality. Consequently, there is a significant opportunity, as part of the masterplanning of the site, to improve the quality, and therefore the attractiveness of the space from a user's perspective.
82. The site selection process measured the adequacy of remaining open space within each settlement through a cumulative achievability assessment. This assessed the site allocations proposed in each settlement in combination (which included LOU.R5) and looked at the impact of this development on open space provision within the

settlement¹⁷. The outcome of this assessment found that the cumulative impact of the proposed allocations would result in a neutral impact. The site allocation would result in a reduction in designated amenity greenspace in the settlement. However, this was balanced by the surplus of this type of open space in the settlement (see criterion 3.1 of Appendix B1.6.4 Results of Capacity and Deliverability Assessment (EB805N), pages B929 and B930).

83. Finally, draft site allocation SR-0358 Sandford Avenue Amenity Open Space in Loughton was removed from the Local Plan. The Draft Local Plan had proposed approximately 53 homes on this site.¹⁸

b. Was the open space integral to the design and layout of the original estate? If so, would its development now be harmful to the character and appearance of the area?

84. The open space at Jessel Green lies within the Debden Estate, the design of which was prepared by the London County Council's architecture department in the 1940s. Based on the limited information available regarding the masterplanning of the original estate, it is difficult to conclude to what degree the open space at Jessel Green was integral to the original design and layout.
85. Recognising that the open space is valued by the community, the LPSV incorporates requirements which the Council considers will ensure that any development proposals for the site would not be harmful to the character and appearance of the area. These include:
- (a) Parts L and M(ii) of Policy P 2 requires that development proposals for site LOU.R5 must comply with a Strategic Masterplan, and that the masterplan must make provision for approximately half of the site to remain as 'enhanced public open space';
 - (b) Parts M(v) and (vii) require development proposals to accommodate the varying levels throughout the site, taking the landscape into account and be consistent and adhere to the approach to design set out in Policy SP 3;
 - (c) Development proposals will be required to comply with Part C of Policy DM 6. This policy states that the 'predominantly open nature' of the site should be maintained and enhanced together with the visual amenity and the open space's function for active play and recreation; and

¹⁷ Paragraph 4.87 of the SSM (EB805AK) and Section 3 of Appendix B1.6.2 Detailed Methodology for Deliverability Assessment (EB805L) explains the purpose of the cumulative achievability assessment and the methodology adopted to measure the adequacy of remaining open space within each settlement, which draws on the findings of the Open Space Strategy (EB703) and the Infrastructure Delivery Plan (EB1101A/B).

¹⁸ This justification is written up in detail at page B1099 in Appendix B1.6.6 to the Site Selection Report (EB805P).

- (d) In response to comments relating to the loss of open space, the Council commissioned further evidence through an Open Space Study (EB703) to ensure it had an up-to-date assessment of the existing and future open space provision across the District.

c. Would open space provision within Loughton remain acceptable with the development of this site? By what standard? Is appropriate alternative space available to existing residents who specifically use Jessel Green?

86. As set out in Section 6 at Table 6.1 (electronic page 23) of the Open Space Strategy (EB703), Loughton is well provided for in terms of open space. Based on the types of open space identified in the Open Space Strategy, Jessel Green is categorised as an Amenity Greenspace.
87. The Open Space Strategy (EB703) references at paragraph 2.10 that it uses Fields in Trust standards as a baseline for analysing the quantity of open space, amongst other things. Whilst the Strategy indicates at paragraph 3.24 that the standards are not intended to be strictly applied, they are intended to benchmark provision and enable comparison between settlements in terms of relative deficits and surpluses in open space provision.
88. The relevant Fields in Trust standard for quantity of Amenity Greenspace is that there should be 0.6ha per 1,000 population. Based on the findings of the Open Space Strategy, across the District the quantity of Amenity Greenspace is generally adequate, and in line with standards, at 94%. While some parts of the District have moderate shortfalls, current provision in Loughton exceeds the standards. When accounting for projected population growth, in addition to the potential loss of 4.02 ha of Amenity Greenspace with the development of Site LOU.R5, provision is expected to continue to meet standards in 2033. The assessment is set out on page 61 in Appendix 2 of the Open Space Strategy EB703. As indicated in paragraph 86 (c) above, this level of provision remains adequate even with the development of part of the site.
89. In relation to the question about alternative green space in Loughton, Part M of Policy P 2 makes clear that a Strategic Masterplan for the site allocation must make provision for approximately half of the site to be provided as enhanced public open space. This would ensure the retention of some 4ha of land for amenity open space that would still be available for use by residents. In addition residents within the vicinity of Jessel Green are able to access Hillyfields Open Space to the south west (which is some 4.97ha in size), a sizeable amount of open space to south of the site which follows the Roding valley, as well as the Home Mead Local Nature Reserve to the north west (1.8 hectares in size). Taking this into account the Council considers that existing and future residents will have good access to open space in the future.

d. Is it justified to allocate the site before the outcome of the Town/Village Green application is known? If the application succeeds, what would be the implications for this allocation?

90. In view of the case of *R (Barkas) v North Yorkshire County Council* [2015] AC 195, the site is not capable of being registered as a Village Green under section 15 of the Commons Act 2006, as the recreation use of the land was 'by right' under the 12(1) of the Housing Act 1985 having been allocated by the Council's statutory predecessors for public use. As a result, the Council considers that it is justified to allocate the site for residential development notwithstanding the fact that the Village Green registration application has not been determined.
91. In 2017, as landowner, the Council challenged the application for registration of the land as a Village Green. The Council became the registered owner of the site having acquired the land as a result of the Greater London Council (Transfer of Land and Housing Accommodation) Order 1980. The land which is the subject of the Order was originally transferred to the London County Council (the predecessor of the Greater London Council) under conveyance pursuant to the Housing Acts in force at the time, and held for housing purposes.
92. Essex County Council, as the Commons Registration Authority, wrote to the applicants in 2017, inviting their response to the Council's evidence regarding the above-mentioned matters. To date, the applicant has not responded to that invitation. The Council understands that the Commons Registration Authority intends to write to the applicant, allowing them a further 28 days to address the evidence addressed above, concerning the impediment to the registration, following which the application for registration will be determined on evidence presently available.
93. To date the Council has received no evidence that would indicate that the application for registration as a Village Green is capable of being approved.

e. Is the Council as landowner committed to the delivery of this site?

94. The Council as the freehold landowner of the site is committed to the delivery of this site for residential development, a local centre and enhanced open space provision in accordance with the requirements of Policy P 2.

f. How have consultation responses made during the preparation of the Plan been taken into account in making the decision to allocate this site?

95. As explained at the Matter 4 hearing session, the Council considers that responses to the Regulation 18 Draft Local Plan Regulation 18 consultation were properly considered and taken into account when making the decision to allocate the site. A summary of the key issues raised by respondents to the Regulation 18 Draft Local Plan consultation, and how the Council's responded to these concerns is set out in Table 19 of the Report to Cabinet on the Regulation 19 Publication Responses (2018) (EB115A, pp 28 to 36). The Council's response to Question 4a above also provides further details of the specific actions undertaken by the Council in response to the consultation responses received.

Inspector's Question 5

5. What effect would the development of Site LOU.E2 have on the purposes of the Green Belt?

Response to Question 5

96. Site LOU.E2 comprises an existing employment site, with land to the south east of the allocation proposed for new B2 Use Class uses through the LPSV.¹⁹ The development of land to the south east of Site LOU.E2 would have no effect on the purposes of the Green Belt since the land is outside of the Green Belt.
97. The north-eastern tip of the existing employment site is currently located within the Green Belt. The LPSV proposes to remove this existing development together with some 1ha of undeveloped land in order to facilitate the allocation proposed by Policy LOU.E2. This land is bordered by mature trees such that a strong and defensible boundary would exist, and be protected. In addition, the opportunity has been taken to remove from the Green Belt the Central Line railway track and sidings which would otherwise comprise an anomaly as set out in the commentary to Alteration 46 of the Green Belt and District Open Land Background Paper Update 2018 (EB1608).

¹⁹ Refer to page F75, Appendix F1.5.3 Results of Identifying Sites for Allocation (EB805AH) for a map of the land proposed for allocation (site reference EMP-0002B).

Policy P 2: Loughton – Additional Considerations

98. As set out in the Draft Statement of Common Ground with Essex County Council at Appendix 1 – Resolved Objections (ED10A) at Representation Ref. 48, page 4 and Representation Ref. 49, page 13, the Council proposes the following amendments:

Policy	Proposed Amendment
Policy P 2 Part E (i)	(i) Expansion of <u>primary and</u> secondary schools in the local area;
Policy P 2 Part E (vi)	<u>(vi) Improved pedestrian/cycle links.</u>

99. The Council proposes the following amendments for additional wording in Appendix 6 of the LPSV in relation to sites LOU R.2 'Ecology' (at page 35); LOU R.4 'Ecology and Trees' (at page 41); and LOU R.9 'Ecology and Trees' (at page 47) to reflect Roding Valley Meadows designation as a SSSI, as follows:

Policy	Proposed Amendment
Appendix 6 – LOU R.2 'Ecology' (at page 35); LOU R.4 'Ecology and Trees' (at page 41); and LOU R.9 'Ecology and Trees' (at page 47)	<u>Consultation should be undertaken with Natural England to assess the impacts of development with respect to the Roding Valley Meadows SSSI.</u>

100. The Council proposes an amendment to paragraph 5.37 to ensure consistency in referring to employment site allocations in hectares, as follows:

Policy	Proposed Amendment
Paragraph 5.37	<p>There is also an existing employment site that is <u>identified for designation allocated with an allocation</u> for a further 4,000sqm <u>1 hectare of</u> expansion of B2 class use (general industrial):</p> <ul style="list-style-type: none"> • LOU.E2 – Langston Road Industrial Estate (30.06ha)

101. The Council proposes an amendment to Policy P 2: Loughton, to clarify that site LOU.E2 is proposed for allocation for B2 Use Class uses only (to reflect paragraph 5.37 of the LPSV (page 120)) and not for all the B Use Class uses:

Policy	Proposed Amendment
Policy P 2 Part D	<p>Policy P 2 Loughton:</p> <p>D. In accordance with Policy SP 2 and Policy E 1 the following site is designated for employment uses with a further allocated expansion for <u>B2</u> Use Class employment uses:</p> <p>(i) LOU.E2 – Langston Road Industrial Estate</p>

102. To assist the examination, the Council has produced an Employment Note as Appendix B to the Council's Matter 12 Hearing Statement. The note consolidates proposed amendments as referred to within the Council's Hearing Statements and a number of further amendments which the Council proposes to make in order to ensure consistency and clarity in relation to employment matters throughout the Plan.

List of documents referenced in Issue 2 Policy P 2

Reference	Name	Author	Date
EB1008	Town Centres Review	Arup	2016
EB803H	Settlement Capacity Study – Appendix 8 Visualisation	Fregonese Associates	2016
EB703	Open Space Strategy	4 Global	2017
EB805N	Appendix B1.6.4 – Results of Identifying Sites for Allocation	Arup	2018
EB115A	Report analysing responses received to the Regulation 19 publication of the Epping Forest District Local Plan Submission Version 2017	EFDC	2018
EB1608	Green Belt and District Open Land Background Paper	EFDC	2018
ED10	Draft SoCG between EFDC and Essex County Council	EFDC and ECC	2019
ED10A	Draft SoCG between Epping Forest District Council and Essex County Council – Appendix 1 draft resolved objections	EFDC and ECC	2019

EB1101E	<u>IDP Topic Paper Addendum – Education and Highways</u>	EFDC	April 2019
EB1101Ei	<u>IDP Topic Paper Apportionment Appendix A Highways</u>	EFDC	April 2019

Policy P 3: Waltham Abbey

General Matters

Inspector's Question 1P

- 1. Can the M25, particularly Junction 26, accommodate the level of growth proposed at Waltham Abbey? (Reps HE).**

Response to Question 1

103. The Council is satisfied that the M25, and particularly Junction 26, can accommodate the level of growth proposed at Waltham Abbey. This is evidenced by the Highways England response of 27 February 2019 in relation to planning application ref: EPF/1413/18 [*Full planning application for erection of 1 no. warehouse with ancillary accommodation (Class B8), including access and servicing arrangements, car parking and landscaping, roof-mounted photovoltaic array and associated works including new vehicular access to A121 (phase 1), gatehouse and sprinkler tanks; outline planning application for up to 22,733 square metres (GIA) of employment floorspace (Classes B1(c), B2 and B8) with all matters reserved (phase 2)*], for development at site allocation WAL.E8 – Land north of Dowding Way in which they raised no objection subject to the imposition of two planning conditions. These are to ensure that no part of the development should be occupied until the completion of highway improvement works for M25 Junction 26 Southern Roundabout and the approval of a workplace Travel Plan prior to the occupation of the development. The application is yet to be determined.
104. The scheme-specific 'Traffic Effect Assessment' for the planning application included assessing the AM and PM peak hours at 2033, being the end of the Plan period. The Council therefore considers that the highway improvements identified as part of the consideration of application EPF/1418/18 will ensure that there will not be an adverse impact on the M25, in particular junction 26 as a result of the development of site WAL.E8, which proposes a significant employment use. A statement of common ground with Highways England is being drafted to this effect.

Inspector's Question 2

- 2. Is the relationship between Waltham Abbey and the Lee Valley Regional Park adequately reflected within Policy P3 and the accompanying allocations? Are any specific planning provisions required to support the improvement of visitor facilities in the River Lee Country Park (the Bittern Information Point), the Lee Valley Park Farms, or the Royal Gunpowder Mills Site? (Reps LVRPA).**

Response to Question 2

105. The Council considers that the relationship between Waltham Abbey and the Lee Valley Regional Park could be better reflected in Policy P 3. The Council therefore proposes amendments to Policy P 3 and the supporting text in order to support the improvement of links to the Lee Valley Regional Park. The proposed amendment to Policy P 3 Part F also reflects the Draft Statement of Common Ground with Essex County Council at Appendix 1 – Resolved Objections (ED10A) in relation to Representation Ref. 51, page 13. Such an amendment will then provide the policy context against which development proposals on the allocations in Waltham Abbey will be assessed in order provide opportunities to facilitate improved access to the Park where appropriate.
106. Whilst specific improvements to the links to the Lee Valley Regional Park and other Park Development Framework proposals are not currently identified as projects within the Infrastructure Delivery Plan (IDP) (EB1101A and EB1101B), this is a live document and the provision of improved links will be explored as part of the next review, having been informed by the Lee Valley Regional Park Cycling Strategy (EB505). The Council is supportive in providing opportunities to improve cycling access to the Lee Valley Regional Park and seeks to work with the Lee Valley Regional Park Authority (LVRPA) to achieve this.
107. The Council does not consider it necessary to amend Policy P 3 with respect to the improvement of visitor facilities in the River Lee Country Park (the Bittern Information Point), the Lee Valley Park Farms, or the Royal Gunpowder Mills Site. The improvement of visitor facilities at these sites is not dependent on funding from development within Epping Forest District, recognising the strategic role and function of such facilities and given that the LVRPA has not indicated that such an approach is required. Furthermore, it is considered that the level of specificity in the Park Development proposals is more suited to a reference in the Local Plan rather than inclusion. . The most recent information for Area 6 is the Thematic Proposals proposed for approval on 25 April 2019 by the Park Authority. The Council considers that the LPSV adequately provides a framework for supporting the improvement of visitor facilities in the Lee Valley Regional Park through Policy E 4 The Visitor Economy.

108. The proposed amendments are as follows:

Policy	Proposed Amendment
Paragraph 5.55	<p>The supporting text to Policy P 3 confirms the importance of identifying and delivering key infrastructure to support residential and employment growth across the District. The infrastructure needs for Waltham Abbey are set out in Policy P 3 and the Infrastructure Delivery Plan. <u>This would include the opportunity to improve pedestrian and cycling links between Waltham Abbey and the Lee Valley Regional Park.</u></p>
Policy P 3 Part F	<p>Infrastructure requirements must be delivered at a rate and scale to meet the needs that arise from the proposed development, in accordance with the Infrastructure Delivery Plan. Specifically, development in Waltham Abbey will be expected to contribute proportionately towards the following infrastructure items (other modifications proposed to P 3 Part F (i) are also shown below):</p> <ul style="list-style-type: none"> (i) Expansion of two <u>primary and secondary</u> schools within <u>the local area</u>; Waltham Abbey Forecast Group; (ii) Appropriate provision of health facilities; (iii) Highway and junction upgrades; (iv) <u>Improved pedestrian/cycle links, including to the Lee Valley Regional Park;</u> (v) Potential upgrades to existing water infrastructure; (vi) Improvements and provision of open space throughout the settlement.

Inspector's Question 3

- 3. Should the vision for Waltham Abbey offer more support for smaller industrial and commercial sites to provide local employment opportunities? Is this achievable through the Plan?**

Response to Question 3

109. The Vision for Waltham Abbey set out on page 127 of the LPSV contains several references to developing the economy including the creation of local business and employment opportunities. The Vision reflects input from a wide range of stakeholders throughout the plan making process. The Council therefore considers that the vision for Waltham Abbey provides sufficient support for the provision of local employment opportunities.
110. The LPSV allocates a range of sites capable of meeting identified employment need, including for smaller, more local businesses, and will seek to maximise local employment gain in the delivery of these sites. Waltham Abbey accounts for just over half of the District's new employment site allocations. This includes a modest allocation to extend the existing Galley Hill Road Industrial Estate by 1 ha as well as a large allocation on Land North of A121 for a mix of industrial and distribution uses. The designation of a range of existing employment sites in Waltham Abbey, as referred in P 3 C, (p 128-129) seeks to protect, enhance and where appropriate facilitate their redevelopment and/or intensification in order to support the local economy, including for smaller businesses, and provide local employment opportunities.

Inspector's Question 4

- 4. Is it justified to refer specifically to the expansion of two primary schools in Part F, or should the requirement be more flexible? (Reps ECC).**

Response to Question 4

111. The Council agrees that the requirement in relation to primary schools should be more flexible and this has been accommodated through the proposed amendments set out in paragraph 108 above.

Inspector's Question 5

- 5. What is the justification for Part G concerning the relocation and expansion of a local secondary school? Essex County Council contends that this has no evidential basis.**

Response to Question 5

112. Part G of Policy P 3 reflects a local community aspiration to relocate the King Harold Academy. Since the submission of its Regulation 20 representations Essex County Council has confirmed that it is content for the current reference to remain within Policy P 3 G but has, through the Draft Statement of Common Ground (ED10) at Appendix 2, Representation 52, pages 3 and 4, requested that the following proposed modification is included as a new paragraph after 5.55:

Policy	Proposed Amendment
New Paragraph after 5.55	<u>Essex County Council recognises that Policy P 3 Part G reflects a local aspiration to relocate the King Harold Academy and raises no objection to this outcome in the event that it is proven feasible and can be funded without cost to the Essex taxpayer. Any relocation would be a matter for the Academy, the Department for Education and the Local Planning Authority but would need to include appropriate additional capacity (around two forms of entry) to meet the local housing growth set out in the Local Plan. Essex County Council is currently investigating a one or two form entry expansion of King Harold Academy, on their current site, to address the anticipated level of growth.</u>

113. The Council does not consider that this additional text is required and consequently does not propose a modification to the supporting text in the LPSV.

Site Specific Matters

Inspector's Question 6

- 6. Waltham Abbey North Masterplan Area: Is part N(vi) intended to preclude vehicular access from Parklands? If so, is this justified?**

Response to Question 6

114. Policy P 3 Part N (vi) does not necessarily preclude vehicular access from Parklands if it can be demonstrated that any access would not provide a through-route for traffic arising from outside of the Masterplan Area and/or that it does not result in a severe residual cumulative impact on the transport network.
115. The policy reflects the existence of access points on to the B194 Crooked Mile to the west and Galley Hill Road to the east which could serve the proposed Waltham Abbey Masterplan Area. Development proposals in relation to sites WAL.R1, WAL.R2, WAL.R3, WAL.T1 and WAL.E7 are required to comply with a Strategic Masterplan that has been formally endorsed by the Council, as set out in Part M of Policy P 3. The development of the Strategic Masterplan and any subsequent planning applications will therefore need to demonstrate the suitability of additional vehicular access points off Parklands.

Inspector's Question 7

- 7. WAL.R4 (Fire Station): This site is adjacent to the Waltham Abbey Conservation Area which also contains numerous other designated heritage assets. Should the Development Requirements in Appendix 6 include a section on heritage similar to that included for Site R5? Should the heritage entry (for Sites R4 and R5) acknowledge that the Conservation Area is on the Heritage at Risk Register? (Reps HE).**

Response to Question 7

116. Appendix B1.5.2 to the Site Selection Report (EB805Fiv) on page B655 (site SR-0219) indicates that the potential for development of this site to impact on these heritage assets was assessed at Stage 2, but concluded that the risk of impacts was minimal due to the distance and areas of existing built development between the site and the identified assets. Notwithstanding this, the Council recognises the importance of ensuring that development proposals conserve or enhance the setting of Waltham Abbey Conservation Area and therefore proposes an amendment to the site specific requirements contained at pages 72-73 of Appendix 6 to the LPSV for site WAL.R4 to clarify this.
117. Similarly, the Council agrees that the heritage entries for WAL.R4 and WAL.R5 should acknowledge that the Conservation Area is on the National Heritage at Risk Register.

The Council therefore proposes amendments to the site specific requirements contained at pages 72-73 of Appendix 6 to the LPSV for site WAL. R4 and pages 74-75 of WAL.R5 to address this.

118. The proposed amendments referred to above and as agreed in the Statement of Common Ground with Historic England (ED24 page 5) are as follows:

Policy	Proposed Amendment
Appendix 6 WAL.R4	<p><u>Heritage</u></p> <p><u>This site is adjacent to the Waltham Abbey Conservation Area, which is on the National Heritage at Risk Register. Development proposals should conserve or enhance the setting, of the Conservation Area, including views into and out of it. Development proposals should consider layout, development form, density, height, scale, massing and materials, in order to mitigate impacts.</u></p>
Appendix 6 WAL.R5	<p><u>Heritage</u></p> <p><u>This site is adjacent to the Waltham Abbey Conservation Area, which is on the National Heritage at Risk Register. Development proposals should conserve or enhance the setting, of the Conservation Area, including views into and out of it. Development proposals should consider layout, development form, density, height, scale, massing and materials, in order to mitigate impacts.</u></p>

Inspector's Question 8

8. WAL.R5 (Community Centre): Can sufficient car parking for the community centre and residential development proposed be accommodated without detriment to highway safety in Saxon Way, Norman Close and Tudor Way due to excessive on-street parking?

Response to Question 8

119. The Council considers that sufficient car parking for both the community centre and residential development proposed can be accommodated without detriment to highway safety in Saxon Way, Norman Close and Tudor Way due to excessive on-street parking. The site is in a sustainable location such that a reduced level of car parking for the proposed residential development should be provided. Such an approach is consistent with LPSV Policy T 1, and mechanisms exist through the consideration of planning applications, including through the provision of contributions to implement Controlled Parking Zones to ensure that developments do not result in excessive on-street parking which would have a detrimental effect on highway safety.
120. Nevertheless, for the sake of clarity, the Council proposes an amendment to the site specific requirements contained at page 75 of Appendix 6 for site WAL.R5 as follows:

Policy	Proposed Amendment
Appendix 6 WAL.R5	<p>Infrastructure</p> <p>Development proposals should incorporate the re-provision of the existing number of car parking spaces for users of the community centre in the development. Such car parking spaces should be integrated into the development through careful design and layout, which may include basement or undercroft car-parking.</p> <p><u>The provision of on-site residents' car parking should be limited to that required to service the essential needs of the development. Provision should be made for car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders. Contributions will be sought for implementing Controlled Parking Zones in the vicinity of the site, if necessary.</u></p>

Allocation WAL.R5. – Additional Considerations

121. The Settlement Capacity Study (EB803) established that site WAL.R5 is a small, sustainably located site, where about 0.7 parking spaces per dwelling unit should be provided (see Table 7, page 10). A high-level feasibility design for the site was undertaken as part of this Study as set out in Appendix 8 (EB803H), which demonstrated that provision for both existing and new car parking can be accommodated, based on the provision of 53 new dwellings within a 0.44 ha site area.
122. Following identification of the site through the Settlement Capacity Study, it was then assessed through the site selection process (under site reference SR-0541). The site size for SR-0541 increased in 2017 from 0.41ha²⁰ to 0.51ha following a representation from the site promoter/landowner to the Regulation 18 Draft Local Plan consultation.
123. As part of the site selection process, an indicative site capacity assessment was undertaken, the results of which can be found at Appendix B1.6.4 Results of Capacity and Deliverability Assessment (EB805N) (see page B678). This assessment increased the site capacity from 53 (as calculated through the Settlement Capacity Study) to 67 dwellings, taking into account the additional area within the site boundary.
124. On reflection, the Council acknowledge that the additional area included within the site boundary is not likely to be deliverable. and therefore the following amendments to the LPSV and Appendix 6 are proposed to address this:

Policy	Proposed Amendment
Policy SP 2 Spatial Development Strategy 2011-2033	B. The new homes will be distributed as follows: Waltham Abbey: ~ 858 <u>844</u>
Policy P 3 Waltham Abbey	B. In accordance with Policy SP 2 the following sites are allocated for residential development: (v) WAL.R5 Waltham Abbey Community Centre, Saxon Way – Approximately 67 <u>53</u> homes and re-provision of a community centre
Policies Map	The Council proposes to reduce the site area to 0.44 ha. This will require amendments to the boundary of site WAL.R5 in the Policies map.
Appendix 5: Housing, Employment and Traveller Trajectories	There will be consequential proposed amendments to the Council's housing trajectory in Appendix 5 for Waltham Abbey, which will be collated with any other proposed amendments across the settlements.
Appendix 6 page 74: WAL.R5 Waltham Abbey Community Centre	Size (Ha): 0.51 <u>0.44</u>

²⁰ A site area of 0.41 ha was used during the site selection process, compared to a site area of 0.44 ha in the Settlement Capacity Study; this is a result of minor mapping discrepancies.

