

Evidence Base Update
April 2010

Study Title	Study Purpose/Content	Consultant	Cost	Anticipated / Actual Completion	Length
Harlow Area Appraisal of Planning Transport and Infrastructure Options	<p>This study being completed in partnership with Harlow & East Herts District Councils in accordance with policy HA1 of the East of England Plan.</p> <p>It will be used to inform the preparation of the Core Strategy Issues & Options consultation papers for each of the three authorities.</p>	Scott Wilson	<p>£41,942.50</p> <p>Funded by Growth Area Fund – Round3 (GAF3) – no EFDC contribution</p>	<p>Complete January 2010</p>	
Strategic Environmental Assessment (SEA) / Sustainability Appraisal (SA) of the Core Strategy	<p>To form the baseline information and then assess the options contained within the Core Strategy Issues & Options paper.</p> <p>It is a legislative requirement for all plans and programmes to be subject to, and influenced by, this type of assessment.</p> <p>The framework used for this assessment is largely the same for Epping Forest, Harlow and East Herts Councils, to ensure the process is consistent across the three areas and will support the production of sound Core Strategies.</p>	Scott Wilson	<p>£134,899</p> <p>Funded by GAF3 – no EFDC contribution. Further SEA/SA for subsequent rounds of the Core Strategy & other DPDs will need to be funded by EFDC. Budgetary provision for this exists within the LDF budget.</p>	<p>Scoping Report consultation received March 2010. Statutory 5 week consultation period required.</p> <p>Assessment dependent on timescale for preparation of Issues & Options – Anticipated September 2010.</p>	

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Harlow Stansted Gateway Transport Model	<p>The project will create a transportation model of the Harlow-Stansted gateway area, capable of reproducing existing significant transport movements in the study area. This model will be used as the basis for forecasting the impact of significant housing and related developments and assist in assessing the transport infrastructure required to support the developments.</p> <p>EFDC are currently guests on the Harlow Stansted Gateway Transportation Board, but the outcomes of this work will help make strategic decisions about the growth of Harlow where there may be an impact on Epping Forest district.</p>	Faber Maunsell	<p>Total cost: £255,950 Stage 1 Transport Model Development. GAF3 – Programme of Development (POD), Essex and Herts County Councils, Highways Agency.</p> <p>No EFDC contribution</p>	Anticipated September 2010	Not yet known
Rye Meads Water Cycle Study	<p>The study assesses the impact of planned growth on water cycle processes, water infrastructure capacity and environmental capacity. It will recommend viable infrastructure options to accommodate planned growth and ensure water infrastructure is not a limiting factor to the growth of the area. As far as this Council is concerned, it is mainly of relevance with respect to the urban extensions to Harlow, as the south of this district is mainly served by the Beckton STW.</p>	Hyder Consulting	<p>Total cost: £250,000 – GAF3 - POD Partnership of East Herts, North Herts, Epping Forest, Broxbourne, Harlow & Stevenage Councils.</p> <p>No EFDC contribution.</p>	Complete October 2009	Approx 180 pages including Appendices

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Strategic Housing Market Assessment (SHMA)	The requirements of a SHMA are set out in PPS3: Housing (November 2006). This study was undertaken jointly with Harlow, East Herts, Uttlesford, Broxbourne and Brentwood Councils. It determines the Housing Market Areas across the sub-region, and makes an assessment of housing need both within each Housing Market Area, and in each Local Authority area.	Opinion Research Services & Savills	£59,950 (+ £3,117.40 advertising costs) EFDC contribution - £10,511	Complete January 2010	203 pages including Appendices
Strategic Housing Market Assessment – Viability Testing	PPS3: <i>Housing</i> requires that all policies requiring affordable housing provision are based on robust and sound evidence of need and viability. The viability testing of the outcomes contained in the SHMA still to be completed. Further study/tender process required. Broxbourne Borough Council have chosen to opt out of this work.	Level Ltd	£27,600 Currently investigating if Programme of Development funds are available to pay for this work. Alternatively, each of the 5 authorities will pay an equal share	April 2010	Not yet known
Strategic Housing Land Availability Assessment	To identify land which could potentially be suitable for housing purposes over a 15 year period. This study does not guarantee that planning permission will ultimately be granted, but identifies possible sources of housing land supply. The proposed methodology is subject to a separate report on this agenda, but specifies a two-stage process, in which urban capacity is considered first.	To be confirmed following tender process	Estimated at £30,000. Funded from savings within existing LDF budget.	Urban capacity – June 2010 Urban fringes – September 2010	Not yet known

