

# Epping Forest District Local Plan update 15 June 2015

# Objectives for today

- Brief on the current progress with the Local Plan and next steps
- Provide an overview of key messages from recent examinations and Counsel advice
- Provide a briefing on Stage 1 of the Green Belt Review and Settlement hierarchy evidence

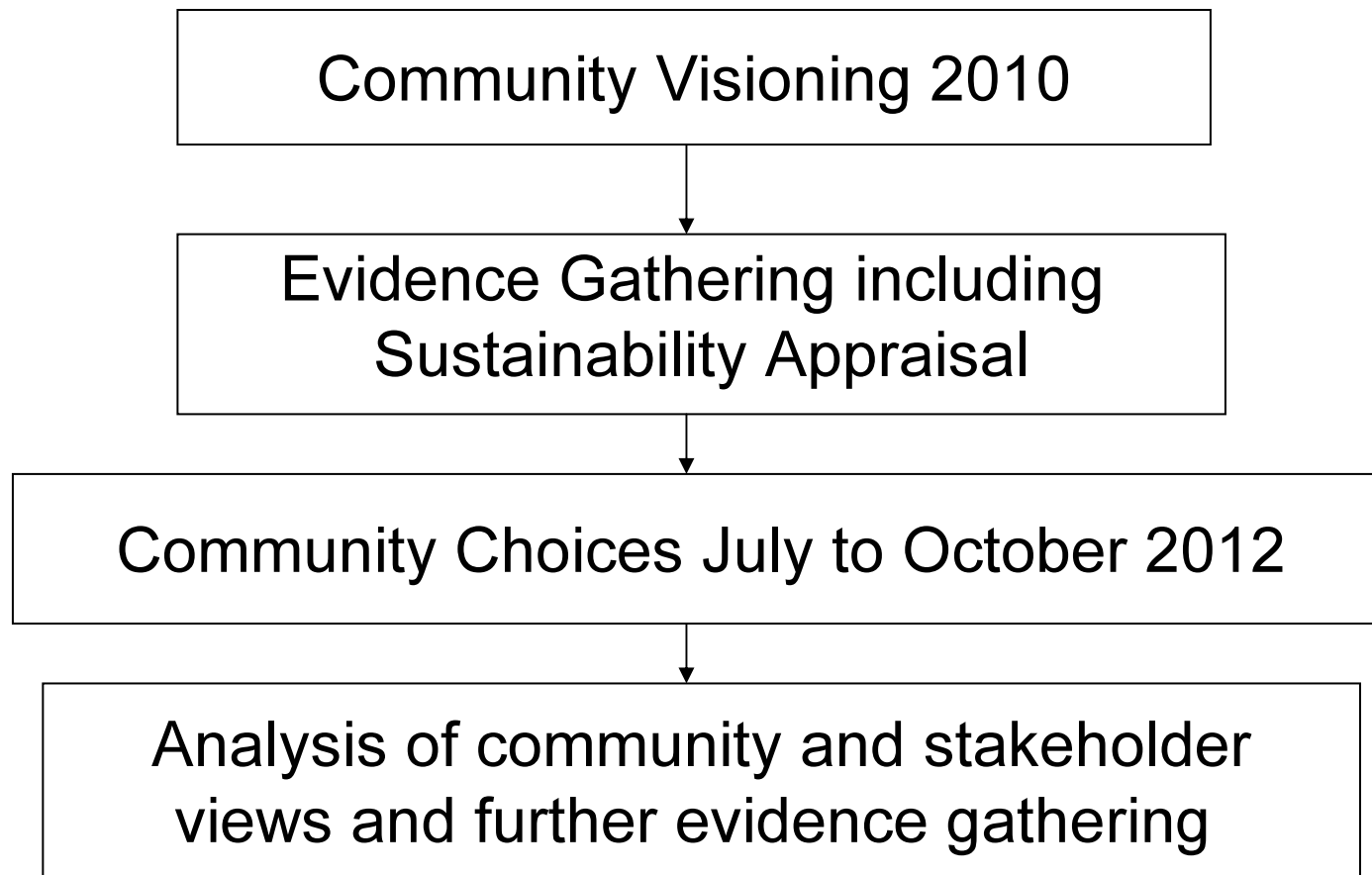


# EF District Local Plan

- Context of a presumption in favour of sustainable development
- Will plan ahead positively, to meet development needs to 2033, whilst protecting the most precious assets
- A framework for where, when and how development occurs in the District – used for planning applications and land allocations