Policy	Proposed Amendment
	<p>Indicative Development Area (Ha): 0.41 ²¹ <u>0.44</u></p> <p>Approximate Net Capacity (Dwellings): 67 <u>53</u></p> <p>The Council proposes to reduce the site area to 0.44 ha. This will require amendments to the boundary of site WAL.R5 in Map 5.6 of the LPSV and the map contained at page 74 of Appendix 6 to the LPSV.</p>

Inspector's Question 9

- 9. WAL.E3 (Land at Woodgreen Road): Should the Development Requirements in Appendix 6 reflect the location of the site adjacent to Upshire Conservation Area? (Reps HE).**

Response to Question 9

125. The Council does not consider that the Development Requirements in Appendix 6 should be updated to reflect the location of the site adjacent to the Conservation Area. Site WAL.E3 comprises an existing employment site and no additional land has been allocated for the expansion of employment uses. Should development proposals come forward, these would be assessed against the Local Plan as a whole, including Policy DM 7 Heritage Assets.

Inspector's Question 10

- 10. WAL.E6 (Galley Hill Road Industrial Estate): Is it intended that this site should be allocated only for B2/B8 uses as suggested in paragraph 5.53, or for all the B Class uses as suggested in Part D of the policy? Would it be justified to allocate the site to include *sui generis* uses in view of the existing range of uses upon it?**

Response to Question 10

126. The Council intends that WAL.E6 be allocated for Class B2/B8 uses, as outlined in paragraph 5.53 of the LPSV (page 128) and not for all Class B uses. To clarify this point, the Council proposes an amendment to Policy P 3 as follows:

²¹ A site area of 0.41 ha was used in the site selection process as a result of minor mapping discrepancies. However, it is proposed that the site area should revert to the 0.44 ha used in the Settlement Capacity Study for clarity and consistency.

Policy	Proposed Amendment
Policy P 3	<p>D. In accordance with Policy SP 2 and Policy E 1 the following sites are allocated for B Use Class employment uses: <u>the following site is designated for employment uses with a further allocated expansion for B2/B8 Use Class employment uses:</u></p> <p>(i) WAL.E6 – Galley Hill Road Industrial Estate [NEW PART]</p> <p><u>E. In accordance with Policy SP 2 and Policy E 1 the following site is allocated for B1c/B2/B8 Use Class employment uses:</u></p> <p>(ii) WAL.E8 – Land north of A121</p>

127. To ensure consistency across the settlement policies for proposed employment site allocations, similar amendments are proposed to Policies P 2: Loughton; P 6: North Weald Bassett; P 13: Rural sites in the east of the District, as follows:

Policy	Proposed Amendment
Policy P 2	<p>D. In accordance with Policy SP 2 and Policy E 1 the following site is designated for employment uses with a further allocated expansion for <u>B2</u> Use Class employment uses:</p> <p>(i) LOU.E2 – Langston Road Industrial Estate</p>
Policy P 6	<p>D. In accordance with Policy SP 2 and Policy E 1 the following site is designated for employment uses with a further allocated expansion for <u>B1/B2/B8</u> Use Class employment uses:</p> <p>(i) NWB.E4 – North Weald Airfield</p>
Policy P 13	<p>D. In accordance with Policy SP 2 and Policy E 1 the following site is designated for employment uses with a further allocated expansion for <u>B1a/B1b</u> Use Class employment uses:</p> <p>(i) RUR.E19 – Dorrington Farm, Rye Hill Road – (see Policy SP 5 and allocation SP 4.1)</p>

128. The Council proposes amendments to the mapping used to visually differentiate between 'Employment site allocations' and 'Designated employment sites'. This will aid clarity, particularly in cases such as WAL.E6, where a new employment allocation is an extension to an existing designated employment site. This amendment affects the mapping contained within the LPSV, Policies Map and Appendix 6 relating to WAL.E6, LOU.E2, NWB.E4 and RUR.E19.
129. The allocation WAL.E6 applies only to the northern part of the Galley Hill Road Industrial Estate site²². The Council does not consider it justified to include *sui generis* uses within the allocation WAL.E6. The decision to allocate the WAL.E6 for Class B2/B8 uses only was a professional judgement, taking into account the following evidence:
- (a) Future B Class Use employment need: Paragraph 4.11 (page 83) of the Site Selection Report (EB805) states that whilst there is a need for flexibility in provision, there is also a need to ensure a spread of industrial sites across the District that suit both B8 and B1c/B2 activities.
 - (b) Existing site context: Paragraph 4.49 (page 91) of the Site Selection Report (EB805) explains how the Employment Land Supply Assessment ('ELSA') (EB602) provided an indication of the preferred primary and secondary employment uses for expansion sites based on an appraisal of existing/previous site uses and the sensitivity of surrounding land uses. Table 4.4 (page 92) of the Site Selection Report states that the primary suitable land use identified through the ELSA for site SR-0375-N was B8 (see page C56 of the ELSA). However, in order to ensure that the final portfolio of sites to be included in the LPSV would be capable of meeting the requirements of the District, a more flexible mix of employment uses was considered. This further assessment concluded that as the existing industrial estate is in B8 use²³, there would be no harm to amenity on the future operation of the existing businesses on the site it was judged that the expansion site (SR-0375-N) would be suitable for B2/B8 uses in order to provide flexibility in the future.
130. The Council proposes amendments to Policy E 1 (Employment Sites) as outlined within Matter 12, Issue 1, Question 1. This includes amendment to E 1 A relating to existing (designated and undesignated) employment sites. The proposed amendments to Policy E 1 are reproduced below for ease of reference:

²² Refer to page F79, Appendix F1.5.3 Results of Identifying Site for Allocation (EB805AH) for a map of the land proposed for development (site reference SR-0375-N).

²³ The Council recognises that the site visits for the ELSA were undertaken at a certain point in time (March – May 2017). The information included in the site proformas in the ELSA therefore reflects the conclusions of the information that could be ascertained at that time. The Council acknowledges that there may be some *sui generis* uses on site. However, based on the evidence collected through the ELSA, the Council continues to consider the site to be predominantly in B8 Use Class use. Therefore, the same conclusions regarding the suitability of uses for the expansion site would still be reached and are considered justified.

Policy	Proposed Amendment
Policy E 1	<p>A. Existing Employment Sites (<u>designated and undesignated</u>)</p> <p>(i) (i) The Council will seek to retain and enhance existing employment sites and premises <u>for their existing uses or for Class B or Sui Generis Uses of an employment character</u>.</p> <p>(ii) (ii) Proposals for the redevelopment, renewal, intensification, or extension of existing employment sites and premises for their existing use <u>Class B or Sui Generis Uses of an employment character</u> will be encouraged.</p> <p>(iii) Proposals which will result in loss of employment space will be expected to provide mitigation measures in the form of contributions to local employment training and small business growth programmes supported by the Council.</p> <p>(iii) (iv) <u>Complementary and supporting uses may be considered acceptable where they will not individually, or cumulatively with other non-B Class uses, result in a material change to the site's employment character and function.</u></p> <p>(iv) (v) The change of use of existing employment sites or premises (whether designated or undesignated) to other uses <u>Proposals that do not conform with A (i - iii) above will not normally be permitted unless the applicant it can be demonstrated through evidence, including marketing of the site, that there is no longer a reasonable prospect of the site being used for the existing employment use or alternative Class B or Sui Generis Uses of an employment character.</u></p> <p>B. New Employment Sites</p> <p>(i) (i) The Council will meet the identified need for employment sites through new allocations as <u>summarised in Table 3.1 and set out in Policies SP 2, and SP 5 and Chapter 5.</u></p> <p>(ii) (ii) <u>Proposals on allocated employment sites must accord with the relevant requirements set out within Table 3.1, Chapter 5 and Appendix 6.</u></p>

Policy	Proposed Amendment
	C. The Council will support and encourage the development of flexible local employment space to meet the employment and economic needs of the District.

131. This amendment reflects the Council's acknowledgement of the role of Sui Generis Uses within employment sites across the District. That said, the principal driver for the allocation of new employment sites within the District is to meet the identified demand for Class B uses over the Plan period and to deliver against the target of 10,800 jobs. It is considered that the evidence justifies the Council's allocation of WAL.E6 for Class B2/B8 uses.
132. To assist the examination, the Council has produced an Employment Note as Appendix B to the Council's Matter 12 Hearing Statement. The note consolidates proposed amendments as referred to within the Council's Hearing Statements and a number of further amendments which the Council proposes to make in order to ensure consistency and clarity in relation to employment matters throughout the Plan.

Inspector's Question 11

11. What effect would the development of the following sites have on the purposes of the Green Belt: WAL.E5-E6; WAL.R1-R3 & R6; and T1?

Response to Question 11

133. Sites WAL.E5-E6; WAL.R1-R3 & R6; and T1 are located in the Green Belt surrounding Waltham Abbey as documented in Appendix 2 to the Green Belt and District Open Land Background Paper Update (EB1608):
- (a) WAL.R1, WAL.R2, WAL.R3, WAL.T1 and WAL.E6 comprise Alteration 8;
 - (b) WAL.R6 comprises Alteration 9; and
 - (c) WAL.E5 comprises Alteration 7.
134. The alterations proposed to the Green Belt were informed by the findings of the Epping Forest District Green Belt Assessment: Phase 2 (EB705A) and the conclusions of the site selection process as set out in the Site Selection Report (EB805).
135. The Council explained the methodological approach to undertaking the Epping Forest District Green Belt Assessment with regard to not assessing parcels against Green Belt Purpose 3 and Purpose 5 (as defined at paragraph 80 of the National Planning

Policy Framework 2012) at the Matter 4, Issue 4 Hearing Session (as set out in more detail at paragraphs **55-57** earlier in this statement).

136. The effect that the proposed release of the sites set out above would have on the purposes of the Green Belt are set out below.
137. Table 3a identifies the parcels proposed for release in Alteration 8: WAL.R1, WAL.R2, WAL.R3, WAL.T1 and WAL.E6, together with the contribution the parcels make to Green Belt Purposes 1, 2 and 4. This information is drawn from the Green Belt Assessment: Phase 2 Technical Annex (EB705B).

Table 3a: Assessment of the effect of the proposed development on the purposes of the Green Belt

Green Belt Assessment: Phase 2 parcel	Site allocations	Parcel's contribution to Green Belt purposes
Parcel 068.2	WAL.R2, WAL.T1, WAL.R3, WAL.E6 (part)	The parcel's contribution to the purposes of the Green Belt are: <ul style="list-style-type: none"> • Purpose 1: no contribution • Purpose 2: weak contribution • Purpose 4: weak contribution
Parcel 068.3	WAL.R1, WAL.E6 (part)	The parcel's contribution to the purposes of the Green Belt are: <ul style="list-style-type: none"> • Purpose 1: no contribution • Purpose 2: weak contribution • Purpose 4: weak contribution

138. The land proposed for allocation as WAL.R1, WAL.R2, WAL.R3, WAL.T1 and the northern part of WAL.E6 (new employment site) makes a weak contribution to Purposes 2 and 4.
139. Alteration 8 also seeks to regularise the Green Belt boundary to include:
- the southern part of WAL.E6 (existing employment site);
 - an anomaly which includes a glasshouse site off Galley Hill Road; and
 - previously developed land (north of WAL.E6).
140. Table 3b identifies the parcel proposed for partial release Alteration 9: WAL.R6, together with the contribution the parcel makes to Green Belt purposes 1, 2 and 4. This

information is drawn from the Green Belt Assessment: Phase 2 Technical Annex (EB705B).

Table 3b: Assessment of the effect of the proposed development on the purposes of the Green Belt

Green Belt Assessment: Phase 2 parcel	Site allocations	Parcel's contribution to Green Belt purposes
Parcel 060.1	WAL.R6	<p>The parcel's contribution to the purposes of the Green Belt are:</p> <ul style="list-style-type: none"> • Purpose 1: Relatively weak contribution • Purpose 2: Weak contribution • Purpose 4: Relatively weak contribution

The land proposed for allocation as WAL.R6 is some 0.60ha within a significantly larger parcel comprising some 60.95ha, which, when assessed in its entirety, makes a relatively weak contribution to Purposes 1 and 4 of the Green Belt.

141. Table 3c identifies the parcel proposed for release Alteration 7: WAL.E5, together with the contribution the parcel makes to Green Belt purposes 1, 2 and 4. This information is drawn from the Green Belt Assessment: Phase 2 Technical Annex (EB705B). It should be noted that alteration 7 also includes site WAL.E8.

Table 3c: Assessment of the effect of the proposed development on the purposes of the Green Belt

Green Belt Assessment: Phase 2 parcel	Site allocations	Parcel's contribution to Green Belt purposes
Parcel 059.3	WAL.E5	<p>The parcel's contribution to the purposes of the Green Belt are:</p> <ul style="list-style-type: none"> • Purpose 1: Weak contribution • Purpose 2: Weak contribution • Purpose 4: Weak contribution

142. The land proposed for allocation as WAL.E5 makes a relatively weak contribution to Purposes 1, 2 and 4 of the Green Belt. The Council considers that the effect on the purposes of the Green Belt arising from the proposed regularisation of the Green Belt boundary is limited, as the site is already developed.
143. Alteration 7 also seeks to regularise the Green Belt boundary to include:
- (a) WAL.E8 which is a new employment site;
 - (b) an anomaly which includes an existing residential development to the south of Meridian Way; and
 - (c) an anomaly where the road pattern to the east of WAL.E8 wraps around an oval of land.

Policy P 3: Waltham Abbey – Additional Considerations

144. The Council proposes an amendment to paragraphs 5.53 and 5.54 to ensure consistency in referring to employment site allocations in hectares, as follows:

Policy	Proposed Amendment
Paragraph 5.53	<p>There is also an existing employment site that is identified for designation allocated <u>with an allocation</u> for a further 5,120sqm <u>approximate 1 hectare of</u> B2/B8 class use (general industrial/storage and warehousing):</p> <ul style="list-style-type: none"> • WAL.E6 – Galley Hill Road Industrial Estate (3.89ha)
Paragraph 5.54	<p>A further allocation site of <u>10 hectares</u> for 40,000sqm of B1c/B2/B8 class uses (business use/general industrial/storage and warehousing) has also been made:</p> <ul style="list-style-type: none"> • WAL.E8 – Land north of A121 <u>(27.84)</u>

List of documents referenced in Issue 2 Policy P 3

Reference	Name	Author	Date
EB1008	<u>Town Centres Review</u>	Arup	2016
EB803H	<u>Settlement Capacity Study – Appendix 8 Visualisation</u>	Fregonese Associates	2016
EB805	<u>Site Selection Report</u>	Arup	2018
EB805N	<u>Appendix B1.6.4 – Results of Identifying Sites for Allocation</u>	Arup	2018
EB115A	<u>Report analysing responses received to the Regulation 19 publication of the Epping Forest District Local Plan Submission Version 2017</u>	EFDC	2018
EB1608	<u>Green Belt and District Open Land Background Paper</u>	EFDC	2018
ED10	<u>Draft SoCG between EFDC and Essex County Council</u>	EFDC and ECC	2019
ED10A	<u>Draft SoCG between Epping Forest District Council and Essex County</u>	EFDC and ECC	2019

	<u>Council – Appendix 1 draft resolved objections</u>		
EB705A	<u>Green Belt Assessment: Phase 2</u>	Land Use Consultants	2016
EB705B	<u>Green Belt Assessment Phase 2 Technical Annex</u>	Land Use Consultants	2016
EB1101A	<u>Infrastructure Delivery Plan – Part A Report</u>	Arup	2017
EB1101B	<u>Infrastructure Delivery Report Part B Report</u>	Arup	2017
EB803	<u>Settlement Capacity Study Epping Forest District Council</u>	Fregonese Associates	2016
EB602	<u>Employment Land Supply Assessment</u>	Arup	2017

Policy P 4: Ongar

General Matters

Inspector's Question 1

- 1. Paragraph 5.63 indicates that the Plan makes ten residential allocations in Ongar, but only eight are included in the Policy. Does this require correction?**

Response to Question 1

145. This is a typographical error which requires correction. The Council therefore proposes the following amendment to paragraph 5.63.

Policy	Proposed Amendment
Paragraph 5.63	5.63 Following an assessment of the suitability, availability and achievability of Residential Sites located within these spatial options, the Council has identified ten <u>eight</u> sites for potential allocation to meet the identified housing requirement, as set out in Policy P 4.

Inspector's Question 2

- 2. Should the Primary Shopping Area and Primary Frontage in the District Centre include the Sainsbury's store to reflect its contribution to the retail character of the area?**

Response to Question 2

146. The Council does not consider that it is appropriate to include the Sainsbury's store in Ongar within the Primary Shopping Area or Primary Frontage as defined on Map 5.9, page 137 of Appendix 6 to the LPSV. The store does not form a natural extension to the existing retail frontage or, due to its location, make a contribution to the retail character of the area. This is supported by the Town Centres Review 2016 (EB1008) which recommended at Section 4.3.4 pages 46-47 that Ongar's Key Frontage should be retained as the Primary Frontage.

Inspector's Question 3

3. Will the local cemetery be full within 20-30 years? Is this a matter which the Plan should address?

Response to Question 3

147. The Open Space Strategy (EB703) identifies Ongar as an area where a shortage of burial space has been identified and Recommendation 48, at page 50 sets out that a review of available burial space should be conducted with Ongar Parish Council and other stakeholders to assess burial provision. While there are no defined guidelines in terms of quantitative standards for cemeteries, the Infrastructure Delivery Plan (EB1101A) and Open Space Strategy (EB703) identify the need for a new cemetery in Loughton because the need for such provision locally is more acute. The situation is less clear for the other three cemeteries within the District (located at Waltham Abbey, Chigwell and Ongar) where shortages have been reported which has led to the recommendation for further reviews. As cemeteries are appropriate development in the Green Belt the Council consider that specific allocations are not required and the LPSV through Policy D 2 supports the provision of essential facilities and services where they meet an identified local need.

Site Specific Matters

Inspector's Question 4

4. ONG.R1 & R.2 (West Ongar Concept Framework Area): Having regard to representations 19LAD0020 and 19LAD0070, is there any reason to be concerned that a Concept Framework for a comprehensive scheme cannot be achieved? Would the sites be deliverable as separate entities? Is it justified to require a single, shared vehicular access to serve both sites?

Response to Question 4

148. The Council does not consider that there is any reason to be concerned that a Concept Framework Plan for a comprehensive scheme cannot be achieved. Satisfactory progress has been made to-date on the West Ongar Concept Framework Area with the landowners and representatives of ONG.R1 and ONG.R2. This includes:
- (a) The Council has issued a draft Planning Performance Agreement (PPA) to the landowners of both sites (as evidenced in Appendix 1: Masterplanning/Concept Framework Update of the Cabinet Report on the Governance Arrangements for Local Plan Implementation (EB133) (page 116)).

- (b) Representations 19LAD0020 and 19LAD0070 include statements confirming an agreed understanding between the parties of the need to ensure a comprehensive development of the site together with a draft West Ongar Masterplan co-produced by the landowners of ONG.R1 and ONG.R2, which is demonstrative of the on-going co-operation between the two parties.
 - (c) The Council has anticipated that ONG.R1 and ONG.R2 will begin to deliver new homes in 2022/23, as set out in Appendix 5 and 6 of the Housing Implementation Strategy Update (EB410B). Therefore, the Council considers that the landowners of ONG.R1 and ONG.R2 will be able to work with the Council to produce a Concept Framework and obtain the Council's endorsement of it prior to the submission of any planning applications.
149. Whilst sites ONG.R1 and ONG.R2 could be delivered as separate entities, an uncoordinated approach to the development of the two sites would not adequately secure the placeshaping objectives the Council has set in Policy SP 3 of the LPSV or maximise their development potential. The Council therefore considers that the requirement to prepare a Concept Framework Plan provides the most appropriate mechanism to secure high quality of development in accordance with national planning policy (in particular paragraphs 56 and 57 of the 2012 NPPF). A Statement of Common Ground has been agreed and will be an examination document.
150. The Council considers that it is justified to require a single, shared vehicular access for ONG.R1 and ONG.R2, in order to adequately address placemaking objectives and to reduce congestion and safety concerns in relation to the A414. In particular:
- (a) The requirement for a shared, single point of access for both ONG.R1 and ONG.R2 is considered to be central to ensuring that development achieves the placeshaping principles set out in Policy SP 3 of the LPSV and is undertaken through a comprehensive and coherent approach, as set out in Part I of Policy P 4 of the LPSV.
 - (b) The preference for access off the High Street is based on advice from Essex County Council as the Highway Authority. This includes the principle of avoiding prejudicing the functionality of the A414 as a strategic east-west route where possible; including avoiding new/upgraded access points off the A414 within close proximity of existing roundabouts, such as the nearby A414 Four Wantz Roundabout. It would also minimise any potential effects on important boundary trees. The policy requirements set out in Appendix 6 also allows for access from the A414, in the event that an acceptable access solution from the High Street cannot be found. This flexibility supports the deliverability of development at ONG.R1 and ONG.R2.

Inspector's Question 5

- 5. Do the proposals for Ongar take account of, and seek to address, capacity issues at the Health Centre? Is Site ONG.R3 (South West of Fyfield Rd) needed for this purpose? (Reps Ongar PC).**

Response to Question 5

151. The Council does not consider that there are any current capacity issues to be addressed or taken into account at Ongar Health Centre. Site ONG.R3 is therefore not needed for this purpose and should be allocated for residential development as proposed.
152. This assessment has been informed by the analysis presented in the Infrastructure Delivery Plan (IDP) Part A Report (EB1101A), which found that:
- (a) Ongar Health Centre currently has capacity for extra patients, based on the best practice ratio of having 1 GP to 1,800 patients (please refer to Figure 22, page 56 of the IDP).
 - (b) In order to cater for planned growth, modelling undertaken by West Essex Clinical Commission Group ('CCG')²⁴ was used to inform the IDP. This indicates a need for an additional 716sqm of GP floorspace to be provided within the wider Epping, Ongar and Abridge Neighbourhood Area.
153. Given that the additional floorspace is required to meet the need generated from across the wider Neighbourhood Area (and not just within Ongar), and that there are no current capacity constraints at the Ongar Health Centre, the Council considers that Site ONG.R3 is not required to provide this additional GP floorspace. The Council expects that proposals will come forward over time through the CCG and GP operators as demand arises for additional GP provision.

Inspector's Question 6

- 6. How is it proposed to address capacity issues on the Chelmsford Road approach of Four Wantz Roundabout at Junction 12 of the A414? Is site ONG.R4 (North of Chelmsford Rd) deliverable in respect of its impact upon this roundabout? (Reps Chelmsford CC and Ongar PC).**

Response to Question 6

154. A detailed highway scheme has been developed to improve capacity at the Four Wantz Roundabout at Junction 12 of the A414 as part of a package of schemes along the A414 Harlow to Chelmsford Corridor. This scheme does not rely on contributions from developments in Ongar as it has been fully funded by Essex County Council and the

²⁴ Further details of the modelling undertaken by the CCG is provided in Section 7.2.4 of the IDP Part A Report.

South East Local Enterprise Partnership through the Local Government Fund. This detailed highway scheme corresponds with the indicative concept design set out at Appendix F 'Mitigation Concept Designs' of the updated Transport Assessment Report (EB503) which was developed to fully take account of development proposed in the LPSV. This demonstrates that ONG.R4 (North of Chelmsford Road) is deliverable in respect of its impact on this roundabout.

Inspector's Question 7

7. ONG.R6 (Stanford Rivers Rd/Brentwood Rd): Can vehicular access to this site be achieved without risk to highway safety? (Reps Ongar PC). Can development conserve the significance of Grade II listed Dyers & Marden Ash House as buildings marking the entrance to Ongar from the south?

Response to Question 7

155. The Council having undertaken an initial assessment consider that vehicular access to the site can be achieved without risk to highway safety. The extent of the site frontage, together with the speed limit and the geometry of the road at this point are such that vehicular access can be provided without risk to highway safety. We have in addition been provided with a copy of a Site Access Report (SAR) from the site promotor. This has been prepared following engagement with Essex County Council highways and includes a Stage 1 Road Safety Audit. The SAR has been prepared by Ardent Consulting Engineers and advises that vehicular access to the site can be achieved and would not give rise to any safety concerns.
156. A capacity assessment undertaken as part of the site selection work took account of the Grade II Listed Dyers and Marden Ash House, and the indicative density was reduced in order to minimise the risk of harm to the assets or their settings, and to minimise impact on the amenity and character of this part of the settlement. The detailed write-up of the capacity assessment is provided on page B1002 (site SR-0391) of Appendix B1.6.4 to the Site Selection Report (EB805N). On this basis, the size of the site and the limited number of dwellings anticipated to be delivered are such that there is sufficient flexibility for a scheme to come forward which conserves or enhances the significance of the Grade II Listed Dyers and Marden Ash House. We have been advised by the promotor of the site that a specialist heritage consultant has been appointed and that their initial advice confirms the Council's assessment that any impacts on Dyers and Marden Ash House can be appropriately mitigated.

Inspector's Question 8

8. What effect would the development of the following sites have on the purposes of the Green Belt: ONG.R1 – R7? In particular, would R1 & R2 close an important gap between two separate parts of the settlement?

Response to Question 8

157. Sites ONG.R1-R7 are located in the Green Belt around Ongar. These proposed alterations are documented in Appendix 2 to the Green Belt and District Open Land Background Paper Update (EB1608) as follows:
- (a) ONG.R1-R2 comprise Alteration 2;
 - (b) ONG.R3 comprises Alteration 4;
 - (c) ONG.R4 comprises Alteration 6;
 - (d) ONG.R5 comprises Alteration 3; and,
 - (e) ONG.R6-R7 comprise Alteration 5.
158. The alterations proposed to the Green Belt were informed by the findings of the Epping Forest District Green Belt Assessment: Phase 2 (EB705A) and the conclusions of the site selection process as set out in the Site Selection Report (EB805).
159. The Council explained the methodological approach to undertaking the Epping Forest District Green Belt Assessment with regard to not assessing parcels against Green Belt Purpose 3 and Purpose 5 (as defined at paragraph 80 of the National Planning Policy Framework 2012) at the Matter 4, Issue 4 Hearing Session (as set out in more detail at paragraphs **55-57** earlier in this statement).
160. The effect that the proposed release of the sites set out above would have on the purposes of the Green Belt are set out below.
161. In relation to Alteration 2: ONG.R1-R2, Table 4a identifies the parcel which is proposed for release, together with the contribution the parcel makes to Green Belt purposes 1, 2 and 4. This information is drawn from the Green Belt Assessment: Phase 2 Technical Annex (EB705B).

