

Evidence Base Update
August 2011

Study Title	Study Purpose/Content	Consultant	Cost	Anticipated / Actual Completion Date agreed by LDF CC	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>Report complete : January 2010</p> <p>LDF CC : 17 June 2010</p>	143 pages

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<p>Strategic Environmental Assessment (SEA) / Sustainability Appraisal (SA) of the Core Strategy</p>	<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>	<p>Scott Wilson</p>	<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. LDF CC 12 April 2010</p> <p>Statutory 5 week minimum consultation period held 17 May-19 July 2010</p> <p>Scoping Report finalised November 2010 LDFCC 20 December 2010</p> <p><i>Assessment dependent on timescale for preparation of Issues & Options – Anticipated Autumn 2011.</i></p>	<p>153 pages</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>	<p>Model complete September 2010</p> <p><i>Initial findings expected January 2011</i></p>	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>	<p>Report complete : October 2009</p> <p><i>LDF CC : Autumn 2011</i></p>	Approx 180 pages including Appendices

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Strategic Housing Market Assessment (SHMA)	<p>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.</p> <p>* note – following the revocation of the RSS, this study may need to be updated. *</p>	Opinion Research Services & Savills	<p>£59,950 (+ £3,117.40 advertising costs)</p> <p>EFDC contribution - £10,511</p> <p>* Review – Estimated further cost £5,000 *</p>	<p>Report complete : January 2010</p> <p>LDF CC : 17 June 2010</p>	203 pages including Appendices
Strategic Housing Market Assessment – Viability Testing	<p>PPS3: <i>Housing</i> requires that all policies requiring affordable housing provision are based on robust and sound evidence of need and viability.</p> <p>* note – following the revocation of the RSS, and changes to delivery of affordable housing, this study may need to be updated. *</p>	Levvel Ltd	<p>£30,750</p> <p>Funded from Programme of Development Fund.</p> <p>* Review – Estimated further cost £5,000 *</p>	<p>Report complete : April 2010</p> <p>LDF CC : 04 October 2010</p>	Report – 301pages Appendices - 379pages

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Strategic Land Availability Assessment	<p>To identify land which could potentially be suitable for housing, retail and employment purposes over a 15 year period. This study does not guarantee that planning permission will ultimately be granted, but identifies possible sources of development land supply.</p> <p>*note – following consultation on the methodology the scope of this project is to be widened beyond residential development land, to include land for housing, retail and employment purposes. *</p>	To be confirmed following tender process	Estimated at £30,000. Funded from savings within existing LDF budget.	<p>LDF CC : Agreement of principal 11 March 2010 Methodology 27 May 2010 ; 13 June 2011 ; 01 August 2011</p> <p>Consultation on methodology October-November 2011</p> <p>Appointment of consultants January 2012</p> <p>Report complete: April 2012</p>	Not yet known
Town Centres Study	<p>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.</p>	Roger Tym & Partners	£39,038	<p>Report complete : April 2010</p> <p>LDF CC : 13 July 2010</p>	Approx 113 pages, not including lengthy Appendices

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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 Split equally with Brentwood BC	Report complete : September 2010 LDF CC : 11 November 2010	Report 88 pages Multiple appendices including maps

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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	<p>Report complete : January 2010 LDF CC : 27 May 2010</p>	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	Report complete : January 2010 LDF CC : Spring 2012	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 in respect of the draft Local Plan, and the preferred development options contained within it.	Level 1 – In-house Level 2 – to be confirmed	From existing resources Estimated value of project - £40,000	December 2010 LDF CC : 15 Mar 2011 Consultants appointed April 2012 Report complete May 2012	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)	Report complete March 2010 LDF CC : 14 September 2010	37 pages plus plans and descriptions of 222 sites.
PPG17: <i>Planning for Open Space, Sport & Recreation Audit</i>	PPG17 requires that an audit of existing open space & recreation opportunities is undertaken.	In-house	From existing resources	Audit complete: August 2011	Not yet known

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PPG17: <i>Planning for Open Space, Sport & Recreation Assessment</i>	<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)	<i>Anticipated April 2012</i>	Not yet known
St John's Road Development Brief	To determine the most appropriate future use of land currently available for redevelopment at St John's Road, Epping. Working with Essex County Council.	Urban Practitioners	£84,636.41 (including additional transport assessment study)	<i>Spring 2012</i>	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 every three years as further information is published)	

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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. Project budget agreed at £30,000	Report due to be completed January 2012 LDF CC : February 2012	Not yet known
Lee Valley White Water Centre – Economic Development Study	To assess and quantify the potential economic impacts of the Lee Valley White Water centre on the local economy. Partner arrangement with Lee Valley Regional Park Authority, Broxbourne Borough Council, Essex County Council & Hertfordshire County Council.	Nathanial Lichfield & Partners	EFDC contribution £15,000.	Report due to be completed July 2011 LDF CC : agreement of contribution & principle of work 11 November 2010 LDF CC : October 2011	124 pages with additional appendices
Gypsy / Roma / Traveller Accommodation Assessment	To review the number of pitches required in the district by the local Gypsy/Roma/Traveller population. Building on existing Essex-Wide GTAA (2009)	Not yet determined whether external consultancy will be required	Not yet known	Internal review complete by February 2012 Final Assessment complete by April 2012	Not yet known

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Household & Population Estimates & Projections to 2031	Following the revocation of the RSS, each authority must determine appropriate levels of housing growth, based on up-to-date estimates & projections of population and household growth.	Edge Analytics commissioned by Essex Planning Officers Association	From EPOA budget – no direct contribution from Local Plan budget	Report complete Summer 2012	Not yet known
Heritage Asset Review	To review the boundaries of Conservation Areas, review particular areas to determine if they should be designated as Conservation Areas, and review buildings on the Local List including the addition of any further buildings to the list.	To be confirmed	Estimated value of project - £15,000	Consultants appointed January 2012 Report complete April 2012	Not yet known

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Carbon Reduction Strategy	<p>The study will identify the renewable and low-carbon energy sources which are most appropriate and financially viable for Epping Forest District, taking account of (a) landscape and visual effects; (b) potential impacts on sites of European and national importance for nature conservation; (c) transport implications; and (d) improvements to technology over the period of the new local plan (ie up to 2031). Develop a district-wide strategy to promote the use of these sources, including identifying potentially suitable areas for the location and delivery of appropriate infrastructure, recognising that the district is 94% Green Belt.</p> <p>The study will also assess the potential for, and viability of, combined heat and power in new developments; draft suggested planning policies to deliver the strategy, referring where necessary to examples of good practice.</p> <p>Identify likely training requirements of officers and members to be able to fully implement such policies.</p>	Not yet confirmed	Estimated value of project - £35,000	<p>Consultants appointed January 2012</p> <p>Report complete April 2012</p>	Not yet known

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Community Infrastructure Levy – Assessment of Viability	To assess the viability of the identified Community Infrastructure Levy, in relation to proposed new development to be delivered via the Local Plan.	To be confirmed	Estimated value of project - £35,000	<p><i>Required to support draft Local Plan stage.</i></p> <p><i>Initial Report complete – May 2012 ; to be reviewed with progression of Local Plan</i></p>	Not yet known
Transport Assessment of Preferred Options	To undertake a detailed transport assessment of the preferred development options identified in the draft Local Plan	To be confirmed	Estimated value of project - £35,000	<p><i>Consultants appointed April 2012</i></p> <p><i>Report complete May 2012</i></p>	Not yet known