

# ***Report to the Council***

**Committee:** Cabinet

**Date:** 27 September 2012

**Portfolio Holder:** Councillor Anne Grigg  
(Asset Management and Economic Development)

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## **DEVELOPMENT AND DESIGN BRIEF – ST JOHN’S ROAD AREA, EPPING**

### **Recommending:**

- (1) That the following wording be added to the Development and Design Brief as part of the introduction:**

**“The Local Plan is currently in preparation at the Regulation 18 consultation stage. The outcome of the responses to consultation may further influence any proposals provided within the Design and Development Brief. The Local Plan will take precedence over the Design and Development Brief”;**

- (2) That , subject to (1) above, the Development and Design Brief for the St John’s Road Area, Epping attached as an Appendix to this report be adopted as non-statutory planning guidance having the status of a material planning consideration in the assessment of any future planning applications for the site;**

- (3) That the Development and Design Brief be reviewed following consideration of the Community Choices consultation responses in relation to the relevant area.**

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1. On 10 March 2008, the Cabinet approved the preparation of a design and development brief to guide the future redevelopment and reuse of sites and buildings in the St John’s Road Area, Epping which are predominately in public ownership. Essex County Council owns two thirds of the land, with the District Council and Epping town Council owning approximately a sixth each.

2. The intention of the brief was to:

- (a) ensure an integrated planned approach;
- (b) clarify the land use and planning policy requirements affecting the area as a whole and its context in the wider area;
- (c) clarify the development constraints to inform investment decisions about development sites, land disposals, acquisitions and lease arrangements;
- (d) stimulate interest among land owners, developers and prospective occupiers so as to bring sites forward for development whilst at the

same time explaining development constraints and expectations they will have to resolve; and

- (e) provide guidance to Council officers and Members to assist in the determination of planning applications.

3. The District Council together with the County Council engaged Allies Morrison Urban Practitioners to produce the brief.

4. At the outset there were stakeholder meetings which contributed to the various options that formed part of the consultation process. The consultation was extended and extensive, using various media, locations and specially manned sessions.

5. Details of that consultation are contained within the attached Brief and the responses from the public have certainly shaped the Brief.

6. In addition, a traffic report produced by Intermodal, the financial appraisal work of CBRE, the planning policies and views of our own planning officers, together with an area specific report from Roger Tym Associates on retail have all been considered and are reflected in the Brief.

7. The Town Council have indicated their wish to explore the feasibility of provision of a leisure facility incorporating the Epping Hall. At the request of the Leader, AMUP have been instructed to acquire an expert assessment of this using either Town Council land only or Town Council and some County Council land.

8. Advice has been sought from Counsel as to the inter-relationship between this Design and Development Brief and the Local Plan, in particular in relation to the Community Choices consultation which is underway.

9. On advice the following statement is proposed to be included both in the Development Brief as part of the introduction on page 5 and within the Council's resolution adopting the brief:

"The Local Plan is currently in preparation at the Regulation 18 consultation stage. The outcome of the responses to consultation may further influence any proposals provided within the Design and Development Brief. The Local Plan will take precedence over the Design and Development Brief"

10. Furthermore it is recommended that an early review be undertaken of the Brief following consideration of the Community Choices consultation responses.

11. Accordingly, we recommend as set out at the commencement of this report.