Table 4a: Assessment of the effect of the proposed development on the purposes of the Green Belt

Green Belt Assessment: Phase 2 parcel	Site allocations	Parcel's contribution to Green Belt purposes
Parcel 013.3	ONG.R1, ONG.R2	<p>The parcel's contribution to the purposes of the Green Belt are:</p> <ul style="list-style-type: none"> • Purpose 1: no contribution • Purpose 2: no contribution • Purpose 4: relatively strong contribution

162. The land proposed for allocation as ONG.R1-R2 makes a relatively strong contribution to Purpose 4 of the Green Belt.
163. Alteration 2 also seeks to regularise the Green Belt boundary to include an anomaly in the form of existing residential development adjacent to the roundabout at the junction of Epping Road and High Street to the north-east of ONG.R1 and ONG.R2.
164. In relation to alteration 4: ONG.R3, Table 4b identifies the parcel which is proposed for partial release, together with the contribution the parcel makes to Green Belt purposes 1, 2 and 4. This information is drawn from the Green Belt Assessment: Phase 2 Technical Annex (EB705B).

Table 4b: Assessment of the effect of the proposed development on the purposes of the Green Belt

Green Belt Assessment: Phase 2 parcel	Site allocations	Parcel's contribution to Green Belt purposes
Parcel 015.1	ONG.R3	<p>The parcel's contribution to the purposes of the Green Belt are:</p> <ul style="list-style-type: none"> • Purpose 1: no contribution • Purpose 2: no contribution • Purpose 4: weak contribution

165. The land proposed for allocation as ONG.R3 was assessed as part of a significantly larger parcel, which was assessed in its entirety as making a weak contribution to Purpose 4 of the Green Belt.

Alteration 6: ONG.R4

166. Table 4c identifies the parcel which is proposed for partial release, together with the contribution the parcel makes to Green Belt purposes 1, 2 and 4. This information is drawn from the Green Belt Assessment: Phase 2 Technical Annex (EB705B).

Table 4c: Assessment of the effect of the proposed development on the purposes of the Green Belt

Green Belt Assessment: Phase 2 parcel	Site allocations	Parcel's contribution to Green Belt purposes
Parcel 016.1	ONG.R4	<p>The parcel's contribution to the purposes of the Green Belt are:</p> <ul style="list-style-type: none"> • Purpose 1: no contribution • Purpose 2: no contribution • Purpose 4: relatively strong contribution

167. The land proposed for allocation as ONG.R4 forms part of a significantly larger parcel of land, which when assessed in its entirety makes a relatively strong contribution to Purpose 4 of the Green Belt.
168. Alteration 6 also seeks to regularise the Green Belt boundary to include:
- (a) an anomaly in the form of existing residential development off the Gables to the north of ONG.R4; and
 - (b) an anomaly in the form of existing residential development off Chelmsford Road and High Ongar Road to the south of ONG.R4.
169. In relation Alteration 3: ONG.R5; Table 4d identifies the parcel which is proposed for partial release, together with the contribution the parcel makes to Green Belt purposes 1, 2 and 4. This information is drawn from the Green Belt Assessment: Phase 2 Technical Annex (EB705B).

Table 4d: Assessment of the effect of the proposed development on the purposes of the Green Belt

Green Belt Assessment: Phase 2 parcel	Site allocations	Parcel's contribution to Green Belt purposes
Parcel 024.4	ONG.R5	<p>The parcel's contribution to the purposes of the Green Belt are:</p> <ul style="list-style-type: none"> • Purpose 1: no contribution • Purpose 2: weak contribution • Purpose 4: relatively strong contribution

170. The land proposed for allocation as ONG.R5 , comprises some 3.32ha of a larger parcel of land comprising some 7.22ha which when assessed in its entirety makes a weak contribution to purpose 2 of the Green Belt and a relatively strong contribution to Purpose 4 of the Green Belt.
171. Alteration 3 also seeks to regularise the Green Belt boundary to include:
- an anomaly where land now forms part of the rear gardens associated with properties on Fairfield Road to the east of ONG.R5; and
 - a section of Greensted Road.
172. In relation to Alteration 5: ONG.R6-R7: Table 4e identifies the parcel which is proposed for partial release, together with the contribution the parcel makes to Green Belt purposes 1, 2 and 4. This information is drawn from the Green Belt Assessment: Phase 2 Technical Annex (EB705B).

Table 4e: Assessment of the effect of the proposed development on the purposes of the Green Belt

Green Belt Assessment: Phase 2 parcel	Site allocations	Parcel's contribution to Green Belt purposes
Parcel 024.1	ONG.R6, ONG.R7	<p>The parcel's contribution to the purposes of the Green Belt are:</p> <ul style="list-style-type: none"> • Purpose 1: no contribution • Purpose 2: no contribution • Purpose 4: moderate contribution

173. The land proposed for allocation as ONG.R6-R7 comprises some 2.3ha of a significantly larger parcel of some 72.20ha which, when assessed in its entirety, makes a moderate contribution to Purpose 4 of the Green Belt.
174. Alteration 5 also seeks to regularise the Green Belt boundary to include an anomaly in the form of existing residential development off Stanford Rivers Road to the north of ONG.R6 and to the west of ONG.R7.

In particular, would R1 & R2 close an important gap between two separate parts of the settlement?

175. The Council does not consider that the land proposed for allocation as ONG.R1-R2 would close an important gap between two separate parts of Ongar, as it is established this land lies within Ongar's settlement envelope²⁵. This conclusion is supported by the Green Belt Assessment: Stage 2 (EB705A) as set out at Table 4.1 page 26., which found that parcel 013.3, which comprises ONG.R1-R2, made no contribution to Purpose 2 of the Green Belt.

Policy P 4: Ongar – Additional Considerations

176. As set out in the Draft Statement of Common Ground with Essex County Council at Appendix 1 – Resolved Objections (ED10A) at Representation Ref. 53, page 4 and Representation Ref. 54, page 13, the Council proposes the following amendments:

Policy	Proposed Amendment
Policy P 4 Part E	<p>(i) Expansion of one of the primary and secondary schools.</p> <p>(iii) Improved pedestrian / cycle links.</p>

²⁵ The assessment established that parcel 013.3 is located within Ongar's settlement envelope (refer to Green Belt Assessment Stage 2: Technical Appendix (EB705B) for further detail).

177. The Council proposes an amendment to insert an additional paragraph after paragraph 5.69 (page 134) on infrastructure requirements to reflect the requirements to support DM 2, as follows:

Policy	Proposed Amendment
New Paragraph after 5.69	<u>Recognising that the Zone of Influence for recreational impacts for the Epping Forest Special Area of Conservation may be amended from time to time over the course of the Plan period, residential development in this area may need to comply with the requirements of any Mitigation Strategy as it relates to Recreational Pressures in accordance with Policy DM 2 of this Plan. The most up to date Zone of Influence can be found on the Council's website.</u>

List of documents referenced in Matter 15 Issue 2 Policy P 4 Ongar

EB1008	<u>Town Centres Review</u>	Arup	2016
EB805	<u>Site Selection Report</u>	Arup	2018
ED10	<u>Draft SoCG between EFDC and Essex County Council</u>	EFDC and ECC	2019
ED10A	<u>Draft SoCG between Epping Forest District Council and Essex County Council – Appendix 1 draft resolved objections</u>	EFDC and ECC	2019
EB703	<u>Open Space Strategy</u>	4 Global	2017
EB705A	<u>Green Belt Assessment: Phase 2</u>	Land Use Consultants	2016
EB705B	<u>Green Belt Assessment Phase 2 Technical Annex</u>	Land Use Consultants	2016
EB1101A	<u>Infrastructure Delivery Plan – Part A Report</u>	Arup	2017
EB1101B	<u>Infrastructure Delivery Report Part B Report</u>	Arup	2017
EB133	<u>Governance Arrangements for Local Plan Implementation</u>	EFDC Cabinet Report	2018

EB410B	HIS Update Appendix 5 and 6	EFDC	2019
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Policy P 5: Buckhurst Hill

Site Specific Matters

Inspector's Question 1

- 1. BUCK.R1 (Powell Rd): Can the significance of locally listed 1 Powell Road be conserved or enhanced in light of the scale of the development proposed within its grounds?**

Response to Question 1

178. The Council considers that the significance of locally listed 1 Powell Road can be conserved or enhanced in light of the scale of development proposed within its grounds.
179. Site BUCK.R1 was assessed through the site selection process under site reference SR-0176. As part of Stage 3/6.3 (Identify Candidate Preferred Sites) of the site selection process, an indicative capacity assessment of sites was undertaken. The capacity assessment included consideration of on-site constraints which may reduce or effect the capacity of the site, including heritage considerations. Alongside other constraints, the presence of the locally listed building was cited as a reason for reducing the capacity of the site as set out at page B836 of Appendix B1.6.4 Results of Capacity and Deliverability Assessments (EB805N).
180. Furthermore, Appendix 6 to the LPSV (EB114A) includes at page 112 a site specific requirement in relation to heritage. It requires development proposals to "preserve the special architectural or historic interest of this Locally Listed Building through its retention and sensitive conversion".
181. The Council considers that this site specific requirement, together with provisions in Policy DM 7 and Policy DM 8 of the LPSV (as proposed to be amended in accordance with the Statement of Common Ground with Historic England ED24), are sufficient to ensure the conservation or enhancement of this Locally Listed Building.

What effect would the development have upon the purposes of the Green Belt?

182. Site BUCK.R1 is located in the Green Belt surrounding Buckhurst Hill, and comprises Alteration 22 as documented in Appendix 2 to the Green Belt and District Open Land Background Paper Update (EB1608).
183. The alterations proposed to the Green Belt were informed by the findings of the Epping Forest District Green Belt Assessment: Phase 2 (EB705A) and the conclusions of the site selection process as set out in the Site Selection Report (EB805).

184. The Council explained the methodological approach to undertaking the Epping Forest District Green Belt Assessment with regard to not assessing parcels against Green Belt Purpose 3 and Purpose 5 (as defined at paragraph 80 of the National Planning Policy Framework 2012) at the Matter 4, Issue 4 Hearing Session (as set out in more detail at paragraphs **55-57** earlier in this statement).
185. The effect that the proposed release of the sites set out above would have on the purposes of the Green Belt are set out below.
186. Table 5a identifies the parcel which is proposed for partial release, together with the contribution the parcel makes to Green Belt purposes 1, 2 and 4. This information is drawn from the Green Belt Assessment: Phase 2 Technical Annex (EB705B).

Table 5a Assessment of the effect of the proposed development on the purposes of the Green Belt

Green Belt Assessment: Phase 2 parcel	Site allocations	Parcel's contribution to Green Belt purposes
Parcel 054x.11	BUCK.R1	<p>The parcel's contribution to the purposes of the Green Belt are:</p> <ul style="list-style-type: none"> • Purpose 1: No contribution • Purpose 2: No contribution • Purpose 4: No contribution

187. The land proposed for allocation as BUCK.R1 makes no contribution to Purposes 1, 2 and 4 of the Green Belt.

Has the capacity of windfall sites been accurately estimated?

188. As set out in the Council's hearing statement for Matter 6, Issue 1 question 3 at paragraph 6 the Council considers that the expected windfall allowance of 35 is justified. The Council's monitoring data demonstrates that all of the housing allocations in the current adopted Local Plan had been realised by 2006. Therefore, all new homes completed since 2006 (an average of 242 new dwellings per annum) could be viewed as windfall development. The Council does not expect the rate of windfall delivery to continue at this rate following the adoption of the LPSV. It is considered that a windfall allowance of 35 new homes per annum is reasonable and realistic and represents a relatively conservative estimate taking into account the amount of housing delivered on windfall sites since 2006. No windfall allowance is made in the first five years of the Plan period to avoid potential double counting against existing commitments.

Should the development requirements in Appendix 6 require a new defensible Green Belt boundary along the short northern boundary of the site as well as the eastern boundary? (Reps BHPC).

189. The Council does not consider that the development requirements in Appendix 6 should require a new defensible Green Belt boundary along the short northern boundary of the site. Instead the Council proposes the following amendment to page 112 of Appendix 6 to ensure that the LPSV reflects the Council's evidence base and in particular Appendix 2 to the Green Belt and District Open Land Background Paper Update (EB1608):

Policy	Proposed Amendment
Appendix 6 page 112	<p>Green Belt Boundary</p> <p>As part of the development proposals, a new defensible boundary to the Green Belt will need to be established along the eastern edge of the site. <u>The existing features to the northern boundary will also need to be strengthened.</u></p>

Inspector's Question 2

- 2. BUCK.R2 (Queen Rd Car Park): Can the required number of parking spaces for London Underground Customers be provided?**

Response to Question 2

190. As set out in the Council's Hearing Statement in relation to Matter 5 (paragraph 27, page 12) and explained in the Matter 5 Hearing Session, the Council considers that the required number of parking spaces for London Underground customers can be provided for site BUCK.R2.
191. Although site BUCK.R2 was not subject to a high level feasibility design through the Settlement Capacity Study (EB803), the principles established within the Study for sites with similar characteristics, have been applied to this site through the capacity assessment undertaken as part of the site selection process. BUCK.R2 was assessed through the site selection process under site reference SR-0225. Appendix B1.5.3 (EB805J) sets out the methodology followed and Appendix B1.6.4 (EB805N) includes

the results of the capacity assessment for site SR-0225 in the site proformas at page 837.

192. Consistent with the principles established in the Settlement Capacity Study (EB803), the capacity assessment in Appendix B1.6.4 (EB805N,) at page 837 sets out that London Underground parking could be re-provided through basement parking and therefore no reduction to the available site area is made. Furthermore, the LPSV and page 114 of Appendix 6 make it clear that these sites should have low levels of resident car parking provision given their proximity to public transport. This approach is consistent with paragraphs 30, 39 and 112 of the National Planning Policy Framework 2012.
193. The Council notes that Transport for London (Commercial) (the site promoter for site BUCK.R2) submitted a Hearing Statement for Matter 5. That Hearing Statement confirms (from paragraph 1.17 onwards at page 7) that both the approach to car parking proposed by the Council and the proposed site capacity are supported.

Will the scheme be financially viable in light of the contributions required?

194. As discussed in the Matter 5 Hearing Session, the Council has taken an appropriate and proportionate approach to viability testing to inform and support the LPSV. On this basis, it considers that the scheme will be financially viable in light of the contributions required.
195. Site BUCK.2 was assessed through the site selection process under site reference SR-0225. Appendix B1.6.4 (EB805N), at page 837, states that an indicative net site capacity of 41 units could be provided. This figure and the associated form of development (such as the provision of basement parking) is underpinned by evidence which has tested a range of generic development scenarios in terms of viability.
196. The Settlement Capacity Study (2016) developed different development typologies which were then applied to brownfield sites across the District. In addition to the high level feasibility designs (referenced in the previous response), a high level viability assessment of the development typologies was undertaken (see Section 3 of EB803 and EB803G). The viability assessment incorporated the findings of the Stage 1 Assessment of the Viability of Affordable Housing, Community Infrastructure Levy (CIL) and Local Plan (2015) (EB300) in setting assumptions related to potential CIL contributions, residential sales prices, and land prices. The Study concluded that the development typologies were viable.
197. The Council undertook further work on viability in 2017, through the Stage 2: Update Assessment of the Viability of Affordable Housing, Community Infrastructure Levy and Local Plan (EB301). As was the case for the Stage 1 Study, this Assessment undertook high-level testing across a number of residential site typologies assumed to come forward through the Local Plan. This included flatted typologies likely to be similar to the development envisaged at BUCK.R2, where the study concluded that the LPSV proposals would not negatively affect development viability.

198. Overall, the findings of the Settlement Capacity Study (EB803) supported by the viability studies (EB300 and EB301) formed the framework against which an approximate net capacity of 41 units was assessed as financially viable.

Will it be viable to provide affordable housing in line with Policy H2 of the Plan? (Reps BHPC).

199. The Council considers that it will be viable to provide affordable housing in line with Policy H 2 of the Plan, as demonstrated through the Council's evidence base:
- (a) The Stage 1 Viability Study (EB300) concluded at page viii that an affordable housing headline target of 40% applicable to sites of 11 or more was most appropriate in viability terms, since there would be meaningfully greater scope to achieve a reasonable combination of both affordable housing and CIL.
 - (b) The Settlement Capacity Study (2016) incorporated delivery of affordable housing as illustrated through the high level feasibility designs (EB803H), drawing on the findings of the Stage 1 Viability Study.
 - (c) The Stage 2 Viability Study (EB301) concluded at paragraph 27, page vi, that an affordable housing policy headline target of 40% for 11 or more dwellings is likely to be workable in striving to secure an optimal level of affordable homes provision in a majority of cases.

Inspector's Question 3

3. BUCK.R3 (Lower Queens Rd Stores): What is the nature of the existing development upon this site and is it genuinely available/developable in light of the existing uses, including residential?

Response to Question 3

200. As described in Appendix 6 to the LPSV (EB114A, page 115) the site comprises a parade of local shops with residential flats above with associated parking and access. The Council considers that it is genuinely available/developable in light of the existing uses, including residential. The decision to allocate site BUCK.R3 was arrived at following its assessment through the site selection process under site reference SR-0813. The Council is the site promoter. It provided information at Stage 4/6.4 (Deliverability) of the site selection process, which confirms that the site is in single ownership, is expected to be available between 2021 and 2025, and that the existing leases on the site are due to end within 5-10 years as set out in the proforma at page B842 for site SR-0813 in Appendix B1.6.4 Results of Capacity and Deliverability Assessments (EB805N).

What arrangements are necessary to relocate current shopkeepers and residents and would this represent fair treatment?

201. Site BUCK.R3 includes provision for a net increase of approximately 15 units together with the re-provision of the existing 24 units. To clarify the Council's intention, it proposes amendments to Policy P 5 and the site specific requirements in Appendix 6 as set out below:

Policy	Proposed Amendment
Policy P 5 Buckhurst Hill	<p>B. In accordance with Policy SP 2 the following sites are allocated for residential development:</p> <p>(iii) BUCK.R3 Stores at Lower Queens Road – Approximately 15 <u>new</u> homes and <u>re-provision of 24 homes and</u> retail floorspace</p>
Appendix 6: BUCK.R3 Stores at Lower Queens Road	<p>Design</p> <p>Development proposals will be required to incorporate <u>re-provision of 24 homes and</u> replacement local retail provision on the ground floor of the development. Any planning application should demonstrate how such retail floorspace will be serviced.</p>

202. In relation to current shopkeepers, page 116 of Appendix 6 to the LPSV states that development proposals will be required to incorporate replacement local retail provision on the ground floor of the development. The Council considers that all shopkeepers would be adequately provided for through the re-provision of floorspace. The Council would seek to develop a phasing plan so that there are opportunities to relocate existing businesses in order to ensure that there is minimal disruption to the current occupants and residents from the proposed redevelopment of the site.

Is there any specific reason to consider that this allocation might not be financially viable?

203. The Council does not consider that there is any specific reason that this allocation might not be financially viable.
204. BUCK.R3 was assessed through the site selection process under site reference SR-0813. Page 842 of Appendix B1.6.4 Results of Capacity and Deliverability Assessment, (EB805N) sets out that an indicative net increase of 15 units could be provided. This figure was informed by the Settlement Capacity Study (EB803) which included a site-specific high level feasibility design (refer to pages 4-5, Appendix 8) and recommended that an adjustment should be made to capacity to account for replacement employment/retail floorspace.
205. As set out in paragraphs 194-197, a framework of evidence has been used to establish the viability of the approximate net increase in dwellings for the site, based on development scenarios including:
- (a) Stage 1 Assessment of the Viability of Affordable Housing, Community Infrastructure Levy (CIL) and Local Plan (2015) (EB300);
 - (b) The Settlement Capacity Study (2016) (EB803 and EB803G); and
 - (c) Stage 2: Update Assessment of the Viability of Affordable Housing, Community Infrastructure Levy (CIL) and Local Plan (2017) (EB301).

Should the development requirements in respect of design seek to avoid high-rise development?

206. The Council does not consider that the development requirements should be amended for site BUCK.R3 with regard to seeking to avoid high-rise development. The site was subject to high level design feasibility work as part of the Settlement Capacity Study (EB803) which demonstrates that a high rise development would not be necessary to accommodate the proposed site capacity.
207. When development proposals come forward, these will be assessed against the policies in the Local Plan as a whole, including Policy DM 9 High quality design and Policy DM 10 Housing Design and Quality. Part C of Policy DM 9, in particular, requires the use of the Quality Review Panel to inform detailed design proposals for developments. Although BUCK R.3 is below the threshold of 50 homes for consideration by the Quality Review Panel, this site is considered to be complex and Appendix 6 of the LPSV confirms that development proposals for this site should be considered and informed by the Quality Review Panel.

Policy P 5: Buckhurst Hill – Additional Considerations

208. As set out in the Draft Statement of Common Ground with Essex County Council at Appendix 1 – Resolved Objections (ED10A) at Representation Ref. 56, page 5 and Representation Ref. 55, page 13, the Council proposes the following amendments:

Policy	Proposed Amendment
Policy P 5 Part C	<p><u>(iii) Primary school expansion and contributions towards additional secondary school places..</u></p> <p><u>(iv) Improved pedestrian/cycle links.</u></p>

List of documents referenced in Matter 15 Issue 2 Policy P 5 Buckhurst Hill

Reference	Name	Author	Date
EB805N	Appendix B.1.6.4 – Results of Capacity and Deliverability Assessments	Arup	2018
ED24	Statement of Common Ground between Epping Forest District Council and Historic England	EFDC and Historic England	2019
EB1608	Green Belt and District Open Land Background Paper	EFDC	2018
EB705A	Green Belt Assessment: Phase 2	Land Use Consultants	2016
EB805	Site Selection Report	Arup	2018
EB705B	Green Belt Assessment: Phase 2 Technical Annex	Land Use Consultants	2016
EB410A	Housing Implementation Strategy Update	EFDC	2019
EB803	Settlement Capacity Study Epping Forest District Council	Fregonese Associates	2016

EB805J	<u>Appendix B1.5.3 - Detailed Methodology Capacity Assessment</u>	Arup	2018
EB300	<u>Stage 1 Assessment of the Viability of Affordable Housing, Community Infrastructure Levy and Local Plan</u>	Dixon Searle Partnership	2015
EB301	<u>Viability Study Stage 2</u>	Dixon Searle Partnership	2017
EB114A	<u>Local Plan Submission Version - Appendix 6 Site Specific Requirements</u>	EFDC	2017
EB803G	<u>Settlement Capacity Study - Appendix 7 Modelling Assumptions</u>	Fregonese Associates	2016
ED10	<u>Draft SoCG between Epping Forest District Council and Essex Country Council</u>	EFDC and ECC	2019
ED10A	<u>Draft SoCG between Epping Forest District Council and Essex County Council – Appendix 1 draft resolved objections</u>	EFDC and ECC	2019

P6: North Weald Bassett

General Matters

Inspector's Question 1

- 1. Highways England has commented that the level of growth proposed here is likely to have an impact upon Junction 7 of the M11. Is this proposed to be mitigated by the provision of Junction 7a, or is something more required?**

Response to Question 1

209. The provision of Junction 7a is associated with the development of the Garden Town Communities across the Harlow and Gilston Garden Town, including within the Harlow District and East Hertfordshire District administrative areas as considered at the Matter 8 Hearing Session. The impact of development upon Junction 7 relates not only to development at North Weald Bassett but also to the Garden Town Communities of Latton Priory and the Water Lane area. Mitigation measures have been identified to accommodate this growth and development at North Weald Bassett would be required to make an appropriate contribution to such measures as set out in the Infrastructure Delivery Plan produced to support the LPSV (EB1100) and the Harlow and Gilston Garden Town Infrastructure Delivery Plan (ED34 and ED34A).

Inspector's Question 2

- 2. Is improved/increased public transport provision necessary to accommodate the scale of development proposed here and in Thornwood? Should Part F make reference to the need to deliver this type of infrastructure? (NWB PC).**

Response to Question 2

210. The Council considers that improved/increased public transport provision is necessary to accommodate the scale of development proposed at North Weald Bassett. The Council's response regarding Thornwood is set out in paragraph 359 & 360 in relation to Policy P 11 Thornwood later in this statement.
211. The Council considers that Part F of Policy P 6 should make reference to the need to deliver this type of infrastructure. In accordance with the Draft Statement of Common

Ground with Essex County Council Summary Update (EB1508A), the Council proposes the following amendments to Policy P 6 and its supporting text:

Policy	Proposed Amendment
After paragraph 5.99	<p><u>"Sustainable Transport Choices</u></p> <p><u>A key element to supporting the Vision for North Weald Bassett is to ensure that new development provides opportunities to access jobs, services, education and leisure opportunities through walking, cycling and public transport. Measures should provide viable alternatives to single occupancy private car use, and prevent the establishment of unsustainable travel behaviour. This will include the co-ordinated provision of safe and convenient sustainable routes to key destinations within, between and beyond the Masterplan areas, and maximising opportunities for existing residents within North Weald Bassett to benefit from new opportunities that the Masterplan areas provide without having to use their cars. In doing so it is recognised that sustainable access to Epping London Underground Station will continue to be needed and that the more strategic focus for employment and service provision within Harlow should be recognised and reflected in the detailed sustainable transport infrastructure planning for North Weald Bassett. As well as the interventions identified more innovative sustainable solutions will be sought and the two Masterplan Areas should not be considered in isolation in developing co-ordinated sustainable transport choices opportunities."</u></p>
Policy P 6	<p><u>"Sustainable Transport Choices</u></p> <p><u>F. In accordance with Policy T 1, all development proposals must demonstrate the need to make provision for, improve and promote use of links to/enhance existing, cycling and walking networks and access to passenger transport</u></p>

Policy	Proposed Amendment
	<p><u>services. The Strategic Masterplans for North Weald Bassett and North Weald Airfield must incorporate measures to promote and encourage the use of sustainable methods of transportation and provide viable alternatives to private car use. Such measures are to be planned in consultation with Essex County Council (and relevant passenger transport providers) through the production of the Strategic Masterplans. The proposed measures need to be underpinned by feasibility evidence that demonstrates the delivery of modal shift away from single occupancy private car use by way of sustainable travel measures.</u></p>
Policy P 6	<p><u>Infrastructure Requirements</u></p> <p><u>FG.</u> Infrastructure requirements must be delivered at a rate and scale to meet the needs that arise from the proposed development, in accordance with the Infrastructure Delivery Plan. Specifically, development in North Weald Bassett will be expected to contribute proportionately towards the following infrastructure items:</p> <ul style="list-style-type: none"> (i) A new primary school <u>and early years childcare provision (including land provision of a minimum of 2.1 hectares), as well as contributions towards additional secondary school places;</u> (ii) Appropriate provision of health facilities; (iii) The provision of walking and cycling facilities, providing linkages both within the site and to external attractors; (iv) <u>Enhancements to public transport provision or other initiatives which reduce the need to travel by car;</u> (iii)(v) Highways and junction upgrades;

Policy	Proposed Amendment
	<p>(iv)(vi) Local upgrades to the existing waste water network and drainage infrastructure;</p> <p>(v)(vii) Potential upgrades to existing water, gas and telecommunications infrastructure; and</p> <p>(vi)(viii) The improvement and provision of open space throughout the settlement.</p>

212. It should be noted that there is an unresolved issue with respect to proposed additional paragraph after 5.99 with respect to Essex County Council's proposition to include '....to ensure impacts on the wider road network are similar to existing traffic levels, especially at sensitive locations in Epping.' The Council is of the view that this does not comply with paragraph 32 (pages 9-10) of the National Planning Policy Framework 2012

Site Specific Matters

Inspector's Question 3

- 3. Was the development of North Weald Golf Club on Rayley Lane considered as an alternative to sites allocated within the Masterplan Area? Why was it rejected? Why is site R3, about which there are many objections in the representations, considered preferable?**

Response to Question 3

213. The development of North Weald Golf Club was considered as an alternative to sites allocated within the Masterplan Area. The Council has considered carefully the merits of the Golf Club site, as highlighted in representation 19LAD0073. The site is the subject of a current planning application. However, the Council considers that the site's more remote location, being some distance from the village, means that it is an unsustainable location and this factor outweighed by other more beneficial site characteristics. In comparison, the sites proposed for allocation in the Masterplan Area (including NWB.R3) represent a more sustainable form of development which comprise a logical extension to the existing settlement. Together the sites proposed for allocation would enable co-ordinated development and provision of the necessary infrastructure.