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Town Centres Study	To consider the vitality and viability of the town centres, the competition from centres in adjoining areas, and the future role of the district's centres. This will include an assessment of floorspace, range of goods, vacancy rates, and rent levels. Customer and visitor surveys will be undertaken. Potential opportunities for development or enhancement will be identified, and the current policy on restricting non-retail uses will be assessed. The study will also assess the need for commercial leisure uses.	Roger Tym & Partners	£39,038	April 2010	Approx 113 pages, not including lengthy Appendices
Employment Land Study	The Employment Land Study, which has been commissioned jointly with Brentwood Borough Council, will consider the current employment land available and the opportunities for further provision. It will include an assessment of future needs and demands and a comprehensive stock-take of existing sites (quantitative and qualitative), and will make recommendations about the need for additional employment sites to create a balanced portfolio.	Atkins	£27,325 To be split equally with Brentwood BC	April 2010	Not yet known

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Landscape Character Assessment	<p>This Assessment provides a comprehensive district-wide assessment of landscape character, which is intended to help planning and land management decisions. The European Landscape Convention (of which the Government is a signatory) encourages public authorities to adopt policies and measures for the protection, management and planning of all landscapes, whether outstanding or ordinary, that determine the quality of people's environment. The study therefore identifies key issues, sensitivities to change, and management strategy/objectives/guidelines for areas of different character. The quality of the rural landscape is generally recognised as one of this district's key features, and the study should help to develop long-lasting policies to protect and manage existing landscapes, and to create new ones. Seven landscape character types are identified.</p>	Chris Blandford Associates	£24,745	Complete January 2010	192 pages, including Appendices, and 10 district-wide maps.

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Settlement Edge Landscape Sensitivity Study	Informed by the district-wide Landscape Character Assessment, this study provides a more detailed understanding of sensitive landscape and environmental features around the edges of the 22 principal settlements (ie those excluded from the Green Belt plus Moreton and Sewardstone) in the district. The report will inform options for settlement growth and also outlines the extent to which these areas of landscape contribute towards the purposes of including land within the Green Belt.	Chris Blandford Associates	£24,980	Complete January 2010	138 pages including Appendices, and 73 detailed maps, dealing with visual character, historic landscape, environmental constraints and landscape sensitivity.
Strategic Flood Risk Assessment – Level 1 Level 2	A Strategic Flood Risk Assessment (SFRA) is the 'categorisation' of flood risk on an area-wide basis in accordance with PPS25: <i>Development & Flood Risk</i> . This first stage is being undertaken jointly with Harlow Council. Level 2 assessments will be required on a site specific basis when the Council is considering land allocations. These will be needed to support later stages of the Core Strategy if strategic development sites are to be allocated.	Level 1 – In-house Level 2 – to be confirmed	From existing resources £40,000 (estimate)	April 2010 Dependent on timetable of Core Strategy.	45 pages plus plans Not yet known

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Local Wildlife Sites (LoWS) review	This study updates survey work last undertaken during the early 1990s – which identified Sites of Importance for Nature Conservation (SINCs) or County Wildlife Sites (CoWS). A comprehensive field survey, in conjunction with a desk-top study and a consultation exercise, has identified new sites, validated most existing ones, and led to the deletion of some. All the LoWS were assessed against current selection criteria (developed through reviews in other Essex districts and modified in line with national guidelines). Species and habitats now afforded attention via county or national Biodiversity Action Plans were specifically considered and their representation within the LoWS network was ensured.	Essex Ecology Services	£49,660 (payment over 2008/09 and 2009/10)	Complete March 2010	37 pages plus plans and descriptions of 222 sites.
PPG17: <i>Planning for Open Space, Sport & Recreation</i> Audit	PPG17 requires that an audit of existing open space & recreation opportunities is undertaken.	In-house	From existing resources	Anticipated April 2010	Not yet known

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PPG17: <i>Planning for Open Space, Sport & Recreation</i> Assessment	<p>Following completion of the audit, an assessment of surpluses or deficits within any of the categories will need to be carried out. This must also be accompanied by an assessment by seeking public opinion of the quality of existing open space & recreation facilities.</p> <p>This further work will require the employment of consultants with expertise in this area.</p>	To be confirmed	£20,000 (estimate)	Anticipated May 2010	Not yet known
Ward Profiles	To provide background information at a ward level to support the preparation of the Core Strategy (and future DPDs) and the Community Strategy.	In-house	From existing resources	Complete January 2010 (to be updated annually)	
Review of Lea Valley Glasshouse Industry policies	The policies in the Local Plan Alterations (2006) were derived from a study completed in 2003. The Alterations indicated that the policies would be reviewed again, as some areas were identified for "potential de-designation" the time of the next review. There is a current application for residential re-development of one of these sites. Since the Alterations were published, there has been a very significant amount of glasshouse development in Thanet, and officers believe that both these factors justify a further review.	To be commissioned	Not yet known	Not yet known	Not yet known