

Local Council's Liaison Committee Local Plan update & Neighbourhood Planning

13 March 2017

David Coleman

Planning Policy Manager

- Local Plan update
- Neighbourhood Planning
 - Legislation update
 - EFDC approach

Draft Local Plan

- Consultation on Draft Local Plan
 - 31 October – 12 December 2016
- Over 3,000 responses, over half online
- Report to Cabinet 9 March setting out initial analysis (based on q'airre responses only)

How we consulted

- Dedicated website
- Social media / video
- Information leaflet distributed to all addresses within District
- Email mailings to local residents and stakeholders
- Media briefing on the Draft Local Plan with associated briefing pack and press release
- Meetings with Town and Parish Councils, and briefings with land-owners and promoters
- Meeting with the Youth Council

How we consulted

Public Exhibitions and Static Exhibitions

Exhibition Venue	Attendees (approx.)	Date
North Weald Village Hall	259	5 November 2016
Lopping Hall, Loughton	207	7 November 2016
Chigwell Hall, High Road	107	8 November 2016
Budworth Hall, Ongar	258	9 November 2016
Epping Hall	277	11 November 2016
Waltham Abbey Town Hall	125	14 November 2016



Consultation Analysis

Questionnaire – top concerns

- Traffic and congestion and parking
- Concerns about impact on healthcare and schools
- Provision of policing and emergency services infrastructure
- Concerns raised around potential redevelopment of publicly owned sites
- Objecting to the loss of community assets / leisure / cultural facilities – Ongar Leisure Centre, Epping Sports Club

Consultation Analysis Town/Parish Councils

- Support for the overall vision and objectives of the Plan;
- Key issues: The ability of infrastructure to cope with the development proposed inc. traffic, schools, health
- The scale and distribution of growth, in particular Loughton, North Weald Bassett and Theydon Bois
- The proposed alterations to the Green Belt boundary
- Support for additional affordable housing
- Loss of character and local identity

Consultation Analysis

National Bodies

- Natural England (NE) advised that further detail required on impact on SSSIs, and continued work to implement the Epping Forest MoU
- Environment Agency – questioned whether further Stage 2 FRA required
- Sport England – more robust / up to date evidence base required
- Highways England - generally supportive
- CPRE and London Green Belt Alliance – consider that Green Belt allocations not aligned with National policy.
- Home Builders Federation – Concern around OAN

Consultation Analysis

SHMA Authorities

- East Herts District Council – Generally in support
- Uttlesford District Council – Generally in support, but raise concern on OAN and 2014 population projections
- Harlow District Council – general objection to strategic allocations to south and west of Harlow and affordable housing provision
- Essex County Council – Agreement with policies and allocations, and support continued Duty to Cooperate practices, including the development of the Infrastructure Delivery Plan. Some amends to DM policies and suggestion for inclusion of policy on healthy communities

Consultation Analysis

Site Promoters

- Around 190 responses from promoters, agents, landowners and developers
- Supportive of Vision and objectives, and recognise need for Green Belt Release
- Concerns regarding OAN and five year housing land supply
- Concern from some that Plan relies too heavily on Harlow Strategic Sites given deliverability issues
- Whether proposed distribution of housing across district is sufficiently proportionate
- Site Selection findings for their site

Consultation Analysis

Strategic Sites around Harlow

- Responses received from promoters of the four sites in this District
- Support Council's approach to 'Front-load' the planning process and Developer Forum
- Concerns regarding land ownership and cross-boundary issues affecting delivery
- Promoters of East Harlow site registered a holding objection to potential relocation of Princess Alexandra Hospital
- Question as to what extent the Strategic Sites will be expected to meet Harlow's OAN.

Draft Local Plan Evidence Update

- Employment Review
 - Update evidence on supply of employment sites (including glasshouses), prior to further Site Selection
 - Integration with wider needs across FEMA
- Site Selection
 - Assessment of new/amended sites; some site have been withdrawn
 - Commencing in April
 - Revised methodology to be published

Draft Local Plan Evidence Update

- **Transport Modelling**
 - Harlow Strategic modelling continues
 - EFDC modelling currently being updated
 - Updated spreadsheet model
 - New VISSIM model for Epping Forest SAC
- **Open Space/Indoor Sports/Playing Pitch Strategy**
 - Commissioned to be complete later in 2017
- **Gypsy & Traveller Accommodation Assessment**
 - Awaiting Draft Report from Essex-wide GTAA

Draft Local Plan Evidence Update

- Infrastructure Delivery Plan
 - Further work required to define infrastructure requirements associated with sites proposed for allocation
 - IDP will inform Viability Study (consultants appointed), and final Local Plan requirements for infrastructure and affordable housing
 - Will need to consider whether CIL will be implemented

Draft Local Plan

Duty to Co-operate

- Garden Town funding received
- Memoranda of Understanding:
 - Distribution of OAN
 - Highways Transport Infrastructure
 - Managing the impacts of growth within the SHMA on EF SAC
 - Potential Distribution of Employment Land across the FEMA

Draft Local Plan Timetable

- Revised timetable agreed by Cabinet 9 March

Stage	Timetable
Pre-Submission publication & representations on soundness (Reg 19)	January/February 2018
Submission to Planning Inspectorate for Examination (Reg 22)	May 2018
Examination in Public (Reg 24)	Autumn 2018 (subject to PINS timetabling)
Expected Adoption and Publication (Reg 26)	Autumn 2019

Neighbourhood Planning Legislation update

- Neighbourhood Planning Regulations 2016 (brought into effect 1 October 2016)
- Key changes (relevant to EFDC)
 - LPAs can no longer amend applications for Neighbourhood Areas where this covers a whole parish
 - A number of time limits now apply to the process following receipt of the Examiner's Report
 - Secretary of State intervention may be requested by the NP group in specific circumstances
- Neighbourhood Planning Bill currently being considered in the House of Lords
 - Intended to strengthen NP process and introduce mechanisms for modification and review

Neighbourhood Planning Legislation update



Housing White Paper (report to Nei. Select Cttee – 21 March 2017)

- Largely repeats changes set out in the Neighbourhood Planning Bill
- Changes are intended to:
 - Give full weight to NPs as early in the process as possible
 - Introduce a streamlined procedure for modifying NPs and their areas
 - Require local planning authorities to set out how they will help NP groups and involve communities in the wider plan-making activity
 - Make clear the position around housing land supply and whether a NP can continue to be considered “not out-of-date”



Neighbourhood Planning

EFDC Approach



- 9 designated Neighbourhood Planning areas within the District
- Financial support available from CLG grants – accessed via www.mycommunity.org.uk
- Information on website currently under review
- Enquiries in the first instance to
 - David Coleman, Planning Policy Manager
 - dcoleman@eppingforestdc.gov.uk / 01992 564610



Neighbourhood Planning

EFDC support available



- Setting up a neighbourhood planning web page on the EFDC website, providing updates on the progress of designated neighbourhood planning areas and the production of any subsequent draft plans or orders;
- Signposting to useful information/ sources of funding provided by other organisations;
- Sharing information on planning issues; including information and published evidence relating to the Council's emerging District-wide Local Plan;
- Providing advice on key assessments such as the Strategic Environmental Assessment (SEA) and other supporting evidence;



Neighbourhood Planning

EFDC Approach



- Advising on national and local plan policies which any Neighbourhood Plan or Neighbourhood Development Order produced would need to have regard to; and
- Working with parish / town Councils through the process, for providing advice in the drafting of a project plan in understanding the milestones and work involved. The Planning Advisory Service has developed a template which could be used.



QUESTIONS?