214. Further details of the respective assessments of the North Weald Golf Club and NWB.R3 are set out in the remainder of this response.
215. As explained in its Matter 5, Issue 1 Hearing Statement, the Council undertook two rounds of assessment of sites through the site selection process; Tranche 1 sites in 2016 and Tranche 2 sites in 2017 (refer to paragraphs 1-4 on pages 2 and 3).
216. The North Weald Gold Club was first assessed through the site selection process in 2016 and assessed again in 2017 under site reference SR-0179. The site did not proceed for further testing beyond Stage 3 and Stage 6.3 (Identify Candidate Preferred Sites) of the site selection process. The justification for this can be found in SSR Appendix B1.5.2 'Assessment for Residential Sites in North Weald Bassett' (EB801J) and at page B760 of Appendix B1.5.2 'Results of identifying sites for further testing' (EB805I) for 2016 and 2017, respectively. For the avoidance of doubt, that justification is explained below.
217. Site SR-0179 was originally assessed as a Tranche 1 site in 2016. At Stage 3, the site was considered to be potentially suitable. However, due to the site's location not within or adjacent to the settlement it was ranked as category 7 (low) in the land preference hierarchy which, based on the Council's Local Plan Strategy, states the order in which sites should be identified for allocation. The ranking of the site as category 7 aligned with the conclusions of the North Weald Bassett Masterplanning Study (EB1003A), which found that the site was too remote from the edge of the existing settlement and the airfield to be included in the Masterplan area. The site did not proceed to Stage 4 (Deliverability). Site SR-0179 was therefore not proposed for allocation in the Draft Local Plan.
218. Site SR-0179 was reconsidered as part of Stage 6.3 of the site selection process in 2017 because it was identified as potentially being able to contribute to the Council's five-year housing land supply (in accordance with paragraph 4.70 of the Site Selection Methodology (EB805AK)). Although the site could contribute to the five-year housing land supply, it was considered that this benefit did not overcome the remote location of the site and it did not proceed to Stage 6.4 (Deliverability) of the site selection process. Specifically, in line with the assessment at Stage 3 and the conclusions of the North Weald Bassett Masterplanning Study 2014 (EB1003A), it was considered that, due to the site's location, the proposed scale of development would harm the settlement character and promote an unsustainable development pattern in an isolated location, detached from the existing settlement (see page B760, EB805I).
219. Site NWB.R3 was assessed through the site selection process as SR-0158A. The site proceeded for further testing at Stage 3 and Stage 6.3. The justification for this can be found at page B760 of Appendix B1.5.2 Results of identifying sites for further testing (EB805I). Notwithstanding the large number of Regulation 20 representations objecting to the allocation of this site, the Council continues to believe that site NWB.R3 is an appropriate site for residential development, which should be allocated in the Local Plan.
220. The Council contends that the decision to allocate site SR-0158A (as NWB.R3) constitutes a valid and defensible exercise of planning judgement, which is justified by robust and proportionate evidence. Parliament has entrusted the Council (as local

planning authority) to make plan-making decisions involving the allocation of land for development during the plan period, subject to independent examination in accordance with section 20 of the 2004 Act. The purpose of that statutory process, put simply, is to examine the legal compliance and soundness of the submitted local plan; not the comparative planning merits of site allocations versus omission sites.

221. In summary, the Council's decision to allocate NWB.R3, as a preferable option to the North Weald Golf Court site, because:
- (a) The site is located within an area assessed as a more suitable strategic option for siting new development. The strategic options for North Weald Bassett drew on findings of the North Weald Bassett Masterplanning Study (2014) which concluded that focussed expansion of the settlement to the north-west (Scenario B) was a more suitable strategic option;
 - (b) The site was subject to the North Weald Bassett Masterplanning Study (EB1003A) at the site-specific level. As compared to site SR-0179, site SR-0158A was considered to align with Option 2B/C in Scenario B thereby representing a more sustainable form of development; and
 - (c) The site was judged to be suitable for residential development, with the Stage 3 and Stage 6.3 assessment noting that notwithstanding potential contamination and gas pipeline constraints, the Council considered these could be mitigated and the site proceeded for further deliverability testing.
222. Site SR-0158A continued through Stage 4 and Stage 6.4 (Deliverability) of the site selection process and was proposed for allocation together with SR-0036, SR-0072, SR-0455 and SR-0991, on the basis that collectively these sites are:
- (a) all located within the more suitable strategic option;
 - (b) form a logical expansion to the north of the settlement, enabling a buffer to be retained between the village and North Weald Airfield; and
 - (c) enable co-ordinated delivery of development and provision of necessary infrastructure.

Inspector's Question 4

4. Both Masterplan Areas: Should Part L(vi) require the conservation or enhancement of the relevant heritage assets in order to accurately reflect the requirements of legislation and national policy? Should a similar criterion be added to Part O to ensure that the historic environment and individual heritage assets are considered through the preparation of the North Weald Airfield Masterplan? (Reps HE).

Response to Question 4

223. The Council recognises that Part L (vi) of Policy P 6 should require the conservation or enhancement of relevant heritage assets and, accordingly, proposes the following

amendment to Part L (vi), as agreed through the Statement of Common Ground between Epping Forest District Council and Historic England (ED24):

Policy	Proposed Amendment
Policy P 6 Part L	L. (vi) careful design that mitigates any potential impact upon <u>development should conserve or enhance</u> the Grade II Listed Buildings at Bluemans Farm/Tyler's Farmhouse.

224. The Council does not propose a similar criterion be added to Part O of Policy P 6. This is because Historic England has not requested this addition through the agreed Statement of Common Ground (ED24). Should development proposals come forward, regard would be had to the Local Plan as a whole, including Policy DM 7.

Inspector's Question 5

5. NW Airfield Masterplan Area: Please could the Council clarify the nature of this area. What is the current nature/use of this extensive site?

Response to Question 5

225. The North Weald Airfield Masterplan Area is shown on map 5.12 of the LPSV and page 122 of Appendix 6 to the LPSV. The latter includes a site description which details the current nature and uses within this site.

What is proposed to be retained and what/where is new development proposed? Is this clearly expressed on Map 5.12 which shows the majority of the masterplan area as "white land"?

226. The area comprising "white land" is proposed to be retained as currently used and comprises the operational airfield and ancillary supporting uses. Existing employment uses and proposed new employment development will be located within NWB.E4, which comprises some 40ha in total of which:

- (a) There is some 10ha of existing employment land comprising B1(a), B1(c), B2 and B8 Use Class uses as set out at page C60 site SR-0940 of the Employment Land Supply Assessment in relation to site SR-0940 (EB602) which is located to the south of site NWB.E4.
 - (b) A further 10ha of new employment land will be provided within NWB.E4 and other community uses such as those identified in Part O(i) of Policy P 6²⁶. The precise location of the new 10ha of employment land NWB.E4 will be determined through the North Weald Airfield Masterplan.
227. The Council considers that Map 5.12 makes it clear that the “white land” is not proposed for allocation and is thus to remain as existing.
228. The Council does, however, propose amendments to the mapping used to visually differentiate between ‘Employment site allocations’ and ‘Designated employment sites’. This will aid clarity, particularly in cases such as NWB.E4, where a new employment allocation is an extension to an existing designated employment site. This amendment affects the mapping contained within the LPSV, Policies Map and Appendix 6 relating to WAL.E6, LOU.E2, NWB.E4 and RUR.E19.
229. To assist the examination, the Council has produced an Employment Note as Appendix B to the Council’s Matter 12 Hearing Statement. The note consolidates proposed amendments as referred to within the Council’s Hearing Statements and a number of further amendments which the Council proposes to make in order to ensure consistency and clarity in relation to employment matters throughout the Plan.

Part O (iii) requires provision to be made for c.10Ha of employment land whereas paragraph 5.96 refers to 40,000Ha. Which is correct?

230. Part O (iii) and paragraph 5.96 of Policy P 6 are both correct. The Council however, proposes an amendment to paragraph 5.96 so that it is consistent with Part O (iii) in referring to the land area in hectares. The Council proposes the following amendment to paragraph 5.96:

Policy	Proposed Amendment
Paragraph 5.96	There is also an existing employment site that is <u>identified for designation allocated with an allocation</u> for a further 40,000sqm <u>10 hectares</u> of B1/B2/B8

²⁶ Refer to page F77, Appendix F1.5.3 Result of Identifying Sites for Allocation (EB805AH) for a map of the land proposed for development (site reference SR-0940).

Policy	Proposed Amendment
	<p>class use (business use/general industrial/storage and warehousing):</p> <ul style="list-style-type: none"> NWB.E4 – North Weald Airfield (40.8ha)

231. To ensure consistency across the supporting text for the settlement policies in relation to employment sites, similar amendments are proposed to the supporting text of P 2: Loughton; P 3 Waltham Abbey; P 13: Rural sites in the east of the District, as follows:

Policy	Proposed Amendment
Loughton Paragraph 5.37	<p>There is also an existing employment site that is <u>identified for designation</u> allocated with an allocation for a further 4,000sqm <u>1 hectare of</u> expansion of B2 class use (general industrial):</p> <ul style="list-style-type: none"> LOU.E2 – Langston Road Industrial Estate (30.06ha)
Waltham Abbey Paragraph 5.53	<p>There is also an existing employment site that is <u>identified for designation</u> allocated <u>with an allocation</u> for a further 5,120sqm <u>approximate 1 hectare of</u> B2/B8 class use (general industrial/storage and warehousing):</p> <ul style="list-style-type: none"> WAL.E6 – Galley Hill Road Industrial Estate (3.89ha)
Rural Sites in the East of the District Paragraph 5.169	<p>There is also an existing Employment Site that is <u>identified for designation</u> allocated <u>with an allocation</u> for a further 5,120sqm of B2/B8 <u>approximate 1 hectare of B1a/B1b class</u> use (general industrial/storage and warehousing):</p>

Inspector's Question 6

6. NWB.R1 & NWB.T1: Is Map 5.12 accurate in showing the same site area for these allocations?

Response to Question 6

232. Map 5.12 at page 146 of the LPSV is accurate in showing the same site area for allocations NWB.R1 and NWB.T1. Part B of Policy P 6 allocates NWB.R1 for approximately 223 homes and Part E of Policy P 6 of the LPSV confirms that the site has been allocated for up to 5 pitches. As required by Part K of Policy P 6 at page 144, development proposals for the North Weald Bassett Masterplan Area, which includes sites NWB.R1 and NWB.T1, will be required to comply with a Strategic Masterplan. The representation of NWB.R1 and NWB.T1 as the same site area therefore provides flexibility around the siting of the five pitches (which equates to some 0.5ha of land) within NWB.R1/NWB.T1.

Similarly, does the map of the NWB Masterplan Area in Appendix 6 require amendment because it presently does not show a Traveller site allocation at all?

233. The map of the North Weald Bassett Masterplan Area at page 123 of Appendix 6 to the LPSV does require updating to show the traveller site allocation. The Council proposes an amendment to that effect.

Is clarification required about where the Traveller site is expected to be provided? If it is expected to be provided as part of NWB.R1 specifically, is this justified?

234. As set out above, the Council does not consider that clarification around the location of NWB.T1 within NWB.R1 is required at this stage. As stated at paragraph 3.108, page 78 of the Site Selection Report (EB805) it is anticipated that proposed traveller allocations within residential allocation sites would come forward as a part of the development proposals for those sites and not independently. The inclusion of the traveller site allocation NWB.T1 within the North Weald Bassett Masterplan Area, and specifically within residential site allocation NWB.R1, is currently being explored by the site promoters as part of the on-going masterplanning work. This was confirmed by Ms Bryan of Sworders acting on behalf of the landowner of Site NWB.R1 at the Matter 5 Hearing Session.
235. The Council considers that the provision of NWB.T1 as part of NWB.R1 is justified. This decision was arrived at following the application of a robust site selection assessment which considered the latest available deliverability information. An overview the assessment process followed for NWB.T1 is set out below.

236. NWB.T1 was assessed through the site selection process as site GRT-N_06. GRT-N_06 was sourced from the Epping Forest District Council Gypsy, Roma and Traveller (GRT) Database and, alongside other potential sites from across the District including North Weald Bassett, formed a pool of sites for assessment. The Council's response to Matter 5, Issue 2, Question 1a outlines how the full pool of sites for assessment was identified. Further detail was also provided on this point at the Matter 5 Hearing Session.
237. The site was subject to the following stages of the site selection process in accordance with the Traveller Site Selection Methodology (EB805AI):
- (a) GRT-N_06 was assessed at Stage 3/8.3 (Major Policy Constraints) of the site selection process, which concluded that the site is entirely or partially unconstrained by major policy constraints and could therefore proceed for further assessment as set out at page E86, Appendix E1.5 – Results of Stage 3 and Stage 8.3 Assessment (EB805V).
 - (b) GRT-N_06 was then subject to assessment at Stage 4 and Stage 8.4 (Quantitative and Qualitative Assessment) for its suitability as set out in the site proforma at page E112 of Appendix E1.6 Results of Stage 4 and Stage 8.4 Assessment (EB805W).
 - (c) At Stage 5 and Stage 8.5 (Identify Candidate Preferred Traveller Sites) the suitability criteria were balanced and it was judged that the site was suitable and should proceed for further testing. The other sites located within North Weald Bassett did not proceed beyond Stage 5 and Stage 8.5 as they were judged to be not suitable (refer to pages E138 – E139 of Appendix E1.7 Results of Stage 5 and Stage 8.5 Results of Identifying Sites for Further Testing (EB805X)).
 - (d) Having identified that site GRT-N_06 should proceed for further assessment, the Council assessed the capacity of the site in line with Step 5 of Stage 5 and Stage 8.5 as explained at pages 71-72 of the Site Selection Report (EB805). Since the site selection process concluded that the most appropriate approach for new traveller sites was to limit the capacity to no more than five pitches, the site boundary was amended, reducing the site area to the northern part of the site adjacent to existing accesses as set out in the site proforma at page E162 of Appendix E.1.8.2 Results of the Capacity and Deliverability Assessments (EB805Z).
 - (e) At Stage 6 and Stage 8.6 (Deliverability) the site proforma for GRT-N_06 at page E162 of Appendix E.1.8.2 Results of Capacity and Deliverability Assessments states that "information submitted through the Land Promoter/Developer Survey 2016 indicates that the site would be available immediately".
 - (f) GRT-N_06 was proposed for allocation as NWB.T1, taking into account the results of the deliverability assessment. The rationale for the decision made by the Council is set out on page E182 of Appendix E1.8.3 Results of Identifying Traveller Sites for Allocation (EB805AA).

Inspector's Question 7

7. What effect would the development of the following sites have on the purposes of the Green Belt: NWB.E3 & E4; and NWB.R1-R5 & T1?

Response to Question

238. Sites NWB.E3 and NWB.E4; and NWB.R1-R5 and T1 are located in the Green Belt around North Weald Bassett. These proposed alterations are documented in Appendix 2 to the Green Belt and District Open Land Background Paper Update (EB1608) as follows:
- (a) NWB.E3 and NWB.E4 comprises Alteration 10; and
 - (b) NWB.R1-R5 and T1 comprises Alteration 11.
239. The alterations proposed to the Green Belt were informed by the findings of the Epping Forest District Green Belt Assessment: Phase 2 (EB705A) and the conclusions of the site selection process as set out in the Site Selection Report (EB805).
240. The Council explained the methodological approach to undertaking the Epping Forest District Green Belt Assessment with regard to not assessing parcels against Green Belt Purpose 3 and Purpose 5 (as defined at paragraph 80 of the National Planning Policy Framework 2012) at the Matter 4, Issue 4 Hearing Session (as set out in more detail at paragraphs **55-57** earlier in this statement).
241. The effect that the proposed release of the sites set out above would have on the purposes of the Green Belt are set out below.
242. Table 6a (below) identifies the parcels that are proposed for partial release for alteration 10: NWB.E3 and NWB.E4 and the contribution the parcels make to Green Belt Purposes 1, 2 and 4. This information is drawn from the Green Belt Assessment: Phase 2 Technical Annex (EB705B).

Table 6a: Assessment of the effect of the proposed development on the purposes of the Green Belt

Green Belt Assessment: Phase 2 parcel	Site allocations	Parcel's contribution to Green Belt purposes
Parcel 010.2	NWB.E4 (part)	<p>The parcel's contribution to the purposes of the Green Belt are:</p> <ul style="list-style-type: none"> • Purpose 1: No contribution • Purpose 2: Moderate • Purpose 4: No contribution
Parcel 010.3	NWB.E3 (part) NWB.E4 (part)	<p>The parcel's contribution to the purposes of the Green Belt are:</p> <ul style="list-style-type: none"> • Purpose 1: No contribution • Purpose 2: Moderate • Purpose 4: No contribution
Parcel 010.4	NWB.E3 (part) NWB.E4 (part)	<p>The parcel's contribution to the purposes of the Green Belt are:</p> <ul style="list-style-type: none"> • Purpose 1: No contribution • Purpose 2: Moderate • Purpose 4: No contribution

243. The land proposed for allocation as NWB.E4 for a new employment site makes a moderate contribution to Purpose 2 of the Green Belt.
244. Alteration 10 also seeks to regularise the Green Belt boundary to include:
- NWB.E3 which is an existing employment site; and
 - North Weald Airfield to support its allocation within the North Weald Airfield Masterplan.
245. Table 6b (below) identifies the parcels which are proposed for partial release in relation to Alteration 11: NWB.R1-R5 and T1 and the contribution the parcels make to Green Belt Purposes 1, 2 and 4. This information is drawn from the Green Belt Assessment: Phase 2 Technical Annex (EB705B).

Table 6b Assessment of the effect of the proposed development on the purposes of the Green Belt

Green Belt Assessment: Phase 2 parcel	Site allocations	Parcel's contribution to Green Belt purposes
Parcel 010.1	NWB.R1 NWB.R2 NWB.T1	The parcel's contribution to the purposes of the Green Belt are: <ul style="list-style-type: none"> • Purpose 1: No contribution • Purpose 2: No contribution • Purpose 4: No contribution
Parcel 010.2	NWB.R3 NWB.E4 NWB.R5	The parcel's contribution to the purposes of the Green Belt are: <ul style="list-style-type: none"> • Purpose 1: No contribution • Purpose 2: Moderate contribution • Purpose 4: No contribution

246. The land proposed for allocation as NWB.R1, NWB.R2 and NWB.T1 makes no contribution to Purposes 1, 2 and 4 of the Green Belt.
247. The land proposed for allocation as NWB.R3, NWB.R4 and NWB.R5 makes a moderate contribution to Purpose 2 of the Green Belt.
248. Alteration 11 also seeks to regularise the Green Belt boundary to include:
- an anomaly in the form of St Andrew's Primary School which is included in the North Weald Bassett Masterplan area;
 - an existing residential property to the south of Vicarage Lane West;
 - a nursery site to the south of Vicarage Lane West; and
 - the rear gardens of existing residential properties along Oak Piece.

Would a defensible boundary be achieved for NWB.R1?

249. The Council considers that a defensible boundary would be provided for NWB.R1. As set out in the Green Belt and District Open Land Background Paper Update (EB1608), the proposed Green Belt boundary adjacent to NWB.R1 would comprise the A414 to the north which is considered to be durable and permanent.

Policy P 6: North Weald Bassett – Additional Considerations

250. The Council proposes an amendment to Policy P 6: North Weald Bassett, to clarify that site NWB.E4 is proposed for allocation for B1/B2/B8 Use Class uses (to reflect paragraph 5.96 of the LPSV (page 143)).
251. The Council proposes the following amendment:

Policy	Proposed Amendment
Policy P 6	D. In accordance with Policy SP 2 and Policy E 1 the following site is designated for employment uses with a further allocated expansion for <u>B1/B2/B8</u> Use Class employment uses: (i) NWB.E4 – North Weald Airfield

Reference	Name	Author	Date
EB1100	Draft Infrastructure Delivery Plan and schedule	Arup	2016
EB1418	Harlow and Gilston Garden Town Infrastructure and Delivery Plan	HGGT	April 2019
EB1508A	Epping Forest District Council and Essex County Council Summary Update to Statement of Common Ground Appendix	EFDC & ECC	2019
EB801J	Appendix B1.5.2 – Results of identifying sites for testing	Arup	2016
19LAD0073	Regulation 19 Representations on behalf of Quinn Estates Ltd	Quinn Estates	2018
EB805I	Appendix B1.5.2 - Results of identifying sites for Further Testing	Arup	2018
EB1003	North Weald Bassett Masterplanning Study Part A	Allies & Morrison Urban Practitioners	2014
EB805AK	Appendix A - Site Selection Methodology	Arup	2018

EB805	Site Selection Report	Arup	2018
EB602	Employment Land Supply Assessment	Arup	2017
EB805AH	Appendix F1.5.3 - Results of Identifying Sites for Allocation	Arup	2018
EB805AI	Appendix D – Traveller site selection methodology	Arup	2018
EB805V	Appendix E1.5 - Results of Stage 3 and Stage 8.3 Assessment	Arup	2018
EB805W	Appendix E1.6 - Results of Stage 4 and Stage 8.4 Assessment	Arup	2018
EB805X	Appendix E1.7 - Results of Stage 5 and Stage 8.5 Results of Identifying Sites for Further Testing	Arup	2018
EB805Z	Appendix E1.8.2 - Results of Capacity and Deliverability Assessments	Arup	2018
EB805AA	Appendix E1.8.3 - Results of Identifying Sites for Allocation	Arup	2018

EB1608	Green Belt and District Open Land Background Paper	EFDC	2018
EB705A	Green Belt Assessment: Phase 2	Land Use Consultants	2016
EB805	Site Selection Report	Arup	2018
EB705B	Green Belt Assessment: Phase 2 Technical Annex	Land Use Consultants	2016
EB805AE	Appendix F1.4 - Results of Identifying Sites for Further Testing	Arup	2018

Policy P 7: Chigwell

General Matters

Inspector's Question 1

- 1. Paragraph 5.104 indicates that the Plan makes twelve residential allocations in Chigwell, but only eleven are included in the Policy. Does this require correction?**

Response to Question 1

252. Yes, this is a typographical error which requires correction. The Council therefore proposes the following amendment to paragraph 5.104.

Policy	Proposed Amendment
Paragraph 5.104	5.104 Following an assessment of the suitability, availability and achievability of Residential Sites located within these spatial options, the Council has identified twelve <u>eleven</u> sites for allocation to meet the identified housing requirement, as set out in Policy P 7.

Inspector's Question 2

- 2. What is the significance of the “Community Hub” referred to by Chigwell Parish Council? Should Part C refer to this, or is it to be delivered in some other way? Should reference to the Hub be made in the vision on page 147?**

Response to Question 2

253. The “Community Hub” referred to by Chigwell Parish Council was identified as a proposal within the Regulation 16 Draft Chigwell Neighbourhood Plan (CNP) (EB1009). As proposed, the “Community Hub” would involve the re-development of, and enhancement to, existing community facilities located at Hainault Road. The CNP proposed that the funding for this project would be secured through the allocation of a site for residential development (Regulation 16 Chigwell CNP Policy CHG2 ‘Enabling Development at Rolls Park to propose approximately 45 Homes on land that is expected to remain in the Green Belt’).

254. The CNP did not proceed to a referendum as the Council agreed with the Independent Examiner's findings that the CNP did not meet the 'basic conditions' within paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as amended) ("the 1990 Act"). The Council's Cabinet considered a report on the outcome of the CNP Examination on 7 February 2019 (EB136), the details of which are explained in the Report of the Examiner into the Chigwell Neighbourhood Plan' (EB136A).
255. The Council considers that, whilst the ambition to create a "Community Hub" is laudable, the costs of delivery would be significant, and there is currently insufficient justification to require the proposed allocations in Chigwell to fund such a proposal. Although EFDC's Infrastructure Delivery Plan (EB1101B) identifies a New Community Hub at Hainault Road as a 'desirable' project for Chigwell in accordance with comments received from the Parish Council (see page 41, Ref. CHG20, page 41), it is not identified as 'Essential' or 'Critical' infrastructure needed to support planned growth in Chigwell. Part C of Policy P 7 includes only essential infrastructure required, either through contributions from proposed developments, or through direct provision. The Limes Farm masterplan Policy P 7 Part I (ii) includes provision for community facilities and consideration within Limes Farm for such uses will be considered as part of the masterplanning process. The Council does not consider it necessary to include such a requirement in either Part C of Policy P 7, or in the vision for Chigwell on page 147.

Site Specific Matters

Inspector's Question 3

- 3. CHIG.R6 (Limes Farm Masterplan Area): Do the requirements of Parts G-J adequately reflect the aims of the Chigwell Neighbourhood Plan in preparation?**

Response to Question 3

256. As set out in the response to Question 2 (above), the Draft Chigwell Neighbourhood Plan (CNP) (EB1009), that has been under preparation since 2014 did not proceed to referendum. In relation to Limes Farm, the Examiner concluded (EB136A, page 3, bullet 6) that:

"The requirement that the Limes Farm Regeneration, a strategic site in the emerging Local Plan, can only come forward via a review of the neighbourhood plan, would prevent the delivery of sustainable development and therefore fails one of the basic conditions."

