

Committee: Cabinet

Agenda Item

Date: 1 December 2016

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Title: Epping Forest District Draft Local Plan
Consultation

Author: Richard Fox, Planning Policy Team Leader

Summary

1. This report outlines the key proposals in the Epping Forest District Draft Local Plan (Regulation 18) and their implications for Uttlesford District. Representations need to be made by 12 December 2016. Details of the full consultation can be found at www.eppingforestdc.go.uk/planningourfuture

Recommendations

2. That Cabinet note the content of the Epping Forest Draft Local Plan (Regulation 18) and suggested commentary and forward observations to Epping Forest District.

Financial Implications

3. None

Background Papers

4. None.

Impact

Communication/Consultation	Epping Forest Council is undertaking consultation in accordance with their Statement of Community Involvement
Community Safety	N/A
Equalities	The plans will be subject to Equalities Impact Assessment in accordance with the relevant authority's normal practise
Health and Safety	N/A
Human Rights/Legal Implications	N/A
Sustainability	The plans are subject to a Sustainability Appraisal

Ward-specific impacts	All wards but specifically High Easter and the Rodings, Hatfield Heath
Workforce/Workplace	N/A

Situation

5. Epping Forest District Council has consulted Uttlesford on its Draft District Plan (Preferred Options). There is an opportunity to comment until 12 December. It is important under Duty to Co-operate that the Council respond as Epping Forest are one of our Strategic Housing Market Area (SHMA) partner authorities who sit on the Co-Op Member Board and we have a shared common boundary. There is an online questionnaire to submit formal comments. This report sets out the key issues for Uttlesford to consider. These are the quantum of housing proposed and specific proposals close to the administrative boundary.

Housing provision

6. Based on the 2012 household projections the SHMA concluded that the level of housing need across the four authorities was approximately 46,000 homes between 2011 – 2033) For Epping Forest this equates to 11,300 homes Following the release of the new household projections for 2014 earlier this year the newer data suggests that the emerging OAN could be higher at approximately 54,600 for the four SHMA authorities, approximately 13,300 for Epping.
7. Epping Forest District Council is unable to identify sufficient sites to meet the figure of 13,300 homes but it recognises the upward trend and seeks to provide a minimum of 11,400 homes during the plan period. This figure is in line with the joint work commissioned by the SHMA authorities setting out how best to distribute housing within the HMA

Comment

8. Uttlesford welcomes the fact that Epping is proposing to meet the SHMA's objectively assessed need within its own boundaries and is not requesting Uttlesford to meet any of its need. The Council supports this objective in terms of EFDC meeting its own housing needs.
9. UDC had a Planning Inspectorate Advisory Visit on 1 November 2016. The Inspector's informal recommendation was that the Housing Market Area and respective Districts should be working to the 2014 Sub National Housing Population Projections as a starting point for determining Objectively Assessed Housing Need (OAN)

10. All the SHMA authorities will need to carefully consider the implications both collectively and individually of meeting the 2014 projections in their own districts. In this regard Uttlesford is commissioning some sustainability work which looks at meeting its own 2014 target of approximately 14,100 homes within UDC. If UDC decides to pursue this approach it will need to be considered further by the SHMA authorities to establish if the existing evidence base needs strengthening.

Allocations

11. Major housing allocations are proposed around Harlow at East Harlow, Latton Priory, West Sumners and West Katherines, totalling 3,900 dwellings. This sites are in Epping Forset but geographically close to Harlow in line with the SHMA authorities' objective of the regeneration of Harlow. The remaining major allocations are in the principal settlements of Chipping Ongar, Epping, North Weald Bassett and Loughton.

Comment

12. The proposals at East Harlow, Latton Priory, West Sumners and West Katherines, were supported by the strategic sites assessment work undertaken by the SHMA authorities. They will assist in the regeneration of Harlow. Concentrating the remaining development at the major settlements is a sustainable approach and is supported.

Other Issues

13. The Plan provides for between 400 and 455 jobs per annum. Whilst the draft Plan proposes alterations to the green belt to facilitate the major residential allocations referred to above as over 90% of Epping District comprises green belt the releases comprise approximately 1.5% of the total.

Risk Analysis

Risk	Likelihood	Impact	Mitigating actions
Epping Forest Local Plan is found unsound at examination with potential consequences for the soundness of proposals in a submitted	2. Some risk.	4. Action would be required.	Respond to representations in the Submission Plan.

Uttlesford Local Plan.			
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1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.