257. The Council considers that the involvement of the local community, and in particular the existing residents, in the development of the Limes Farm Masterplan is an important principle that should be set out clearly within Policy P 7 as it relates to the Limes Farm Masterplan. This is in accordance with the arrangements agreed by Cabinet on 18 October 2018 (EB133, Appendix 3) which requires informal community and stakeholder engagement during the preparation of masterplans prior to formal consultation on the Draft Masterplan.

258. The Council would therefore propose the following amendment to Policy P 7 Part G as follows:

Policy	Proposed Amendment
Policy P 7 Part G	Development proposals for CHIG.R6 must comply with a Strategic Masterplan <u>that has been developed in consultation with the local community, including the existing residents of Limes Farm, and that has been formally endorsed by the Council.</u>

Is this allocation justified in respect of its impact on open space provision in the locality?

259. The Council considers that the allocation of CHIG.R6 is justified in respect of its impact on open space provision in the locality. As set out at paragraph 7.10 of the Council's Open Space Strategy (EB703), Chigwell has access to significant areas of Amenity Greenspace. This is particularly so when having regard to the proximity of open space provision which, despite being located within the administrative areas of the London Borough of Redbridge or Havering, are accessible to residents in the locality. Such open space provision includes Claybury Park to the West, Fairlop Waters and Hainault Recreation Ground to the South, and Hainault Country Park to the East.
260. Consequently, whilst there is likely to be a temporary reduction in amenity greenspace as part of the redevelopment of the estate, residents will still be able to access open space within the locality. The Council confirmed in Appendix B1.6.6 to the Site Selection Report (EB805P) on page B1081 that whilst the site has a capacity for around 987 homes, of which 209 will be net new homes, only 100 of these are likely to be delivered in this plan period, with the remainder coming forward in the longer term. The reduction reflects the realistic number of homes that can be delivered in this plan period given the complex leases and that the comprehensive redevelopment is projected to happen towards the end of the plan period. The Council considers that this provides greater flexibility, through the development of the Masterplan, to re-configure the current open space within the Limes Farm estate to provide improvements to both its functionality and quality which will benefit both existing and future residents.

261. The Council recognises that it is important to maintain a meaningful proportion of open space on the site in the longer term and would therefore propose the following amendment to Policy P 7 Part I (vii) for clarification as follows:

Policy	Proposed Amendment
Policy P 7 Part I	(vii) the adequate provision of a <u>meaningful proportion of high quality public open space which forms an integral part of the development in terms of its functionality.</u>

Were smaller scale alternatives which might have avoided the loss of open space considered, and why were they rejected?

262. The Council assessed a smaller scale alternative to the Limes Farm Masterplan Area (CHIG.R6), namely, site reference SR-0820 (Green Space north and south of Copperfield, Limes Estate, Chigwell, Essex), which comprised solely the area of open space to the north of the Limes Farm Estate.²⁷ The Council decided not to allocate this site because it would result in the loss of open space and would not support the comprehensive redevelopment of the Limes Estate. This decision is documented in Appendix B1.6.6. 'Results of Identifying Sites for Allocation' (EB805P) at page B1081. Furthermore, as set out in paragraph 256 above the proposed allocation of this site and the redevelopment of the estate would make open space provision on the site for existing and future residents.

²⁷ A map showing SR-0557 (Limes Farm Estate) and SR-0820 (Green Space north and south of Copperfield, Limes Estate, Chigwell, Essex) can be found in the SSR 2018, within Appendix B1.6.6 'Results of Identifying Sites for Allocation for Chigwell and Chigwell Row', at page B1080.

Inspector's Question 4

- 4. CHIG.R7 (Chigwell Convent): Is this allocation justified in light of the proposal to designate it as a Local Green Space in the emerging Chigwell Neighbourhood Plan (NP)? How has the Council worked positively and proactively with the NP body to seek to address this potential conflict between the Plan and the NP as set out in the Planning Practice Guidance (Paragraph: 009 Reference ID: 41-009-20160211)?**

Response to Question 4

263. The Council considers that the proposed allocation of site CHIG R.7 is justified notwithstanding the proposal to designate it as a Local Green Space in the emerging Chigwell Neighbourhood Plan (CNP). As set out in paragraph 254 above, the emerging CNP did not proceed to a referendum. The CNP Examiner concluded that the proposed Local Green Space sites (which included the CHIG.R7 site) did not meet the criteria set out in paragraphs 76 and 77 of the 2012 Framework. Accordingly, the Examiner considered those sites to be contrary to national policy, see the 'Report of the Examiner into the Chigwell Neighbourhood Plan' dated 5 November 2018 (EB136A), page 3, bullet point 8.
264. Throughout the preparation of the Neighbourhood Plan the Council worked positively and proactively with the Parish Council to provide advice and assistance. A number of meetings took place and comments were provided including a briefing note, formal response to the Draft Neighbourhood Plan and legal advice at various stages of plan making. Notwithstanding the engagement a number of issues were identified in the Council's response to the Regulation 16 publication including insufficient evidence to support the proposed policies and allocations and these were explained in detail of the Plan.

Is this allocation justified in respect of its effect upon the setting of heritage assets? (Reps Chigwell PC).

265. The Council considers that this allocation is justified in respect of its effect upon the setting of heritage assets.
266. CHIG.R7 was assessed through the site selection process as site SR-0588. As part of Stage 2 and Stage 6.2 (Quantitative and Qualitative Assessment) of the site selection process, sites were assessed against criterion 1.8a Impact on Schedule Ancient Monument/Listed Building/Conservation Area/Historic Park or Garden. which identified that the site contains two Grade II listed buildings.
267. At Stage 3 and Stage 6.3 (Identify Candidate Preferred Sites) of the site selection process, a capacity assessment was undertaken. As part of this assessment, regard was had to any constraints which may reduce or affect the capacity of the site, including consideration of local setting or character. As set out at page B853 of Appendix B1.6.4 Results of Capacity and Deliverability Assessment (EB805N), the potential impact on

the setting of the Listed Buildings and views, in particular those of the Forecourt Piers, Gateway and Railings, was cited as a reason for reducing the capacity of the site.

268. In addition, Appendix 6 of the LPSV (at page 134), includes a site specific requirement that development proposals to preserve or enhance the special architectural or historic interest of these Listed Buildings and their settings.
269. The Council considers that this site specific requirement, together with provisions of Policy DM 7 and Policy DM 8, will ensure that heritage assets of these Grade II listed assets are conserved or enhanced.

Inspector's Question 5

5. CHiG.R8 (Fencepiece Rd) and R11 (Hainault Rd): Are the development requirements in Appendix 6 concerning access accurate? Do they reflect the conclusions of previous appeal decisions and the Highway Authority? (Reps 19LAD0046)?

Response to Question 5

270. The Council acknowledges that the development guidance at Appendix 6 (page 136) concerning access in relation to CHiG.R8 does not accurately reflect the conclusions of the previous appeal decision (ref: APP/J1535/W/16/3162357) and the Highways Authority comments on the associated planning application (ref: EPF/0653/16) which stated that the development of the site would not be detrimental to highway safety based upon a scheme for the demolition of two detached dwellings and the construction of 11 no. flats. In order to accurately reflect the conclusions of this appeal decision and the views of the Highway Authority, the Council proposes an amendment to delete the following on page 136 of Appendix 6 in relation to CHiG.R8:

Policy	Proposed Amendment
Appendix 6 CHiG.R8	<p>On-site Constraints</p> <p>The site has potential access constraints. As a result of the proximity of the site to the Manor Road/Fencepiece Road/Hainault Road crossroads, vehicular access to the site should be limited to Manor Road. Development proposals should consider the potential for the existing driveway onto Manor Road to be upgraded/widened as part of the development in order to ensure a safe access point which has sufficient capacity for the development it serves.</p>

271. In relation to CHIG.R11, in light of a recent appeal decision (Appeal Ref: APP/J1535/W/17/3190595 dated 27 July 2018) which granted approval for the redevelopment of the site for the demolition of the existing dwelling and the provision of 11 units) the Council considers that the development guidance in Appendix 6 (page 142) concerning access is inaccurate in relation to CHIG.R11. Consequently the Council proposes the deletion of the following on page 142 of Appendix 6 in relation to CHIG.R11:

Policy	Proposed Amendment
Appendix 6 CHiG.R11	<p>On-site Constraints</p> <p>The site has access constraints. Development proposals should assess whether the current access to the residential property would provide a safe access point which has sufficient capacity to serve the proposed residential development. This includes ensuring that appropriate visibility splays can be accommodated within any exiting or proposed access point.</p>

Inspector's Question 6

- 6. What effect would the development of the following sites have on the purposes of the Green Belt: CHIG.R1; R2; R4; and R5?**

Response to Question 6

272. Sites CHIG.R1, CHIG.R2, CHIG.R4 and CHIG.R5 result in four proposed alterations to the Green Belt around Chigwell. The proposed alterations are documented in Appendix 2 to the Green Belt and District Open Land Background Paper Update (EB1608) as follows:
- (a) CHIG.R1 comprises Alteration 20, to regularise the Green Belt boundary where the site has been granted planning permission;
 - (b) CHIG.R2 comprises Alteration 21, to regularise the Green Belt boundary where the site has been granted planning permission;
 - (c) CHIG.R4 comprises Alteration 19, to support its allocation for development in the LPSV; and
 - (d) CHIG.R5 comprises Alteration 17, to support its allocation for development in the LPSV.

273. In preparing the LPSV, the Council considered what constitutes the most suitable and defensible boundaries for Green Belt taking account of existing and proposed development within the District.
274. Paragraph 4.1 of the Green Belt and District Open Land Background Paper Update (EB1608) acknowledges that, subsequent to the identification of major Green Belt boundary anomalies in the Green Belt Review: Phase 2 (EB705A), the Council also identified further anomalies arising from the proposed site allocations in the LPSV.
275. Sites CHIG.R1 and CHIG.R2 have been allocated in the LPSV on the basis that they have an extant planning permission and are above the six-unit threshold for allocation of sites²⁸ granted between 1 April and 30 September 2017. The Council has therefore proposed their release from the Green Belt to ensure that the most defensible Green Belt boundary is protected.
276. For completeness, Table 7a (below) identifies the parcels which are proposed for partial release to accommodate CHIG.R1 and CHIG.R2, together with the contribution the parcels make to Green Belt purposes 1, 2 and 4. This information is drawn from the Green Belt Assessment: Phase 2 Technical Annex (EB705B).

Table 7a: Assessment of the effect of the proposed development on the purposes of the Green Belt

Green Belt Assessment: Phase 2 parcel	Site allocations	Parcel's contribution to Green Belt purposes
Parcel 035.3	CHIG.R1	<p>The parcel's contribution to the purposes of the Green Belt are:</p> <ul style="list-style-type: none"> • Purpose 1: Moderate contribution • Purpose 2: No contribution • Purpose 4: No contribution
Parcel 035.1	CHIG.R2	<p>The parcel's contribution to the purposes of the Green Belt are:</p> <ul style="list-style-type: none"> • Purpose 1: Strong contribution • Purpose 2: Moderate contribution • Purpose 4: No contribution

277. The alterations proposed to the Green Belt were informed by the findings of the Epping Forest District Green Belt Assessment: Phase 2 (EB705A) and the conclusions of the site selection process as set out in the Site Selection Report (EB805).
278. The Council explained the methodological approach to undertaking the Epping Forest District Green Belt Assessment with regard to not assessing parcels against Green

²⁸ As set out in paragraph 2.136 of the Site Selection Report 2018 (EB805, page 46).

Belt Purpose 3 and Purpose 5 (as defined at paragraph 80 of the National Planning Policy Framework 2012) at the Matter 4, Issue 4 Hearing Session (as set out in more detail at paragraphs **55-57** earlier in this statement).

279. The effect that the proposed release of the sites set out above would have on the purposes of the Green Belt are set out below.
280. Table 7b (below) identifies the parcel which is proposed for partial release for Alteration 19: CHIG.R4, together with the contribution the parcel makes to Green Belt purposes 1, 2 and 4. This information is drawn from the Green Belt Assessment: Phase 2 Technical Annex (EB705B).

Table 7b: Assessment of the effect of the proposed development on the purposes of the Green Belt

Green Belt Assessment: Phase 2 parcel	Site allocations	Parcel's contribution to Green Belt purposes
Parcel 035.6	CHIG.R4	<p>The parcel's contribution to the purposes of the Green Belt are:</p> <ul style="list-style-type: none"> • Purpose 1: Strong contribution • Purpose 2: Strong contribution • Purpose 4: No contribution

Alteration 19 comprises two elements:

- (a) An anomaly identified in the Green Belt Assessment Phase 2: Technical Annex (EB705B), as set out in the proforma for Parcel 035.6, which identifies that the Grange Hill station/Froghall Lane area is a developed area which is of a similar density and character to the adjacent settlement and does not meet the purposes of the Green Belt. The Green Belt and District Open Land Background Paper (EB1603) identifies this anomaly for release from the Green Belt (see pages 13 and 14); and
- (b) The land proposed for allocation as CHIG.R4 which comprises some 2.33ha of the 49.96ha of land which formed Parcel 035.6.
281. Table 7c identifies the parcel which is proposed for partial release as Alteration 17: CHIG.R5, together with the contribution the parcel makes to Green Belt Purposes 1, 2 and 4. This information is drawn from the Green Belt Assessment: Phase 2 Technical Annex (EB705B).

Table 7c: Assessment of the effect of the proposed development on the purposes of the Green Belt

Green Belt Assessment: Phase 2 parcel	Site allocations	Parcel's contribution to Green Belt purposes
Parcel 035.8 ²⁹	CHIG.R5	<p>The parcel's contribution to the purposes of the Green Belt are:</p> <ul style="list-style-type: none"> • Purpose 1: Moderate contribution • Purpose 2: Relatively weak • Purpose 4: No contribution

282. The land proposed for allocation as CHIG.R5 comprises some 1.66ha of the 27.97ha of land which formed Parcel 035.8.

Has the supply of brownfield sites been exhausted, including the potential for conversion of larger dwellings?

283. As the Council explained at paragraphs 38-48 of its Hearing Statement for Matter 4, Issue 4, Question 1(pages 16 – 18), the Council is satisfied that it has exhausted the supply of brownfield sites. This includes maximising the density of development on brownfield sites.
284. All sites promoted to the Council, or identified by Council officers, as being potentially appropriate for residential development were subject to the site selection process. This included larger dwellings with the potential for conversion. As the Council explained at the Hearing Sessions for Matter 4 and 5, appropriate brownfield sites located in the existing urban area were maximised as site allocations before moving into the next land preference category.

²⁹ The Council notes that the Green Belt and District Open Land Background Paper Update (EB1608) erroneously identifies Green Belt Assessment: Phase 2 parcel reference 036.2.

Policy P 7: Chigwell – Additional Considerations

285. As set out in the Draft Statement of Common Ground with Essex County Council at Appendix 1 – Resolved Objections (ED10A) at Representation Ref. 60, page 6 and Representation Ref. 61, page 14, the Council proposes the following amendments:

Policy	Proposed Amendment
Policy P 7 Part C	<p>(i) Secondary school expansion <u>Primary school expansion and contributions towards additional secondary school places;</u></p> <p>(ii) <u>Improved pedestrian/cycle links.</u></p>

286. The Council proposes the following amendment to include an additional policy requirement to Policy P 7 as set out in other Places Policies as a new Part F given the proximity of the allocated sites to the Epping Forest Special Area of Conservation as follows:

Policy	Proposed Amendment
Policy P 7 Part F	<p><u>Recreational Pressure</u></p> <p><u>"F. Due to their proximity to the Epping Forest Special Area of Conservation, development of the allocated sites within Chigwell will be required to make a contribution to the access management and monitoring of visitors to the Epping Forest in accordance with Policy DM 2.</u></p>

List of documents referenced in Matter 15 Issue 2 Policy P 7 Chigwell

Reference	Name	Author	Date
EB1009	<u>Regulation 16 Draft Chigwell Neighbourhood Plan</u>	Chigwell Parish Council	2018
EB136	<u>Outcome of the Chigwell Neighbourhood Plan Examination</u>	EFDC Cabinet Report	2019
EB136A	<u>Report of the Examiner into the Chigwell Neighbourhood Plan</u>	John Slater Planning Ltd	2018
EB1101B	<u>Infrastructure Delivery Plan - Part B Report</u>	Arup	2017
EB133	<u>Governance Arrangements for Local Plan Implementation</u>	EFDC Cabinet Report	2018
EB703	<u>Open Space Strategy</u>	4 Global	2017
EB805P	<u>Appendix B1.6.6 - Results of Identifying Sites for Allocation</u>	Arup	2018
EB805N	<u>Appendix B1.6.4 - Results of Capacity and</u>	Arup	2018

	<u>Deliverability Assessments</u>		
EB1608	<u>Green Belt and District Open Land Background Paper</u>	EFDC	2018
EB705A	<u>Green Belt Assessment: Phase 2</u>	Land Use Consultants	2016
EB705B	<u>Green Belt Assessment: Phase 2 Technical Annex</u>	Land Use Consultants	2016
EB805	<u>Site Selection Report</u>	Arup	2018
EB1603	<u>Green Belt & District Open land Background Paper</u>	EFDC	2016
ED10	<u>Draft SoCG between Epping Forest District Council and Essex Country Council</u>	EFDC & ECC	2019
ED10A	<u>Draft SoCG between Epping Forest District Council and Essex County Council – Appendix 1 draft resolved objections</u>	EFDC and ECC	2019

Policy P 8: Theydon Bois

Site Specific Matters

Inspector's Question 1

1. THYB.R1 (Forest Drive):

Response to Question 1

a. Will the density of development be in keeping with that on Forest Drive and Dikes Avenue?

287. The Council considers that the density of development will be in keeping with that on Forest Drive and Dikes Avenue. THYB.R1 was assessed in the site selection process as site SR-0070. At Stage 3 and Stage 6.3 (Identify Candidate Preferred Sites) of the site selection process, a capacity assessment of sites was undertaken. As part of this assessment regard was had to any constraints which may reduce or affect the capacity of the site, including consideration of local setting and character. As set out at page B1028 of Appendix B1.6.4 Results of Capacity and Deliverability Assessment (EB805N), no specific constraints were identified for this site. On this basis, the Council does not foresee that the indicative density would result in a development which would appear out of keeping with the local setting and character of the area, including Forest Drive and Dikes Avenue. It will however be a matter for detailed consideration at the planning application stage.

b. Should the Development Requirements in Appendix 6 refer to the need to enable access to the railway?

288. The Council agrees that the Development Requirements (LPSV, Appendix 6, page 147) should be amended to refer to the need for future development proposals to incorporate suitable access arrangements to facilitate the maintenance of the adjacent London Underground Central line. The Council therefore proposes an amendment to the Infrastructure section for site THYB.R1, in the following terms:

Policy	Proposed Amendment
Appendix 6 page 147 THYB.R1	Infrastructure This site is identified as being within a 400m radius of a London Underground Station. To promote sustainable transport modes and encourage active transport, development proposals for residential

Policy	Proposed Amendment
	<p>development should limit the provision of on-site residents' car parking to that required to service the essential needs of the development. Provision should be made on-site for car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders. Contributions will be sought for implementing Controlled Parking Zones in the vicinity of the site.</p> <p><u>The site is located adjacent to the London Underground Central line. Any future development proposals for the site will need to incorporate suitable access arrangements to enable the continued maintenance of the railway.</u></p>

c. Should they recognise the importance of existing trees and hedgerows to the north and west of the site and of the brook along the northern boundary? (Reps TBPC).

289. The Council recognises the importance of the existing trees and hedgerows to the north and west of the site and the brook along the northern boundary. To ensure that these important features are recognised the Council proposes the following amendment to page 147 of Appendix 6 both for the sake of clarity and to reflect the wording suggested by Theydon Bois Parish Council in its Regulation 20 representations (19STAT0032):

Policy	Proposed Amendment
Appendix 6 page 147	<p><u>Ecology and Trees</u></p> <p>Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.</p>

Policy	Proposed Amendment
	<u>Development proposals should take into consideration the visual amenity provided by the existing trees and hedgerow to the west and north of the site. Proposals should seek to minimise any loss through a sensitive approach to the design and layout of any scheme.</u>

d. Is the requirement in Appendix 6 to integrate the “permissive path” within the development unduly prescriptive? Would it be sufficient to require a pedestrian route to be provided through the site?

290. The Council does not consider that promoting opportunities to integrate the permissive path within the development is unduly prescriptive; instead the Development Requirements at page 147 of Appendix 6 encourage discussions with the Council on this matter when designing any proposed development layout.
291. The justification for the inclusion of this requirement is to maintain, and where possible, improve connectivity to the wider Public Rights of Way network. It will also support LPSV Policies T 1 Sustainable Transport Choices and DM 5 Green and Blue Infrastructure.

e. What is the justification for requiring contributions to Controlled Parking Zones in the vicinity of the site?

292. The requirement for seeking contributions towards the establishment of Controlled Parking Zones ensures that, where there is a potential for new developments to place additional pressure on on-street parking capacity (such that it results in the creation of highway safety issues, creates unacceptable parking ‘stress’ or, in the case of transport hubs, uncontrolled parking which may encourage greater use of the private car) that the costs of implementing or varying controlled parking schemes do not fall to the public purse. This is a well-accepted practice and the principle is in accordance with Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended).

Inspector's Question 2

2. THYB.R3 (Coppice Row): Should the Development Requirements in Appendix 6 reflect the need to conserve or enhance Grade II listed Baldocks?

Response to Question 2

293. The Council agrees that the Development Requirements in Appendix 6 should recognise the importance of ensuring that development proposals preserve or enhance the setting of the Grade II Listed Building at Baldocks. The Council therefore proposes an amendment to the Development Requirements set out at page 151 of Appendix 6 to the LPSV in relation to site THYB.R3 for the sake of clarification as follows:

Policy	Proposed Amendment
Appendix 6 page 151 THYB.R3	<p><u>Heritage</u></p> <p><u>Development of the site may impact upon the setting of the Grade II listed Baldocks, located to the north-east of the site. Development proposals which may affect the setting of this heritage asset should conserve or enhance the special architectural or historic interest of these Listed Buildings and their settings through high quality design/materials.</u></p>

Should they refer to the prominent location of the site overlooking the Village Green, around which numerous heritage assets are dispersed? (Reps HE & TBPC).

294. The Council recognises the importance of ensuring that development proposals are of a sensitive design recognising the prominent location of the site. The Council therefore proposes an amendment to the Development Requirements contained at page 151 Appendix 6 in relation to THYB.R3 to clarify this as follows:

Policy	Proposed Amendment
Appendix 6 page 151 THYB.R3	<p><u>Design</u></p> <p><u>The prominent location of this site, which overlooks Theydon Green, and is located on a main route through the village is such that any development proposals will be required to make a positive contribution to the character of the area and/or amenity of nearby existing development. The design of any development proposals should therefore take a sensitive approach to the siting, design, layout, levels, density, height, scale, massing and materials.</u></p>

Inspector's Question 3

3. What effect would the development of THYB.R1 have on the purposes of the Green Belt?

Response to Question 3

295. Site Allocation THYB.R1 is located in the Green Belt surrounding Theydon Bois. Proposed Alteration 39 is documented in Appendix 2 to the Green Belt and District Open Land Background Paper Update (EB1608).
296. The proposed Green Belt alteration was informed by the findings of the Epping Forest District Green Belt Assessment: Phase 2 (EB705A)) and the conclusions of the site selection process set out in the Site Selection Report (EB805).
297. The Council explained the methodological approach to undertaking the Epping Forest District Green Belt Assessment with regard to not assessing parcels against Green Belt Purpose 3 and Purpose 5 (as defined at paragraph 80 of the National Planning Policy Framework 2012) at the Matter 4, Issue 4 Hearing Session (as set out in more detail at paragraphs **55-57** earlier in this statement).
298. The effect that the proposed release of the sites set out above would have on the purposes of the Green Belt are set out below.
299. Table 8a identifies the parcel which is proposed for release in its entirety, together with the contribution the parcel makes to Green Belt Purposes 1, 2 and 4. This information is drawn from the Green Belt Assessment: Phase 2 Technical Annex (EB705B).

Table 8a Assessment of the effect of the proposed development on the purposes of the Green Belt

Green Belt Assessment: Phase 2 parcel	Site allocations	Parcel's contribution to Green Belt purposes
Parcel 043.1	THYB.R1	<p>The parcel's contribution to the purposes of the Green Belt are:</p> <ul style="list-style-type: none"> • Purpose 1: No contribution • Purpose 2: Moderate contribution • Purpose 4: No contribution

300. The land proposed for allocation as THYB.R1 makes a moderate contribution to Purpose 2 of the Green Belt.
301. Alteration 39 also seeks to regularise the Green Belt boundary to include an anomaly in the form of land to the rear of residential properties off Forest Drive.

Policy P 8: Theydon Bois - Additional Considerations

302. As set out in the Statement of Common Ground with Essex County Council at Appendix 1 – Resolved Objections (ED10A) at Representation Ref. 56, page 5 and Representation Ref. 63, page 20, the Council proposes the following amendments:

Policy	Proposed Amendment
Policy P 8 Part C	<p>(iv) <u>Primary school expansion and contributions towards additional secondary school places.</u></p> <p>(v) <u>Improved pedestrian / cycle links</u></p>

List of documents referenced in Matter 15 Issue 2 Policy P 8 Theydon Bois

Reference	Name	Author	Date
EB1608	Green Belt and District Open Land Background Paper	EFDC	2018
EB705A	Green Belt Assessment: Phase 2	Land Use Consultants	2016
EB705B	Green Belt Assessment: Phase 2 Technical Annex	Land Use Consultants	2016
EB805	Site Selection Report	Arup	2018
19STAT0032	Theydon Bois Parish Council Regulation 20 Representations	Theydon Bois Parish Council	2018

Policy P 9: Roydon

General Matters

Inspector's Question 1

- 1. Does the vision for Roydon require amendment to clarify that the glasshouse industry is based in the wider Parish area rather than the village? Similarly, should it be clarified in paragraph 5.128 that allocations for Traveller accommodation are proposed in Roydon Parish?**

Response to Question 1

303. The Council agrees that an amendment to the Roydon Vision in order to clarify that the glasshouse industry is based on the wider Parish area and an amendment to paragraph 5.128 that there are no allocations for Traveller accommodation proposed in Roydon Parish rather than the village would be helpful.
304. The proposed amendments are as follows:

Policy	Proposed Amendment
Vision for Roydon	<p>Roydon will continue to serve the convenience needs of the local community. It will maintain its rural and local character, with sensitive design aimed at preserving the historic character of the Village. Site allocations will focus on maintaining the existing settlement pattern and ensure the continued preservation of important Green Belt, preventing coalescence between Roydon and Harlow Town.</p> <p>The village will build upon its key strengths, such as the mainline railway station, as well as other assets such as the historic church, Marina Village and surrounding Lee Valley Regional Park. Links to the Lee Valley Regional Park will be improved, with impacts of recreational pressure minimised. The glasshouse industry <u>located within the wider parish area</u> will be supported and will continue to thrive by adapting to future challenges."</p>
Paragraph 5.128	Policy SP 2 sets out the Council's approach to traveller sites within the district. There are no

Policy	Proposed Amendment
	allocations for Traveller Accommodation within the <u>parish of Roydon</u> .

Inspector's Question 2

- 2. Is the relationship between the settlement of Roydon and the Lee Valley Regional Park adequately reflected within Policy P9 and the accompanying allocations? Are any specific planning provisions required to support access into the Park from the station and, if so, will the Plan facilitate this?**

Response to Question 2

305. The Council considers that the relationship between the settlement of Roydon and the Lee Valley Regional Park is not, as currently drafted, adequately reflected in Policy P 9. Consequently, the Council proposes an amendment to Policy P 9 Part C and the supporting text at paragraph 5.131. The amendment to Policy P 9 Part C also reflects the Draft Statement of Common Ground with Essex County Council at Appendix 1 – Resolved Objections (ED10) in relation to Representation Ref. 63, page 14. Such an amendment will provide opportunities to facilitate improved access to the Lee Valley Regional Park where appropriate by providing the policy context against which development proposals on the accompanying allocations will be assessed.
306. Whilst improvements to the links to the Lee Valley Regional Park are not currently identified within the IDP (EB1101A and EB1101B), this is a live document and the provision of improved links will be explored as part of next review, having been informed by the Lee Valley Regional Park Cycling Strategy (EB505).
307. Further work will be required in order to determine the feasibility of supporting access from Roydon Station to the Lee Valley Regional Park in particular. Nevertheless, the Council is supportive of providing opportunities to improve cycling access to the Lee Valley Regional Park and seek to work with the Lee Valley Regional Park Authority in achieving this.
308. The proposed amendments are as follows:

Policy	Proposed Amendment
Paragraph 5.131	The supporting text to Policy SP 2 confirms the importance of identifying and delivering key

Policy	Proposed Amendment
	infrastructure to support residential and employment growth across the District. The infrastructure needs for Roydon will be set out in the Infrastructure Delivery Plan. <u>This would include the opportunity to improve links between the settlement of Roydon and the Lee Valley Regional Park and to support pedestrian and cycling access into the Park from Roydon Railway Station.</u>
Policy P 9 Part C	<p>Infrastructure requirements must be delivered at a rate and scale to meet the needs that arise from the proposed development, in accordance with the Infrastructure Delivery Plan. Specifically, development in Roydon will be expected to contribute proportionately towards the following infrastructure items:</p> <ul style="list-style-type: none"> (i) Highways and junction upgrades; (ii) Improved pedestrian / cycle links, including to the Lee Valley Regional Park; (iii) Local utilities upgrades; and <u>(iv)</u> The improvement of open space throughout the settlement.

Site Specific Matters

Inspector's Question 3

- 3. ROYD.R1 (Old Coal Yard) & R2 (Kingsmead School): Should the "Development Requirements" in Appendix 6 refer to the location of these sites within Groundwater Source Protection Zones 1 and 3 respectively and indicate the implications for construction works in order to avoid pollution of the public water supply? (Reps Affinity Water).**

Response to Question 3

309. The Council agrees that the development requirements for these sites in Appendix 6 should refer to the location of ROYD.R1 and ROYD.R2 within Groundwater Source

Protection Zones 1 and 3 respectively and indicate the implications for construction works in order to avoid pollution of the public water supply.

310. The Council proposes the following amendments to Appendix 6 of the LPSV to reflect this:

Policy	Proposed Amendment
Appendix 6 page 155: ROYD.R1 Development Requirements	Source Protection Zone The site is located within Source Protection Zone 1, corresponding to Roydon Pumping Station. Development proposals should demonstrate provision of adequate safeguards against possible contamination. This should include through the submission of Construction Management Statements in accordance with Part D of Policy DM 21.
Appendix 6 page 157: ROYD.R2 Development Requirements	Source Protection Zone The site is located within Source Protection Zone 3, corresponding to Roydon Pumping Station. Development proposals should demonstrate provision of adequate safeguards against possible contamination. This should include through the submission of Construction Management Statements in accordance with Part D of Policy DM 21.

Inspector's Question 4

- 4. What effect would the development of the following sites have on the purposes of the Green Belt: ROYD.R1; R2; R3; R4?**

Response to Question 4

311. Sites ROYD.R1-R4 are located in the Green Belt around Roydon. These proposed alterations are documented in Appendix 2 to the Green Belt and District Open Land Background Paper Update (EB1608) as follows:
- (a) ROYD.R1 comprises Alteration 26;
 - (b) ROYD.R2 comprises Alteration 27;
 - (c) ROYD.R3 comprises Alteration 29; and
 - (d) ROYD.R4 comprises Alteration 28.

312. The alterations proposed to the Green Belt were informed by the findings of the Epping Forest District Green Belt Assessment: Phase 2 (EB705A) and the conclusions of the site selection process as set out in the Site Selection Report (EB805).
313. The Council explained the methodological approach to undertaking the Epping Forest District Green Belt Assessment with regard to not assessing parcels against Green Belt Purpose 3 and Purpose 5 (as defined at paragraph 80 of the National Planning Policy Framework 2012) at the Matter 4, Issue 4 Hearing Session (as set out in more detail at paragraphs **55-57** earlier in this statement).
314. The effect that the proposed release of the sites set out above would have on the purposes of the Green Belt are set out below.
315. Table 9a identifies the parcel which is proposed for partial release as Alteration 26: ROYD.R1, together with the contribution the parcel makes to Green Belt Purposes 1, 2 and 4. This information is drawn from the Green Belt Assessment: Phase 2 Technical Annex (EB705B).

Table 9a Assessment of the effect of the proposed development on the purposes of the Green Belt

Green Belt Assessment: Phase 2 parcel	Site allocations	Parcel's contribution to Green Belt purposes
Parcel 064.1	ROYD.R1	<p>The parcel's contribution to the purposes of the Green Belt are:</p> <ul style="list-style-type: none"> • Purpose 1: No contribution • Purpose 2: Weak contribution • Purpose 4: No contribution

316. The land proposed for allocation as ROYD.R1 forms about 0.53ha of a larger parcel comprising 2.14ha, which when assessed in its entirety makes a weak contribution to Purpose 2 of the Green Belt.
317. Table 9b identifies the parcel which is proposed for partial release as alteration 27: ROYD.R2, together with the contribution the parcel makes to Green Belt Purposes 1, 2 and 4. This information is drawn from the Green Belt Assessment: Phase 2 Technical Annex (EB705B).

Table 9b Assessment of the effect of the proposed development on the purposes of the Green Belt

Green Belt Assessment: Phase 2 parcel	Site allocations	Parcel's contribution to Green Belt purposes
Parcel 064.4	ROYD.R2	<p>The parcel's contribution to the purposes of the Green Belt are:</p> <ul style="list-style-type: none"> • Purpose 1: No contribution • Purpose 2: Relatively weak contribution • Purpose 4: No contribution

318. The land proposed for allocation as ROYD.R2 comprises about 1.36ha of land within a larger parcel of some 33.62ha which, when assessed in its entirety, makes a relatively weak contribution to Purpose 2 of the Green Belt.
319. Table 9c identifies the parcel which is proposed for partial release as Alteration 29: ROYD.R3, together with the contribution the parcel makes to Green Belt Purposes 1, 2 and 4. This information is drawn from the Green Belt Assessment: Phase 2 Technical Annex (EB705B).

Table 9c Assessment of the effect of the proposed development on the purposes of the Green Belt

Green Belt Assessment: Phase 2 parcel	Site allocations	Parcel's contribution to Green Belt purposes
Parcel 064.4	ROYD.R3	<p>The parcel's contribution to the purposes of the Green Belt are:</p> <ul style="list-style-type: none"> • Purpose 1: No contribution • Purpose 2: Relatively weak contribution • Purpose 4: No contribution

320. The land proposed for allocation as ROYD.R3 comprises some 0.42ha of land within a larger parcel of some 33.62ha which, when assessed in its entirety makes a relatively weak contribution to Purpose 2 of the Green Belt
321. Alteration 29 also seeks to regularise the Green Belt boundary where previous development has taken place in the Green Belt to ensure the most defensible Green Belt boundary is protected.
322. Table 9d identifies the parcel which is proposed for partial release as alteration 28: ROYD.R4, together with the contribution the parcel makes to Green Belt purposes 1,

2 and 4. This information is drawn from the Green Belt Assessment: Phase 2 Technical Annex (EB705B).

Table 9d Assessment of the effect of the proposed development on the purposes of the Green Belt

Green Belt Assessment: Phase 2 parcel	Site allocations	Parcel's contribution to Green Belt purposes
Parcel 064.6	ROYD.R4	<p>The parcel's contribution to the purposes of the Green Belt are:</p> <ul style="list-style-type: none"> • Purpose 1: No contribution • Purpose 2: No contribution • Purpose 4: No contribution

323. The land proposed for allocation as ROYD.R4 comprises some 0.98ha of land within a larger parcel of some 13.99ha which, when assessed in its entirety makes no contribution to either Purpose 1, 2 or 4 of the Green Belt.

Policy P 9: Roydon - Additional Considerations

324. As set out in the Draft Statement of Common Ground with Essex County Council at Appendix 1 – Resolved Objections (ED10A) at Representation Ref. 56, page 5 and Representation 63, page 20, the Council proposes the following amendment:

Policy	Proposed Amendment
Policy P 9 Part C	<p><u>(iv) Primary school expansion and contributions towards additional secondary school places.</u></p> <p><u>(v) Improved pedestrian / cycle links</u></p>

325. The Council proposes an amendment to insert an additional paragraph after paragraph 5.131 on page 54 on infrastructure requirements to reflect the requirements to support DM 2, as follows:

Policy	Proposed Amendment
Additional paragraph after 5.131	<u>Recognising that the Zone of Influence for recreational impacts for the Epping Forest Special Area of Conservation may be amended from time to time over the course of the Plan period, residential development in this area may need to comply with the requirements of any Mitigation Strategy as it relates to Recreational Pressures in accordance with Policy DM 2 of this Plan. The most up to date Zone of Influence can be found on the Council's website.</u>

326. The Council also proposes an amendment to Policy P 9 to include a new Part F to include reference to air quality considerations as set out in other Places Policies as follows:

Policy	Proposed Amendment
Policy P 9 Part F	<u>Air Pollution</u> <u>F. The development of the allocated sites within Roydon have the potential to produce air pollution that could impact upon air quality in the District, including the Epping Forest Special Area of Conservation. In accordance with Policy DM 2 and Policy DM 22, all proposals on sites which require a Transport Assessment/Transport Statement will be required to undertake an air quality assessment that identifies the potential impact of the development, together with contributions towards air quality monitoring.</u>

List of documents referenced in Matter 15 Issue 2 Policy P 9 Roydon

Reference	Name	Author	Date
EB705A	Green Belt Assessment: Phase 2	Land Use Consultants	2016
EB705B	Green Belt Assessment: Phase 2 Technical Annex	Land Use Consultants	2016
EB805	Site Selection Report	Arup	2018
ED10	Draft SoCG between Epping Forest District Council and Essex Country Council	EFDC and ECC	2019
ED10A	Draft SoCG between Epping Forest District Council and Essex County Council – Appendix 1 draft resolved objections	EFDC and ECC	2019
EB1101A	Infrastructure Delivery Plan - Part A Report	Arup	2017
EB1101B	Infrastructure Delivery Plan - Part B Report	Arup	2017

Policy P 10: Nazeing

General Matters

Inspector's Question 1

- 1. The Vision for Nazeing in paragraph 5.133 refers to the provision of a new community centre as a focal point. How will this be delivered if it is not a requirement for the Concept Framework Plan? What would be the effect of a new facility upon the centre at St Giles Church?**

Response to Question 1

327. The vision for Nazeing was developed following community consultation, stakeholder engagement and an assessment of evidence based documents. The reference to the provision of a new community centre to create a focal point within the Vision for Nazeing seeks to reflect a long-term aspiration for the settlement and respond to concerns about the existing facilities. The South Nazeing Concept Framework is intended to ensure that a comprehensive and cohesive approach to development is achieved recognising that the proposed allocations, which although contiguous are not under one ownership rather than to secure the provision of significant community infrastructure. The scale of proposed development is such that it would be unlikely to be able to provide such community provision and remain viable. Consequently, the Infrastructure Delivery Plan (IDP) (EB1101A and EB1101B) identifies a new community centre at Nazeing as being 'desirable' rather than 'essential' or 'critical' to reflect this aspiration.
328. Notwithstanding the above, the Council is of the view that the location of the South Nazeing Concept Framework Plan Area is not sufficiently central to act as a focal point. Consequently, whilst there are no specific mechanisms within the LPSV to deliver a new community centre, its reference in the LPSV and the IDP (EB1101A and EB1101B) provides a positive statement demonstrating in-principle support. Such statements can be beneficial in supporting funding bids should such opportunities arise.
329. The current community facilities for Nazeing are located at St Giles Church and the sports pavilion at Bumbles Green. The St Giles Church Hall is available for hire and is used on a regular basis by a range of local groups. Any detailed feasibility work to develop a new community centre would need to assess a number of matters, including the need for additional capacity at that time. Such an assessment would need to be undertaken taking account of the existing facilities, including those at St Giles Church.
330. In order to reflect the vision for Nazeing and to support the principle of the above aspirations, the Council proposes modifications to the supporting text to Policy P 10 at paragraph 5.143 in order to support the provision of community facilities. The Council also proposes amendments to Policy P 10 and the supporting text in order to support

the improvement of links to the Lee Valley Regional Park (as referred to in the Council's response to Question 2 below).

331. The proposed amendments are as follows:

Policy	Proposed Amendment
Paragraph 5.143	<p>Paragraph 5.143</p> <p>The supporting text to Policy SP 2 confirms the importance of identifying and delivering key infrastructure to support residential and employment growth across the District. The infrastructure needs for Nazeing will be set out in the Infrastructure Delivery Plan. <u>This would include the opportunity to improve links between the settlement of Nazeing and the Lee Valley Regional Park, particularly access to the Park for cyclists. The provision of a new community centre to act as a focal point for the settlement will be encouraged and supported, as set out in Policy D 2. However other options may be appropriate to meet the demand, including the utilisation and improvement of existing facilities.</u></p>
Policy P 10 Part D	<p>Infrastructure requirements must be delivered at a rate and scale to meet the needs that arise from the proposed development, in accordance with the Infrastructure Delivery Plan. Specifically, development in Nazeing will be expected to contribute proportionately towards the following infrastructure items:</p> <ul style="list-style-type: none"> (i) Primary school expansion; <u>Primary school expansion and contributions towards additional secondary school places;</u> (ii) Highways and junction upgrades; (iii) <u>Improved pedestrian/cycle links, including to the Lee Valley Regional Park;</u> (iv) Local utilities upgrades; and (v) The improvement of open space throughout the settlement."

Inspector's Question 2

- 2. Is the relationship between the settlement of Nazeing and the Lee Valley Regional Park adequately reflected within Policy P9 and the accompanying allocations? Are any specific planning provisions required to support access into the Park and, if so, will the Plan facilitate this? In particular, is it a responsibility of the Plan to facilitate improvements to the Crooked Mile as a key route serving the River Lee Country Park? (Reps LVRPA).**

Response to Question 2

332. The Council agrees that the relationship between the settlement of Nazeing and the Lee Valley Regional Park could be better reflected in Policy P 10. Consequently, the Council proposes an amendment to Policy P 10 and the supporting text at paragraph 5.143 as set out in the response to Question 1 above. This amendment will provide the policy context against which development proposals for the allocated sites will be assessed in order to facilitate improved access to the Park where appropriate.
333. Whilst improvements to the links to the Lee Valley Regional Park are not currently identified within the IDP (EB1101A and EB1101B), this is a live document and the provision of improved links will be explored as part of the next review of the IDP, having been informed by the Lee Valley Regional Park Cycling Strategy 2017(EB505).
334. Significant work will be required in order to determine the feasibility and desirability of improving the Crooked Mile as a key route for cyclists. Nevertheless, the Council is supportive of providing opportunities to improve cycling access to the Lee Valley Regional Park and to work with the Lee Valley Regional Park Authority in achieving this. However, recognising that more detailed work needs to be undertaken, it is considered that a specific reference to improving the Crooked Mile as a Local Plan requirement is not necessary.

Site Specific Matters

Inspector's Question 3

3. Site NAZE.R1: Is it correct to describe this site as "Land at Perry Hill" rather than "St. Leonards Road"?

Response to Question 3

335. The Council agrees that it would be more accurate to describe this site as "St. Leonards Road". The Council therefore proposes the following amendments to the LPSV and Appendix 6 to the LPSV to reflect this:

Policy	Proposed Amendment
Policy P 10 Nazeing	<p>B. In accordance with Policy SP 2 the following sites are allocated for residential development:</p> <p>(i) NAZE.R1 Land at Perry Hill <u>Land at St. Leonards Road</u> – Approximately 33 homes</p> <p>The Council proposes an amendment to the site specific reference in Appendix 4: Policy Designations of the LPSV for Site NAZE.R1 (see p.224) (additions in bold text):</p> <p>Appendix 4: Policy Designations</p> <p>NAZE.R1 Land at Perry Hill <u>Land at St. Leonards Road</u></p>
Appendix 6, page 174: South Nazeing Concept Framework Plan	<p>Site Allocations included in Concept Framework Plan:</p> <p>NAZE.R1 Land at Perry Hill <u>Land at St. Leonards Road</u></p>

Inspector's Question 4

- 4. Sites NAZE.E6 (Millbrook Business Park) and E7 (Winston Farm): These sites are adjacent to the Nazeing and South Roydon Conservation Area which contains numerous other designated heritage assets. Should the Site Descriptions in Appendix 6 reflect this? Should it be noted that the Conservation Area is on the Heritage at Risk register? (Reps HE).**

Response to Question 4

336. The Council does not consider that it is necessary for the Development Requirements at Appendix 6 to be updated for Sites NAZE.E6 (page 171) and NAZE.E7 (page 172). These sites comprise existing employment sites and no additional land has been allocated for the expansion of these sites. Should development proposals come forward they will be assessed in accordance with Policy DM 7 and Policy DM 8 which will conserve or enhance the heritage assets in this area as agreed in the Statement of Common Ground with Historic England (ED24 Reference 17 on page 6).
337. The Council proposes an amendment however, to site NAZE.E7 to redraw the site boundary to reflect that planning permission has been granted for residential use on part of the site (EPF/2271/16).

Inspector's Question 5

- 5. Should a site at Sedge Green (identified in the Employment Land review 2017 as ELR-0099) be designated for employment use in Part C and on Map 5.16? Representation 19LAD0002 states that it is in storage rather than residential use.**

Response to Question 5

338. The Council does not consider that the site at Sedge Green identified in the Employment Land Supply Assessment (EB602) as ELR-0099 should be designated for employment use in Part C of Policy P 10 and on Map 5.16 of the LPSV.
339. The site identified in representation 19LAD0001 comprises land which was not found to be in employment use at the time of the Employment Land Supply Assessment 2017 (ELSA) (EB602). The site was identified as having the potential to accommodate the expansion of employment uses, as set out in the proforma (page C35 of the Employment Land Supply Assessment (EB602)) and proceeded to the site selection stage in 2017 with the reference SR-1035. However, the site was sifted out from the site selection process at Stage 1 and Stage 6.1A (Major Policy Constraints) due to its location outside the Settlement Buffer Zones as documented at page F14 of Appendix F1.2 Results of Stage 1 and Stage 6.1 Assessment for Employment Sites (EB805AC).

340. The Council continues to consider that the site identified in 19LAD0001 is not in existing employment use. The Council refused a planning application (Ref EPF/3060/17) for the use of the land for the storage of vehicles and portable toilets, retention of vehicular access to Sedge Green, use of building for ancillary use for the business and ancillary and other work on 13 March 2018. The reasons for refusal related to harm to the Green Belt as a result of inappropriate development for which very special circumstances had not been demonstrated, and the significant harmful impact of the proposed development on the character and appearance of the area. The applicant asserted that the existing lawful use of the site was for storage purposes. However, as was fully explained in the determination of a Certificate of Lawful Development (Reference EPF/0149/18) the stated storage uses of the land breach any/all of the extant enforcement notices on the site and therefore could not be made 'time immune'. Furthermore, the Council's records showed that the stated storage on the land had not taken place for a continuous period prior to the date of the submission of the Certificate of Lawful Development application. Consequently the Council is of the view that the current lawful use of the land is agricultural.

Inspector's Question 6

6. What effect would the development of the following sites have on the purposes of the Green Belt: NAZE.R1; R2; R3; R4; & E1?

Response to Question 6

341. Sites NAZE.R1-R4 and E1 are located in the Green Belt around Nazeing. These proposed alterations are documented in Appendix 2 to the Green Belt and District Open Land Background Paper Update (EB1608) as follows:
- (a) NAZE.R1, NAZE.R3 and NAZE.R4 comprise Alteration 24;
 - (b) NAZE.R2 comprises Alteration 23; and
 - (c) NAZE.E1 comprises Alteration 40.
342. The alterations proposed to the Green Belt were informed by the findings of the Epping Forest District Green Belt Assessment: Phase 2 (EB705A) and the conclusions of the site selection process as set out in the Site Selection Report (EB805).
343. The Council explained the methodological approach to undertaking the Epping Forest District Green Belt Assessment with regard to not assessing parcels against Green Belt Purpose 3 and Purpose 5 (as defined at paragraph 80 of the National Planning Policy Framework 2012) at the Matter 4, Issue 4 Hearing Session (as set out in more detail at paragraphs **55-57** earlier in this statement).
344. The effect that the proposed release of the sites set out above would have on the purposes of the Green Belt are set out below.

345. Table 10a identifies the parcels which are proposed for partial release as alteration 24: NAZE.R1, NAZE.R3 and NAZE.R4, together with the contribution the parcels make to Green Belt Purposes 1, 2 and 4. This information is drawn from the Green Belt Assessment: Phase 2 Technical Annex (EB705B).

Table 10a: Assessment of the effect of the proposed development on the purposes of the Green Belt

Green Belt Assessment: Phase 2 parcel	Site allocations	Parcel's contribution to Green Belt purposes
Parcel 067.4	NAZE.R3 (negligible part)	The parcel's contribution to the purposes of the Green Belt are: <ul style="list-style-type: none"> • Purpose 1: No Contribution • Purpose 2: No Contribution • Purpose 4: No Contribution
Parcel 067.5	NAZE.R1, NAZE.R3 (part), NAZE.R4	The parcel's contribution to the purposes of the Green Belt are: <ul style="list-style-type: none"> • Purpose 1: No Contribution • Purpose 2: No Contribution • Purpose 4: No Contribution

346. The land proposed for allocation as NAZE.R1, NAZE.R3 and NAZE.R4 makes no contribution to either Purposes 1, 2 or 4 of the Green Belt.
347. Alteration 24 also seeks to regularise the Green Belt boundary to include:
- (a) residential development that has previously taken place off Pound Lane to the north of NAZE.R1 and west of NAZE.R3; and
 - (b) a section of B194 St Leonards Road.

348. Table 10b identifies the parcel which is proposed for partial release as alteration 23: NAZE.R2, together with the contribution the parcel makes to Green Belt Purposes 1, 2 and 4.

Table 10b: Assessment of the effect of the proposed development on the purposes of the Green Belt

Green Belt Assessment: Phase 2 parcel	Site allocations	Parcel's contribution to Green Belt purposes
Parcel 066.4	NAZE.R2	<p>The parcel's contribution to the purposes of the Green Belt are:</p> <ul style="list-style-type: none"> • Purpose 1: No Contribution • Purpose 2: Relatively Weak • Purpose 4: No Contribution

349. The land proposed for allocation as NAZE.R2 comprises some 0.86ha of a significantly larger parcel of some 21.14ha, which when assessed in its entirety, makes a relatively weak contribution to Purpose 2 of the Green Belt.
350. Alteration 23 also seeks to regularise the Green Belt boundary to include a section of Pecks Hill.
351. Site NAZE.E1 which is proposed for designation comprises an existing employment site as Alteration 40. The LPSV proposes to remove this existing development (which would otherwise comprise a future anomaly) from the Green Belt to ensure the most defensible boundary is protected, as set out in the Green Belt and District Open Land Background Paper 2018 (EB1608). The Council considers that the effect on the purposes of the Green Belt arising from the proposed regularisation of the Green Belt boundary is limited, as the site is already developed.
352. Alteration 40 also seeks to regularise the Green Belt boundary to include:
- (a) an area of scrubland to the rear of properties off Old Nazeing Road to the north of NAZE.E1, to ensure that the most defensible Green Belt boundary is protected; and
 - (b) a section of Green Lane.

Has regard been had to previously developed nursery sites in the Green Belt before greenfield sites in accordance with SP2? (Reps 19LAD0027)?

353. The Council considers that regard has been had to previously developed nursery sites in the Green Belt in accordance with the hierarchy set out in Policy SP 2. Nursery sites comprise land that is, or has been, occupied by agricultural buildings. Based on the definition of 'previously developed land' in Annex 2 of the National Planning Policy Framework (2012), land that is or has been occupied by agricultural buildings comprises one of the identified exclusions and therefore should be treated as greenfield land. This means nursery sites in agricultural use would fall within category 4 or lower of the Land Preference Hierarchy in accordance with the methodology set out in Appendix B1.5.1 Ranking Sites for Further Assessment (EB805H).

Would NAZE.R2 have a defensible boundary relating to physical features?

354. The Council considers that the Development Requirements for Site NAZE.R2 set out on page 164 of Appendix 6: Site Specific Requirements for Site Allocations (EB114A) ensure that future development would establish a new defensible boundary along the western and strengthen the northern and southern edges of the site.

Is the estimated density justified and achievable?

355. The Council considers that the estimated density for Site NAZE.R2 is justified. The proposed density set out at page 164 of Appendix 6: Site Specific Requirements for Site Allocations (EB114A) is consistent with the indicative density guidelines for areas outside town and large village centres, such as Nazeing, set out in Policy SP 3 of the LPSV (page 34).
356. The Council considers that the estimated density is achievable. NAZE.R2 was assessed in the site selection process as site SR-0150. As part of Stage 3 and Stage 6.3 of the site selection process, a capacity assessment of sites was undertaken and regard was had to any on-site constraints which may reduce or effect the capacity of the site. No such constraints were identified for this site, as evidenced at page B963 of Appendix B1.6.4 Results of Capacity and Deliverability Assessments (EB805N). Consequently, there are no known on-site constraints, which would impede the ability of the site to achieve the estimated density.

Policy P 10: Nazeing – Additional Considerations

357. The Council has agreed in the Draft Statement of Common Ground with Essex County Council at Appendix 1 – Resolved Objections (ED10A) at Representation Ref. 59, page 5/6 to amend P 10 D re. education provision as follows:

Policy	Proposed Amendment
Policy P 10 Part D	(i) Primary school expansion; <u>and contributions towards additional secondary school places;</u>

358. The Council proposes an amendment to insert an additional paragraph after paragraph 5.143 on page 157 on infrastructure requirements to reflect the requirements to support DM 2, as follows:

Policy	Proposed Amendment
New paragraph after 5.143	<u>Recognising that the Zone of Influence for recreational impacts for the Epping Forest Special Area of Conservation may be amended from time to time over the course of the Plan period, residential development in this area may need to comply with the requirements of any Mitigation Strategy as it relates to Recreational Pressures in accordance with Policy DM 2 of this Plan. The most up to date Zone of Influence can be found on the Council's website.</u>

List of documents referenced in Matter 15 Issue 2 Policy P 10 Nazeing

Reference	Name	Author	Date
EB705A	Green Belt Assessment: Phase 2	Land Use Consultants	2016
EB705B	Green Belt Assessment: Phase 2 Technical Annex	Land Use Consultants	2016
EB805	Site Selection Report	Arup	2018
ED10	Draft SoCG between Epping Forest District Council and Essex Country Council	EFDC & ECC	2019
ED10A	Draft SoCG between Epping Forest District Council and Essex County Council – Appendix 1 draft resolved objections	EFDC and ECC	2019
EB1101A	Infrastructure Delivery Plan - Part A Report	Arup	2017
EB1101B	Infrastructure Delivery Plan - Part B Report	Arup	2017
ED24	Statement of Common Ground between Epping Forest District Council and Historic England	EFDC & Historic England	2019
EB602	Employment Land Supply Assessment	Arup	2017

EB805AC	Appendix F1.2- Results of Stage 1 and Stage 6.1 Assessment	Arup	2018
19LAD0001	E-Toilets Ltd Local Plan Regulation 19 Representation	Collins and Coward Planning and Development Consultancy	2017
EB1608	Green Belt and District Open Land Background Paper	EFDC	2018
EB805H	Appendix B1.5.1 - Ranking Sites for Further Assessment	Arup	2018
EB114A	Local Plan Submission Version - Appendix 6 Site Specific Requirements	EFDC	2017
EB805N	Appendix B1.6.4 - Results of Capacity and Deliverability Assessments	Arup	2018

Policy P 11: Thornwood

General Matters

Inspector's Question 1

1. Paragraph 5.147 indicates that the Plan makes three residential allocations in Thornwood, but only two are included in the Policy. Does this require correction?

Response to Question 1

359. Yes, this is a typographical error which should be corrected. The Council therefore proposes the following correction to paragraph 5.147:

Policy	Proposed Amendment
Paragraph 5.147	Following an assessment of the suitability, availability and achievability of Residential Sites, the Council has identified three <u>two</u> sites for potential allocation to meet the identified housing requirement, as set out in Policy P 11.

Inspector's Question 2

2. Is improved/increased public transport provision necessary to accommodate the scale of development proposed both here and in North Weald Bassett? Should Part D make reference to the need to deliver this type of infrastructure? (NWB PC).

Response to Question 2

360. The Council considers that, whilst there may be opportunities to secure improvements to public transport provision to serve the proposed development at Thornwood, such provision is not a prerequisite to development.
361. The proposed development sites in Thornwood have access to existing bus services between Harlow and Epping (including to Epping Station). Nevertheless, the scale of the proposed development in Thornwood is such that any planning applications would need to be supported by a Transport Assessment/Transport Statement and would need to accord with Policy T 1. As set out in the Harlow and Gilston Garden Town Draft Transport Strategy (EB1408) there are potential opportunities to improve

passenger transport connections between Harlow and Epping as part of the implementation of sustainable transport solutions for the Garden Town Community at Latton Priory. Developments at Thornwood could potentially benefit from such improvements as they would pass through the centre of Thornwood. The Council does not therefore consider that it is necessary for Part D to make specific reference to the need to deliver this type of infrastructure.

362. The Council's response to this question as it relates to North Weald Bassett is set out in its response to Policy P 6 above (see paragraphs 211 - 212).

Site Specific Matters

Inspector's Question 3

3. THOR.R1 (Tudor House): Is this allocation justified in respect of the potential for increased flooding in Brookfield?

Response to Question 3

363. The Council considers that the allocation of THOR.R1 is justified and does not increase the risk of flooding elsewhere, including Brookfield. Site THOR.R1 was assessed through the site selection process under site reference SR-0149. The assessment for this site concluded that it would not increase the risk of fluvial or surface water flooding. The results of the assessment are summarised as follows:
- (a) At Stage 2 and Stage 6.2 (Quantitative and Qualitative Assessment): site SR-0149 was assessed for its suitability for residential development against a range of criteria, including flood risk (criterion 1.7). SSR Appendix B1.4.2 — Results of Stage 2 and Stage 6.2 Assessment (EB805Fiii, page B476) sets out that the site is wholly located in Flood Zone 1.
 - (b) At Stage 3 and Stage 6.3 (Identify Candidate Preferred Sites): an indicative net capacity assessment of the site was undertaken³⁰. At Step 5 (Adjusting Baseline Density) and specifically Step 5.a, the methodology provides scope to reduce the density of development to mitigate impacts of non-major policy constraints, including surface water flooding. Since site SR-0149 was not identified by the Council's Land Drainage specialist as being at risk of surface water flooding, no density adjustment was deemed to be necessary on this basis as set out at page B1039, Appendix B1.6.4 Results of Capacity and Deliverability Assessment (EB805N).

³⁰ Details of the methodology followed is documented at Appendix B1.5.3 Detailed Methodology for More Detailed Assessment for Housing Sites (EB805J).

Inspector's Question 4

4. Should “Marlow” on High Road Thornwood be designated as an existing employment site?

Response to Question 4

364. The Council does not consider that the site known as “Marlow” (identified in representation 19LAD0029) should be designated as an existing employment site. The site comprises land which was not found to be in B Class employment use (specifically the B1, B2 or B8 Use Classes) at the time of the Employment Land Supply Assessment 2017 (ELSA) (EB602). This judgment is consistent with the planning history for the site (further details are provided below), where the Council classified the site as being predominantly in use as a waste recycling business, which would fall within a *sui generis* use.
365. The Council does not consider that the information provided in representation 19LAD0029 changes the judgments previously made. It should be noted however, that the Council proposes a series of amendments to Policy E 1 (Employment Sites) as outlined within Matter 12, Issue 1, Question 1. This includes amendment to E 1 A relating to existing designated as well as undesignated, employment sites and will therefore apply to the “Marlow” site. The proposed amendments to Policy E 1 are reproduced below for ease of reference:

Policy	Proposed Amendment
Policy E 1	<p>A. Existing Employment Sites <u>(designated and undesignated)</u></p> <p>(i) The Council will seek to retain and enhance existing employment sites and premises <u>for their existing uses or for Class B or Sui Generis Uses of an employment character.</u></p> <p>(ii) Proposals for the redevelopment, renewal, intensification, or extension of existing employment sites and premises <u>for their existing use Class B or Sui Generis Uses of an employment character</u> will be encouraged.</p> <p>(iii) Proposals which will result in loss of employment space will be expected to provide mitigation measures in the form of contributions to local employment training and small business growth programmes supported by the Council.</p> <p>(iii) <u>Complementary and supporting uses may be considered acceptable where they will not individually, or cumulatively with other non-B</u></p>

Policy	Proposed Amendment
	<p><u>Class uses, result in a material change to the site's employment character and function.</u></p> <p>(iv) The change of use of existing employment sites or premises (whether designated or undesignated) to other uses. Proposals that do not conform with A (i - iii) above will not normally be permitted unless the applicant it can be demonstrated through evidence, including marketing of the site, that there is no longer a reasonable prospect of the site being used for the existing employment use or alternative Class B or Sui Generis Uses of an employment character.</p> <p>B. New Employment Sites</p> <p>(i) The Council will meet the identified need for employment sites through new allocations as summarised in Table 3.1 and set out in Policies SP 2, and SP 5 and Chapter 5.</p> <p>(ii) Proposals on allocated employment sites must accord with the relevant requirements set out within Table 3.1, Chapter 5 and Appendix 6.</p> <p>C. The Council will support and encourage the development of flexible local employment space to meet the employment and economic needs of the District.</p>

366. To assist the examination, the Council has produced an Employment Note as Appendix B to the Council's Matter 12 Hearing Statement. The note consolidates proposed amendments as referred to within the Council's Hearing Statements and a number of further amendments which the Council proposes to make in order to ensure consistency and clarity in relation to employment matters throughout the Plan.
367. The process by which the site (reference E-093) was assessed in the ELSA is summarised as follows:
- (a) Chapter 2 of the ELSA provides an overview of the Employment Sites Audit, which reviewed the Council's existing data sources to identify existing and potential employment sites. As set out in Appendix A: Employment Sites Audit, to the ELSA (page A8), E-093 was derived from the Epping Forest District Council employment land records and proceeded to the next stage of assessment to collect up-to-date information on employment uses.
 - (b) Chapter 3 of the ELSA provides an overview of the More Detailed Site Assessment, which comprised undertaking site visits between March and May 2017. The results of the site visit for E-093 are set out in Table 3 (page 12) which state that based on the findings of the visit and further desk based

assessment it was determined that the site is in sui generis use. Accordingly, the site was not assessed further following the site visits.

368. The following recent planning history is also relevant to the determination of the uses on this site and bolsters the conclusion made in the ELSA that the site is predominantly in use as a waste recycling business, which would fall under sui-generis use.
- (a) The Council refused a planning application for retrospective change of use of land for storage, sorting, distribution, recycling (crushing and screening) of concrete, hardcore, tarmac and screen waste together with stationing of related plant and machinery (ref. EPF/0868/13), and later refused a planning application for retrospective change of use of existing ménage for the parking/storage of vehicles and plant machinery in connection with established recycling business (Ref: EPF/0877/13).
 - (b) Both refusals were each the subject of an appeal to the Secretary of State. In relation to:
 - (i) EPF/0868/13, the appeal (APP/J1535/A/13/2206035) was allowed insofar as it relates to the use of land for storage, sorting, distribution and recycling of concrete, hardcore, tarmac and screen waste together with stationing of related plant and machinery; however, the appeal was dismissed insofar as it relates to the crushing and screening operations on the land; and
 - (ii) EPF/0877/13, the appeal (APP/J1535/A/13/2209276) was allowed in accordance with the terms of the application.

Inspector's Question 5

5. What effect would the development of the following sites have on the purposes of the Green Belt: THOR.R1; R2; & E1?

Response to Question 5

369. Sites THOR.R1, THOR.R2 and THOR.E1 are currently located in the Green Belt around Thornwood. These sites comprise Alteration 30 as documented in Appendix 2 to the Green Belt and District Open Land Background Paper Update (EB1608).
370. The alterations proposed to the Green Belt were informed by the findings of the Epping Forest District Green Belt Assessment: Phase 2 (EB705A) and the conclusions of the site selection process as set out in the Site Selection Report (EB805).
371. The Council explained the methodological approach to undertaking the Epping Forest District Green Belt Assessment with regard to not assessing parcels against Green Belt Purpose 3 and Purpose 5 (as defined at paragraph 80 of the National Planning Policy Framework 2012) at the Matter 4, Issue 4 Hearing Session (as set out in more detail at paragraphs **55-57** earlier in this statement).

372. The effect that the proposed release of the sites set out above would have on the purposes of the Green Belt are set out below.
373. Table 11a (below) identifies the parcel proposed for partial release, together with the contribution the parcel makes to Green Belt Purposes 1, 2 and 4. This information is drawn from the Green Belt Assessment: Phase 2 Technical Annex (EB705B).

Table 11a Assessment of the effect of the proposed development on the purposes of the Green Belt

Green Belt Assessment: Phase 2 parcel	Site allocations	Parcel's contribution to Green Belt purposes
Parcel 070.5	THOR.R1 THOR.R2 THOR.E1	The parcel's contribution to the purposes of the Green Belt are: <ul style="list-style-type: none"> • Purpose 1: No contribution • Purpose 2: Relatively weak contribution • Purpose 4: No contribution

374. The sites proposed for allocation as THOR.R1 and THOR.R2 includes some existing development. Furthermore, the proposed allocations form some 5.6ha of land within a larger parcel of some 42.94ha, which, when assessed in its entirety makes a relatively weak contribution to Purpose 2 of the Green Belt.
375. Alteration 30 also seeks to regularise the Green Belt boundary to include:
- (c) THOR.E1 which is an existing employment site; and
 - (d) an anomaly which includes an existing residential property to the east of the High Road.

Policy P 11: Thornwood – Additional Considerations

376. As set out in the Draft Statement of Common Ground with Essex County Council at Appendix 1 – Resolved Objections (ED10A) at Representation Ref. 56, page 5 the Council proposes the following amendment:

Policy	Proposed Amendment
Policy P 11 Part D	(v) <u>Primary school expansion and contributions towards additional secondary school places.</u>

List of documents referenced in Matter 15 Issue 2 Policy P11 Thornwood

Reference	Name	Author	Date
EB805Fiii	<u>Appendix B1.4.2 - Results of Stage 2 and Stage 6.2 Assessment Part 3</u>	Arup	2018
EB805N	<u>Appendix B1.6.4 - Results of Capacity and Deliverability Assessments</u>	Arup	2018
19LAD0029	<u>Regulation 19 Representation</u>	Phase2 Planning Development Ltd	2018
EB602	<u>Employment Land Supply Assessment</u>	Arup	2017
EB705A	<u>Green Belt Assessment: Phase 2</u>	Land Use Consultants	2016
EB705B	<u>Green Belt Assessment: Phase 2 Technical Annex</u>	Land Use Consultants	2016
EB805	<u>Site Selection Report</u>	Arup	2018

Policy P 12: Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sheering and Stapleford Abbots

General Matters

Inspector's Question 1

- 1. Will sufficient school places be available to meet needs arising from the proposed development in Sheering and Lower Sheering? (Reps Hertfordshire CC).**

Response to Question 1

377. The Council considers that sufficient school places will be available to meet the needs arising from the proposed growth in Sheering and Lower Sheering. This has been confirmed by analysis undertaken by Essex County Council (ECC) to inform the Infrastructure Delivery Plan (IDP) (EB1101A/B).
378. Within Essex, school capacity is assessed through Forecast Planning Groups (FPG), which divide the county into defined spatial areas in order to effectively plan school infrastructure. Sheering and Lower Sheering fall within the Uttlesford FPG for primary education, and are served by Sheering C of E Primary School and Hatfield Heath Community Primary School (in Uttlesford District). There are also four schools in Sawbridgeworth (in East Hertfordshire District), within 1km of Epping Forest District's administrative boundary. Sheering and Lower Sheering fall within the Harlow FPG for secondary education, and are served by schools within Harlow District.
379. To inform the IDP, modelling was undertaken by ECC to understand the future requirements for primary school places arising from growth, and the delivery options for meeting additional demand. ECC concluded that no projects for delivering increased capacity within the Uttlesford primary FPG are required to meet the needs of growth at Sheering and Lower Sheering. ECC also concluded that the increase in capacity proposed within the Harlow secondary FPG is sufficient to meet the needs arising from growth in Sheering and Lower Sheering. As part of the strategic allocation at East of Harlow (SP 5.3), significant new secondary provision will be delivered; in the longer term, this new provision is also expected to serve pupils from Sheering and Lower Sheering. Further details of ECC's conclusions can be found in Section 6.2.3 and Section 6.3.3 of the IDP Part A Report (EP1101A).
380. In order to address objections from ECC with regard to school provision in relation to developments in settlements other than Sheering and Lower Sheering, the Council proposes the following amendment, as set out in the Draft Statement of Common Ground with Essex County Council at Appendix 1 – Resolved Objections (ED10A) at Representation Ref. 56, page 5:

Policy	Proposed Amendment
Policy P 12 Part E	(iv) <u>Primary school expansion and contributions towards additional secondary school places</u>

Site Specific Matters

Inspector's Question 2

2. LSHR.E1 (The Maltings): This site lies within the Lower Sheering Conservation Area, which is on the Heritage at Risk register. It also contains two listed buildings and other buildings which have group value. Should the Site Description in Appendix 6 note this and require development to conserve and enhance the assets and their settings? (Reps HE).

Response to Question 2

381. The Council does not consider that it is necessary to include reference to the Lower Sheering Conservation Area or other heritage assets within the site description and/or development requirements in Appendix 6 of the LPSV for Site LSHR.E1. This site comprises an existing employment site and no additional land has been allocated for the expansion of employment uses. Should development proposals come forward, they will be assessed in accordance with Policy DM 7 and Policy DM 8 which will conserve or enhance the heritage assets in this area.

Inspector's Question 3

3. STAP.R1 (Oakfield Rd):

Response to Question 3

- a. **Would development of this site lead to the coalescence of Stapleford Abbots and Havering Atte Bower?**

382. The Council does not consider that the development of this site would lead to the coalescence of Stapleford Abbots and Havering-atte-Bower.
383. Site STAP.R1 was assessed against the Green Belt purposes as part of a wider parcel (reference 033.1) in the Epping Forest District Green Belt Assessment: Stage 2 (EB705A), which surrounds the settlement. This assessment (see Table 4.1, page 30) found that the parcel made a relatively strong contribution to Purpose 1 ("to check the

unrestricted sprawl of large built-up areas) and Purpose 3 (“to assist in safeguarding the countryside from encroachment”) of the Green Belt.

384. However, in relation to Purpose 2 “to prevent neighbouring towns from merging into one another” the wider parcel was considered to make “no contribution”. This is because Stapleford Abbots is not one of the settlements considered for the purposes of this assessment listed in Table 3.2, pages 20-21 of the Green Belt Assessment: Stage 2 (EB705A).
385. In the context of the tightly drawn Green Belt boundary around Stapleford Abbots, the release of this infill site comprises a minor alteration to the Green Belt. On this basis, the Council does not consider that the development of STAP.R1 would extend the linear character of the settlement and result in the coalescence of Stapleford Abbots with Havering-atte-Bower.

b. Would it be harmful in respect of encroachment into the countryside, having regard to its previous use as grazing land?

386. The Council considers that the development of site STAP.R1 would constitute limited harm in respect of encroachment into the countryside.
387. The parcel within which site STAP.R1 is located was scored as making a “relatively strong” contribution to Purpose 3, in terms of assisting in safeguarding the countryside from encroachment. This parcel comprised some 157.95ha of land. Based on the criteria set out in Table 3.3 of the Green Belt Assessment: Stage 2 (page 23) a relatively strong contribution score was assigned to parcels where the “*vast majority of the parcel contains countryside [and] [...] the parcel is not separated from the wider countryside by significant barrier features*”.
388. As explained in paragraphs 55 to 57 Purpose 3 was not used for the purposes of site selection as the Council used the results of the sensitivity test and only took into account the level of harm to the Green Belt based on the assessment of purposes 1, 2 and 4 because purpose 3 always applies in a District like Epping Forest.
389. The Council considers that the potential harm in respect of encroachment into the countryside arising from site STAP.R1 would be limited for the following reasons:
- (a) whilst it is acknowledged that the site is used as grazing land, the site is surrounded by development on three sides and is therefore contained in terms of any perceived encroachment; and
 - (b) the site’s southern boundary is well-defined by vegetation (and through the development proposals would be strengthened). This boundary therefore comprises a significant barrier feature, which would separate the site from the wider Green Belt, limiting the scope for visual or physical encroachment into the countryside.

c. What work has been done to establish that safe access to the site can be achieved?

390. At Stage 2 and Stage 6.2 (Quantitative and Qualitative Assessment) of the site selection process, each site was assessed against criterion 6.4 'Access to site'. Council officers undertook site visits to assess the suitability of access points and it was established that a suitable access could be achieved from Oak Hill Road to the site [page B605 of Appendix 1.4.2 Results of Stage 2 and Stage 6.2 Assessment Part 4 (EB805Fiv)].
391. At Stage 4 and Stage 6.4 (Deliverability) of the site selection process, sites were assessed against criterion 2.3 'On-site physical and infrastructure constraints', including highways³¹. This assessment was informed by site promoter responses as well as other sources used to inform the Stage 6.2 assessment. Based on the information provided to the Council, it was assessed that, whilst access constraints are present, these could be mitigated through design solutions [page B1022 of B1.6.4 Results of Capacity and Deliverability Assessments (EB805N)].

d. Does a gas pipeline cross the site? If so, has this constraint been taken into account in estimating its capacity and should this be noted in the development requirements in Appendix 6?

392. Based on the evidence collected by the Council, there are no records of a gas pipeline crossing site STAP.R1. In coming to this view, the Council has had regard to the presence of high pressure gas pipelines across the District through the site selection process³² and intermediate pressure gas pipelines identified by National Grid in its representations submitted to the Regulation 18 Draft Local Plan consultation.
393. Since the information collected by the Council does not indicate the presence of a high or medium pressure gas pipeline crossing the site, this constraint was not taken into account in estimating the potential capacity of the site. The Council therefore does not consider it necessary to propose an amendment to the development requirements set out on page 219 of Appendix 6 to the LPSV.

e. Why was this site considered to be unsuitable for development in the 2016 version of the Plan and what has changed? (Reps SAPC).

394. As set out in the Council's Matter 5, Issue 1 Hearing Statement at paragraphs 1-4, pages 2-3, the Council undertook two rounds of assessment of sites through the site selection process; Tranche 1 sites in 2016 and Tranche 2 sites in 2017.

³¹ Refer to Section 2.3 of Appendix B1.6.2 Detailed Methodology for Deliverability Assessment (EB805L, pages B818-B819) for further details of the considerations taken into account.

³² GIS shapefile of network route maps sourced from National Grid website (<https://www.nationalgridgas.com/land-and-assets/network-route-maps>)

395. Site STAP.R1 was originally assessed as a Tranche 1 site (site reference SR-0242). It progressed through Stages 1 (Major Policy Constraints) and Stage 2 (Quantitative and Qualitative Assessment) and was considered at Stage 3 (Identify Candidate Preferred Sites). At Stage 3 the site was considered potentially suitable for development. However, the site did not progress for further deliverability testing because it did not fall within a category of land taken forward in the land preference hierarchy³³; it was categorised as '6N', which meant the site was located in flood zone 1, was Green Belt of most value on greenfield land adjacent to the settlement. The site's categorisation in the land preference hierarchy is documented in Appendix B1.5.2 (EB801J) to the 2016 Site Selection Report. SR-0242 therefore did not proceed to Stage 4 (Deliverability) of the site selection process and was not proposed for allocation in the Draft Local Plan.
396. Following comments received to the Regulation 18 Draft Local Plan consultation in 2016, the Council assessed a modified site area from that previously assessed as SR-0242. The site reference for the amended site (for Tranche 2) was SR-0242-N. As per the Tranche 1 version of the site, SR-0242-N progressed through Stages 6.1 and 6.2 of the site selection process. At Stage 6.3 (Identify Candidate Preferred Sites), site SR-0242-N was found to be potentially suitable for development although it was again ranked lower on the land preference hierarchy than some other sites (the category assigned was 6N, consistent with the Tranche 1 site³⁴.
397. However, in accordance with the Site Selection Methodology (as set out at paragraph 4.71 (EB508AK)), the Council considered additional criteria when determining which sites should be taken forward for further testing at Stage 6.4 (Deliverability), including whether the Council's latest housing trajectory indicated the need for the Council to consider a particular size or type of site, in order to demonstrate a five year housing land supply. Since SR-0242-N had been identified as having the potential to contribute to the Council's five year housing land supply, this was balanced against the site's lower ranking in the land preference hierarchy. This led to the Council proposing that the site should progress for further deliverability testing as set out at page B777 to Appendix B1.5.2 Results of Identifying Sites for Further Testing (EB805I).
398. The Stage 6.4 assessment for SR-0242-N concluded that whilst there were on-site constraints these could be overcome³⁵. The site was therefore proposed for allocation in the LPSV on the basis that the site was identified as available within the first five years of the Plan period, it had been marketed and has no identified constraints or restrictions which would prevent it coming forward for development as set out at page B1118 of Appendix B1.6.6 Results of Identifying Sites for Allocation (EB805P).

³³ Refer to page B714 of Appendix B1.5.1 Categorising Sites for Further Assessment (EB801I) for further details on how the land preference hierarchy was assigned to site. As confirmed in paragraph 2.82 of the Site Selection Report (EB805) categories 1 to 4 of the land preference hierarchy were taken forward for Stapleford Abbots.

³⁴ See page B777 of Appendix B1.5.2 Results of Stage 3/6.3 Assessment for Residential Sites (EB805I).

³⁵ The results of the assessment are presented in Appendix B1.6.4 Results of Capacity and Deliverability Assessments (EB805N, page B1022).

Inspector's Question 4

- 4. LSHR.R1 (Lower Sheering): Historic England has expressed concern about the effect of this development upon the setting of the Grade II* Listed Lodges at the south entrance to the park at Great Hyde Hall. Could the site be developed without harm to their significance? (Reps HE).**

Response to Question 4

399. The Council considers that, accounting for the heritage-related development requirements proposed by the Council for inclusion in Appendix 6 (see below), together with provisions in the policies in the LPSV e.g. DM 7, this site could be developed in such a way that conserves or enhances the significance of the Grade II* Listed Lodges at the south entrance to the park at Great Hyde Hall.
400. Site LSHR.R1 was assessed in the site selection process under site reference SR-0032. At Stage 3/Stage 6.3 (Identify Candidate Preferred Sites) of the site selection process, a capacity assessment was undertaken. As part of this assessment, regard was had to any constraints which may reduce or affect the capacity of this site, including the impact on the fabric and/or setting of Listed Buildings. The potential impact on the setting of the Listed Buildings and views was cited as a reason for reducing the capacity of the site (refer to page B971 of Appendix B1.6.4 Results of Capacity and Deliverability Assessment (EB805N)).
401. The Council recognises the importance of ensuring that development proposals preserve or enhance the significance of listed heritage assets and their setting. As agreed in the Statement of Common Ground with Historic England (ED24 – reference 18 page 6) the Council proposes the following amendments to Appendix 6 of the LPSV:

Policy	Proposed Amendment
Appendix 6 page 202: LSHR.R1 Land at Lower Sheering	<p>Development Requirements</p> <p>Heritage</p> <p>Development of the site may impact upon the setting of the Grade II Listed Little Hyde Hall, <u>and the Grade II* Listed Lodges at the south entrance to the Park of Great Hyde Hall.</u></p> <p>Development proposals which may affect the setting the setting of this heritage asset should sustain <u>conserve</u> or enhance its significance including the contribution made by its setting. Development</p>

Policy	Proposed Amendment
	<p>proposals should preserve the special architectural or historic interest of this Listed Building and its setting, including through appropriate layout and high quality design/materials.</p> <p>The site is located adjacent to the Lower Sheering Conservation Area <u>which is listed on the Heritage at Risk Register</u>. Development proposals should preserve <u>conserve</u> or enhance the setting, including views in and out of the Conservation Area. Development proposals should consider layout, development form, density, height, scale, massing and materials.</p>

Inspector's Question 5

5. MORE.T1 (Lakeview): This site appears quite large relative to the size of the settlement. Is the allocation consistent with paragraph 14 of the Planning Policy for Traveller Sites which requires that the scale of Traveller sites should not dominate the settled community? Is it intended that this site should remain within the Green Belt?

Response to Question 5

- 402. The Council considers that the allocation at Site MORE.T1 is consistent with paragraph 14 of the Planning Policy for Traveller Sites, taking into account the need identified in the Gypsy and Traveller Accommodation Assessment (GTAA) (2017) (EB402) and the site's status as an existing Travelling Showpeople site.
- 403. As set out in the Site Description at page 206 of Appendix 6 of the LPSV, the site already accommodates nine yards. The allocation makes provision for one additional yard, within the existing boundaries of the site in order to respond to overcrowding within the current site as families expand. Consequently whilst the proposed site allocation appears quite large in plan form, it would not result in a material increase over and above that which already exists such as to dominate the settled community.
- 404. Site MORE.T1 is proposed to remain washed over by the Green Belt. As set out in the Site Selection Report at paragraph 3.111, page 79, future applicants will be required to demonstrate very special circumstances at the planning application stage. However, the existence of the Local Plan allocation will provide a compelling case for the

demonstration of very special circumstances. Therefore, whilst the existence or otherwise of very special circumstances is a decision that can only be made at the time any planning application is considered, the Council is of the view that it is likely to be possible for future applicants to demonstrate that very special circumstances exist.

Inspector's Question 6

6. What effect would the development of the following sites have on the purposes of the Green Belt: FYF.R1; HONG.R1; STAP.R1 & R3; LSHR.R1; and SHR.R1, R2 & R3?

Response to Question 6

405. Sites FYF.R1, HONG.R1, STAP.R1, STAP.R3, LSHR.R1 and SHR.R1-R3 are located in the Green Belt around Fyfield, High Ongar, Lower Sheering, Stapleford Abbots and Sheering. These proposed alterations are documented in Appendix 2 to the Green Belt and District Open Land Background Paper Update (EB1608) as follows:
- (a) FYF.R1 comprises Alteration 35;
 - (b) HONG.R1 comprises Alteration 36;
 - (c) STAP.R1 comprises Alteration 37;
 - (d) STAP.R2 comprises Alteration 31
 - (e) STAP.R3 comprises Alteration 38;
 - (f) LSHR.R1 comprises Alteration 25;
 - (g) SHR.R1 comprises Alteration 34;
 - (h) SHR.R2 comprises Alteration 33; and
 - (i) SHR.R3 comprises Alteration 32.
406. The alterations proposed to the Green Belt were informed by the findings of the Epping Forest District Green Belt Assessment: Phase 2 (EB705A) and the conclusions of the site selection process as set out in the Site Selection Report (EB805).
407. The Council explained the methodological approach to undertaking the Epping Forest District Green Belt Assessment with regard to not assessing parcels against Green Belt Purpose 3 and Purpose 5 (as defined at paragraph 80 of the National Planning Policy Framework 2012) at the Matter 4, Issue 4 Hearing Session (as set out in more detail at paragraphs **55-57** earlier in this statement).
408. The effect that the proposed release of the sites set out above would have on the purposes of the Green Belt are set out below.

Fyfield

409. Table 12a (below) identifies the parcel which is proposed for partial release and the contribution the parcel makes to Green Belt purposes 1, 2 and 4. This information is drawn from the Green Belt Assessment: Phase 2 Technical Annex (EB705B).

Table 12a: Assessment of the effect of the proposed development on the purposes of the Green Belt

Green Belt Assessment: Phase 2 parcel	Site allocations	Parcel's contribution to Green Belt purposes
Parcel 016.3	FYF.R1	<p>The parcel's contribution to the purposes of the Green Belt are:</p> <ul style="list-style-type: none"> • Purpose 1: No contribution • Purpose 2: No contribution • Purpose 4: No contribution

410. Alteration 35 proposes to remove the land proposed for allocation as FYF.R1 from the Green Belt. Site FYF.R1 comprises some 0.81ha within a significantly larger parcel of some 126.06ha, which, when assessed in its entirety, makes no contribution to either Purposes 1, 2 or 4 of the Green Belt.

High Ongar

411. Table 12b (below) identifies the parcel which is proposed for partial release, together with the contribution the parcel makes to Green Belt Purposes 1, 2 and 4. This information is drawn from the Green Belt Assessment: Phase 2 Technical Annex (EB705B).

Table 12b: Assessment of the effect of the proposed development on the purposes of the Green Belt

Green Belt Assessment: Phase 2 parcel	Site allocations	Parcel's contribution to Green Belt purposes
Parcel 023.4	HONG.R1	<p>The parcel's contribution to the purposes of the Green Belt are:</p> <ul style="list-style-type: none"> • Purpose 1: No contribution • Purpose 2: No contribution • Purpose 4: No contribution

412. Alteration 36 proposes to remove the land proposed for allocation as HONG.R1 from the Green Belt. Site HONG.R1 comprises some 0.32ha within a larger parcel of some 13.72ha which, when assessed in its entirety, makes no contribution to either Purposes 1, 2 or 4 of the Green Belt.

Lower Sheering

413. Table 12c (below) identifies the parcel which is proposed for partial release, together with the contribution the parcel makes to Green Belt Purposes 1, 2 and 4. This information is drawn from the Green Belt Assessment: Phase 2 Technical Annex (EB705B).

Table 12c: Assessment of the effect of the proposed development on the purposes of the Green Belt

Green Belt Assessment: Phase 2 parcel	Site allocations	Parcel's contribution to Green Belt purposes
Parcel 002.1	LSHR.R1	<p>The parcel's contribution to the purposes of the Green Belt are:</p> <ul style="list-style-type: none"> • Purpose 1: No contribution • Purpose 2: No contribution • Purpose 4: Relatively strong

414. Alteration 25 proposes to remove the land proposed for allocation as LSHR.R1 from the Green Belt. Site LSHR.R1 comprises some 0.63ha of land, within a larger parcel of some 43.19ha which, when taken in its entirety, makes a relatively strong contribution to Purpose 4 of the Green Belt.

Sheering

415. Table 12d (below) identifies the parcels which are proposed for partial release, together with the contribution the parcels make to Green Belt Purposes 1, 2 and 4. This information is drawn from the Green Belt Assessment: Phase 2 Technical Annex (EB705B).

Table 12d: Assessment of the effect of the proposed development on the purposes of the Green Belt

Green Belt Assessment: Phase 2 parcel	Site allocations	Parcel's contribution to Green Belt purposes
Parcel 005.1	SHR.R1 SHR.R3	The parcel's contribution to the purposes of the Green Belt are: <ul style="list-style-type: none"> • Purpose 1: No contribution • Purpose 2: No contribution • Purpose 4: No contribution
Parcel 005.2	SHR.R2	The parcel's contribution to the purposes of the Green Belt are: <ul style="list-style-type: none"> • Purpose 1: No contribution • Purpose 2: No contribution • Purpose 4: No contribution

416. Alterations 34 and 32 propose to make alterations to remove the sites proposed for SHR.R1 and SHR.R3 respectively from the Green Belt. Sites SHR.R1 and SHR.R3 comprise some 0.84ha of land within a larger parcel comprising some 44.60ha, which, when assessed in its entirety, make no contribution to either Purposes 1, 2 or 4 of the Green Belt.
417. Alteration 34 also seeks to resolve an anomaly. The Green Belt and District Open Land Background Paper 2018 (EB1608) identified that a section of the B183 was included in the Green Belt. This alteration seeks to regularise the position where previous development has taken place in the Green Belt and ensure that the most defensible Green Belt boundary is protected.
418. Alteration 33 proposes to alter the boundary to remove the land proposed for allocation as SHR.R2 from the Green Belt. Site SHR.R2 comprises some 3.01ha of land within a larger parcel of some 43.20ha which, when assessed in its entirety, makes no contribution to either Purposes 1, 2 or 4 of the Green Belt.

Stapleford Abbotts

419. Table 12e (below) identifies the parcel which is proposed for partial release, together with the contribution the parcel makes to Green Belt Purposes 1, 2 and 4. This information is drawn from the Green Belt Assessment: Phase 2 Technical Annex (EB705B).

Table 12e (below) Assessment of the effect of the proposed development on the purposes of the Green Belt

Green Belt Assessment: Phase 2 parcel	Site allocations	Parcel's contribution to Green Belt purposes
Parcel 033.1	STAP.R1 STAP.R2 STAP.R3	<p>The parcel's contribution to the purposes of the Green Belt are:</p> <ul style="list-style-type: none"> • Purpose 1: Relatively strong • Purpose 2: No contribution • Purpose 4: No contribution

420. Alteration 31 proposes to alter the boundary to remove the site proposed for allocation as STAP.R1 from the Green Belt. The site comprises some 2.33 ha within a significantly larger parcel of some 157.95 ha. This alteration also seeks to resolve an anomaly. The Green Belt and District Open Land Background Paper Update 2018 (EB1608) identified a recent housing development at Kensington Park, which remains within the Green Belt. This alteration seeks to regularise the position where previous development has taken place in the Green Belt and ensure that the most defensible Green Belt boundary is protected.
421. Sites STAP.R2 (Alteration 31) and STAP.R3 (Alteration 38) have been allocated in the LPSV on the basis that they have an extant planning permission and are above the six-unit threshold for allocation of sites³⁶ granted between 1 April and 30 September 2017. The Council has therefore proposed their release from the Green Belt to ensure that the most defensible Green Belt boundary is protected. The alterations comprise 0.24 ha and 1.74 ha respectively within a significantly larger parcel of some 157.95 ha.

³⁶ As set out in paragraph 2.136 of the Site Selection Report 2018 (EB805, page 46).

Policy P 12: Coopersale etc – Additional Considerations

422. The Council proposes an amendment to insert an additional paragraph after paragraph 5.161 (page 164) on infrastructure requirements to reflect the requirements to support DM 2, as follows:

Policy	Proposed Amendment
Additional Paragraph after 5.161	<u>Recognising that the Zone of Influence for recreational impacts for the Epping Forest Special Area of Conservation may be amended from time to time over the course of the Plan period, residential development in this area may need to comply with the requirements of any Mitigation Strategy as it relates to Recreational Pressures in accordance with Policy DM 2 of this Plan. The most up to date Zone of Influence can be found on the Council's website.</u>

List of documents referenced in Matter 15 Issue 2 Policy P 12: Coopersale

Reference	Name	Author	Date
EB1101A	<u>Infrastructure Delivery Plan - Part A Report</u>	Arup	2017
EB1101B	<u>Infrastructure Delivery Plan - Part B Report</u>	Arup	2017
EB705A	<u>Green Belt Assessment: Phase 2</u>	Land Use Consultants	2016
EB705B	<u>Green Belt Assessment: Phase 2 Technical Annex</u>	Land Use Consultants	2016
EB805Fiv	<u>Appendix B1.4.2 - Results of Stage 2 and Stage 6.2 Assessment Part 4</u>	Arup	2018
EB805N	<u>Appendix B1.6.4 - Results of Capacity and Deliverability Assessments</u>	Arup	2018
EB805I	<u>Appendix B1.5.2 - Results of identifying sites for Further Testing</u>	Arup	2018
EB805AK	<u>Appendix A - Site Selection Methodology</u>	Arup	2018

EB805L	<u>Appendix B1.6.2 - Detailed Methodology for Deliverability Assessment</u>	Arup	2018
EB805P	<u>Appendix B1.6.6 - Results of Identifying Sites for Allocation</u>	Arup	2018
ED24	<u>Statement of Common Ground between Epping Forest District Council and Historic England</u>	EFDC & Historic England	2019
EB402	<u>Epping Forest District Council: Gypsy, Traveller and Travelling Showpeople Accommodation Assessment Need Summary Report</u>	Opinion Services Research	2017
EB1608	<u>Green Belt and District Open Land Background Paper</u>	EFDC	2018
EB805	<u>Site Selection Report</u>	Arup	2018
ED10A	<u>Draft SoCG between Epping Forest District Council and Essex County Council – Appendix 1 draft resolved objections</u>	EFDC and ECC	2019

Policies P 13 – P 15: Rural Sites in the East, West and South of the District

Inspector's Question 1

- 1. RUR.E11 (Quickbury Farm): Is it justified to designate this site as an existing rural employment site or is it actually in agricultural use? (Reps 19LAD0024).**

Response to Question 1

423. The Council considers that it is justified to designate this site as an existing rural employment site under LPSV Policy E 1. The existing uses on site were recorded through the Employment Land Supply Assessment 2017 (EB602, page C18, site proforma E-107). Specifically, the site proforma identifies 7,429 sqm of existing floorspace within the B8 Use Class.
424. The Council acknowledges that whilst the information submitted in Representation 19LAD0024 (including drawing no. 217479DWG001) indicates a mix of uses, with certain buildings in agricultural use and others in commercial use this does not justify an amendment to this proposed designation which seeks to protect and enhance existing employment opportunities.
425. It should be noted that the Council is proposing a series of amendments to Policy E 1 Employment Sites, as outlined in Matter 12, Issue 1, Question 1. It is considered that these proposed amendments meet a number of the concerns expressed in Representation 19LAD0024.
426. To assist the examination, the Council has produced an Employment Note as Appendix B to the Council's Matter 12 Hearing Statement. The note consolidates proposed amendments as referred to within the Council's Hearing Statements and a number of further amendments which the Council proposes to make in order to ensure consistency and clarity in relation to employment matters throughout the Plan.

Inspector's Question 2

2. RUR.T1 (Sons Nursery) & T2 (Ashview): I understand that temporary planning permissions were granted on these sites in the Green Belt in light of the personal circumstances of the occupants. Is the allocation of these sites for permanent development justified in respect of the impact upon the Green Belt; and is it likely to be possible for future applicants to demonstrate that very special circumstances exist to outweigh the harm to the Green Belt and any other harm? (Reps Roydon PC).

Response to Question 2

427. The Council considers that the allocation of Sites RUR.T1 and RUR.T2 are justified in respect of the impact upon the Green Belt.
428. These sites were assessed through the site selection process as GRT-I_08 and T-E_11 respectively. At Stage 4 and 8.4 (EB805W Appendix E1.6 Quantitative and Qualitative Assessment Results page E115 in relation to GRT-I_08 and page E119 in relation to T-_11) it was judged that the level of harm caused by the release of the land for development would be high or very high for both sites. However, at Stage 5 and 8.5 (EB805X Identify Candidate Preferred Traveller Sites Appendix E1.7 Results at Page E138 in relation to GRT-I_08 and Page E139 in relation to T-E_11) Green Belt considerations were weighed against other site suitability criteria. On balance, it was judged that the sites were suitable for regularisation and that other considerations outweighed any harm to the Green Belt.
429. Sites RUR.T1 and RUR.T2 are proposed to remain washed over by the Green Belt. As set out at paragraph 3.111, page 79 of the Site Selection Report (EB805), whilst future applicants will be required to demonstrate very special circumstances at the development management stage, the Council considers that the existence of the Local Plan allocation will provide a compelling case upon which very special circumstances may be demonstrated, whilst recognising that such a decision can only be made at the time any application is considered and the allocation of land does not predetermine any decision on whether to grant planning permission.

Inspector's Question 3

3. What effect would the development of the following sites have on the purposes of the Green Belt: RUR.R1 and RUR.E19?

Response to Question 3

430. Sites RUR.R1 and RUR.E19 are located in the Green Belt around Harlow. These proposed releases are documented in Appendix 2 to the Green Belt and District Open Land Background Paper Update (EB1608) as follows:
- (a) RUR.R1 comprises Alteration 16; and
 - (b) RUR.E19 comprises Alteration 13.
431. The alterations proposed to the Green Belt were informed by the findings of the Epping Forest District Green Belt Assessment: Phase 2 (EB705A) and the conclusions of the site selection process as set out in the Site Selection Report (EB805).
432. The Council explained the methodological approach to undertaking the Epping Forest District Green Belt Assessment with regard to not assessing parcels against Green Belt Purpose 3 and Purpose 5 (as defined at paragraph 80 of the National Planning Policy Framework 2012) at the Matter 4, Issue 4 Hearing Session (as set out in more detail at paragraphs **55-57** earlier in this statement).
433. The effect that the proposed release of the sites set out above would have on the purposes of the Green Belt are set out below.
434. Table 13a below identifies the parcel which is proposed for partial release as alteration 16: RUR.R1, together with the contribution the parcel makes to Green Belt purposes 1, 2 and 4. This information is drawn from the Green Belt Assessment: Phase 2 Technical Annex (EB705B).

Table 13a: Assessment of the effect of the proposed development on the purposes of the Green Belt

Green Belt Assessment: Phase 2 parcel	Site allocations	Parcel's contribution to Green Belt purposes
Parcel 053.1	RUR.R1	<p>The parcel's contribution to the purposes of the Green Belt are:</p> <ul style="list-style-type: none"> • Purpose 1: Strong • Purpose 2: No contribution • Purpose 4: No contribution

435. The land proposed for allocation as RUR.R1 comprises some 0.38ha of the 33.57ha of land which formed Parcel 053.1.
436. The Council has identified an error regarding how site allocation RUR.R1 has been dealt with in terms of its removal from the Green Belt. The site was incorrectly identified as being adjacent to the Green Belt boundary, and consequently the boundary was altered here to remove the site from the Green Belt consistent with the approach set out for all residential allocation sites located with the Green Belt adjacent to existing settlement boundaries. The site is in fact in an area currently washed over by Green Belt and is at least 300m from the nearest Green Belt boundary at the urban edge of Harlow to the north. The site therefore was erroneously removed from the Green Belt, and it should instead remain washed over by the Green Belt consistent with the approach taken for site allocation RUR.R2.
437. The Council proposes to correct this error by deleting Green Belt alteration 16³⁷ from the local plan, so that the site allocation RUR.R1 remains within the Green Belt. This change would require:
- (a) A main modification to the map on page 225 of Appendix 6 to the LPSV (Site Specific Requirements) to reinstate the existing Green Belt boundary at London Road, Harlow;

³⁷ This can be found in appendix 2 to the Green Belt Background Paper Update 2018 (EB1608)

- (b) A minor modification to the Map 2.5 Green Belt Boundary Alterations on page 50 of the LPSV to delete this Green Belt alteration;
- (c) A consequential amendment to the Policies Map which accompanies the plan to reinstate the existing Green Belt boundary at London Road, Harlow.

438. Table 13b below identifies the assessments undertaken for this proposed alteration_13: *RUR.E19*, with the contribution the parcels make to Green Belt Purposes 1, 2 and 4. This information is drawn from the Green Belt Assessment: Phase 2 Technical Annex (EB705B).

Table 13b: Assessment of the effect of the proposed development on the purposes of the Green Belt

Green Belt Assessment: Phase 2 parcel	Site allocations	Parcel's contribution to Green Belt purposes
Parcel 073.1	RUR.E19 (part)	<p>The parcel's contribution to the purposes of the Green Belt are:</p> <ul style="list-style-type: none"> • Purpose 1: Strong contribution • Purpose 2: No contribution • Purpose 4: No contribution

439. The land proposed for allocation as *RUR.E19* forms a small part of Parcel 073.1. The entirety of Parcel 073.1 makes a strong contribution to Purpose 1 of the Green Belt. However, *RUR.E19* lies within a wider area of Green Belt proposed to be released through Policy SP 5.1 (Latton Priory Garden Town Community) of the LPSV, and forms the land proposed for employment within it. The Council's justification for proposing the release of Green Belt land around Harlow is set out in paragraphs 3.12 to 3.16, pages 6-7, of the Green Belt and District Open Land Background Paper Update (EB1608).

Are these the only Green Belt Releases proposed in the rural areas (Policies P13-P15)?

440. The Council confirms that the above alterations to support the allocation of *RUR.R1* and *RUR.E19* are the only Green Belt releases proposed in the rural areas (Policies P 13-P 15). Whilst *RUR.R2* (Norton Heath Riding Centre) is proposed for allocation in the LPSV this takes account of the extant planning

permission for the site. Planning permission was granted on 24 August 2017 (Application Ref: EPF/3034/16) for 'Demolition of all existing buildings and apparatus and redevelopment of the site comprising the construction of 30 no. new dwellings together with associated car parking, garden space, access improvements onto Fingrith Hall Lane, soft landscaping and associated development.' The site is located some distance from any settlement boundary and the Council considers it appropriate for this site to remain 'washed over' as it is necessary to maintain the openness of the Green Belt.

Policies P 13 – P 15: Additional Considerations

441. The Council proposes an amendment to supporting text in paragraph 5.169 to correct the reference to B class uses in line with Table 3.1 and to ensure consistency in referring to employment site allocations in hectares, as follows:

Policy	Proposed Amendment
Paragraph 5.169	There is also an existing Employment Site that is <u>identified for designation allocated with an allocation for a further 5,120sqm of B2/B8 approximate 1 hectare of B1a/B1b class use (general industrial/storage and warehousing):</u>

442. As set out in the Draft Statement of Common Ground with Essex County Council at Appendix 1 – Resolved Objections (ED10A) at Representation Ref. 56, page 5 with respect to Policy P 13F and Policy P1 4D the Council proposes the following amendments as additions to the policy:

Policy	Proposed Amendment
Policy P 13 Part F	<u>(iii) Primary school expansion and contributions towards additional secondary school places.</u>
Policy P 14 Part D	<u>(iii) Primary school expansion and contributions towards additional secondary school places.</u>

443. The Council proposes an amendment to Policy P 13: Rural Sites in the East of the District, to clarify that site RUR.E19 is proposed for allocation for B1a/B1b Use Class uses only and not for all the B Use Class uses as follows:

Policy	Proposed Amendment
Policy P 13 Part D	<p>D. In accordance with Policy SP 2 and Policy E 1 the following site is designated for employment uses with a further allocated expansion for B <u>B1a/B1b</u> Use Class employment uses:</p> <p>(i) RUR.E19 – Dorrington Farm, Rye Hill Road – (see Policy SP 5 and allocation SP 4.1)</p>

444. The Council proposes a further amendment to paragraph 5.169 of the LPSV (page 173) to correct an error in the text:

Policy	Proposed Amendment
Paragraph 5.169	<p>There is also an existing Employment Site that is allocated for a further 5,120sqm of B2/B8 <u>B1a/B1b</u> class use (general industrial/storage and warehousing) (offices and research and development):</p> <ul style="list-style-type: none"> RUR.E19 – Dorrington Farm, Rye Hill Road (1.85ha)

445. The Council proposes an amendment to insert an additional paragraph after paragraph 5.170 (page 173) on infrastructure requirements to reflect the requirements to support DM 2, as follows:

Policy	Proposed Amendment
Additional paragraph after 5.170	<u>Recognising that the Zone of Influence for recreational impacts for the Epping Forest Special Area of Conservation may be amended from time to time over the course of the Plan period, residential development in this area may need to comply with the requirements of any Mitigation Strategy as it relates to Recreational Pressures in accordance with Policy DM 2 of this Plan. The most up to date Zone of Influence can be found on the Council's website.</u>

446. The Council also proposes an amendment to Policy P 15 (Rural Sites in the South of the District) to be amended to include reference to air quality considerations as set out in other Places Policies as follows:

Policy	Proposed Amendment
Policy P 15	<p><u>Air Pollution</u></p> <p><u>G. The development of the allocated sites in the southern part of the District have the potential to produce air pollution that could impact upon air quality in the District, including Epping Forest. In accordance with Policy DM 2 and Policy DM 22, all proposals on sites which require a Transport Assessment/Transport Statement will be required to undertake an air quality assessment that identifies the potential impact of the development together with contributions towards air quality monitoring.</u></p>

List of documents referenced in Matter 15 Issue 2 Policy P13 - P 15 Rural sites in the East of the District

Reference	Name	Author	Date
EB602	Employment Land Supply Assessment	Arup	2017
19LAD0024	Regulation 19 Representations Swords on Behalf of Mrs Bridget Uncle	Sworders	2018
EB805W	Appendix E1.6 - Results of Stage 4 and Stage 8.4 Assessment	Arup	2018
EB805X	Appendix E1.7 - Results of Stage 5 and Stage 8.5 Results of Identifying Sites for Further Testing	Arup	2018
EB805	Site Selection Report	Arup	2018
EB1608	Green Belt and District Open Land Background Paper	EFDC	2018
EB705A	Green Belt Assessment: Phase 2	Land Use Consultants	2016
EB705B	Green Belt Assessment: Phase 2 Technical Annex	Land Use Consultants	2016

Matter 15: Places and Sites (Policies P1-P15)
Statement by Epping Forest District Council
April 2019

ED10	<u>Draft SoCG between Epping Forest District Council and Essex County Council</u>	EFDC & ECC	2019
ED10A	<u>Draft SoCG between Epping Forest District Council and Essex County Council – Appendix 1 draft resolved objections</u>	EFDC and ECC	2019