# The journey so far



# Duty to cooperate

- Setting up of officer and member group of the Cooperation for Sustainable Development Board
- Terms of reference/governance arrangements agreed
- Forum for discussions on cross boundary strategic issues e.g. green belt, transport, housing and employment need

# Update on the evidence base

- Strategic Housing Market Assessment
- Economic assessment
- Strategic Transport Assessment
- Green Belt Review
- Provision for GRT
- Viability assessment
- Strategic Flood Risk Assessment
- Strategic Land Availability Assessment

# The Local Development Scheme

- Cabinet report with revised timetable agreed on 11 June 2015
- Consultation on a draft plan/preferred option July - September 2016
- Pre-submission publication April/May 2017
- Submission for examination October 2017
- Examination early 2018

# The next steps (1)

- Reports to Cabinet on 23 July 2015 on Green Belt Review Stage 1 and on Plan Viability
- Agree the District's objectively assessed housing and employment need – September 2015



# The next steps (2)

- The preferred approach draft plan – workshop briefings April 2016
- Draft plan setting out preferred approach and options considered by Cabinet for consultation in July 2016



# Lessons from recent examinations – Counsel's advice

- Government Policy and Guidance
- Objectively assessed need
- Duty to cooperate/Delivery
- Need for a comprehensive Green Belt Review
- Provision for the Gypsy Romany Traveller Community
- Relationship between Local and Neighbourhood Plans

# Producing a sound plan

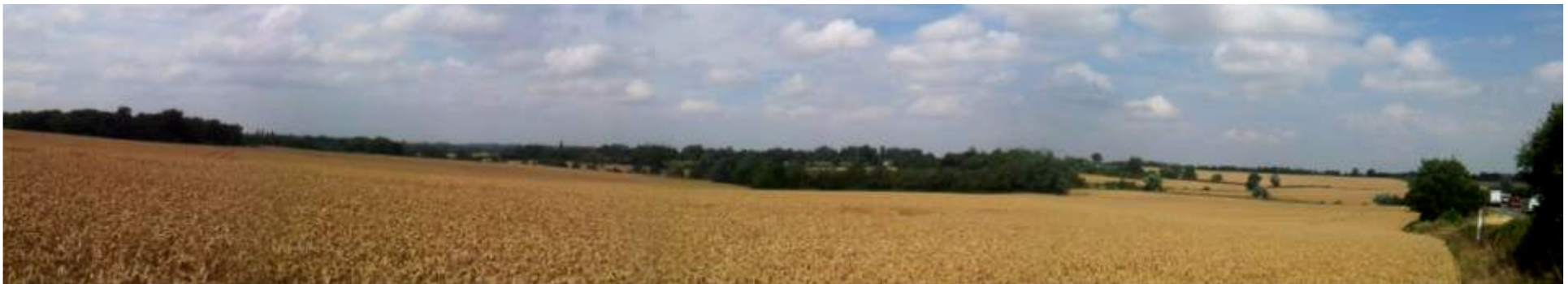
## – Counsel's advice

- Evidence base – up to date, accepted and proportionate
- Progression – from draft plan to adoption
- Do it once, do it right, do it well!

# Questions?

# **DRAFT GREEN BELT REVIEW (STAGE 1)**

## **15 June 2015**



# Background

- Methodology approach agreed at 23 June 2014 Cabinet
- Methodology developed further following Counsel advice
- Draft Methodology circulated to 'Co-operation for Sustainable Development Group'
- Physical site surveys from June - Nov 2014
- Officer Workshops 12 March 2015

# Next Steps & Timetable



Local Council Liaison Committee briefing:

**15 June 2015**

Interviews consultants for Stage 2 Green Belt Review:

**w/c 22 June 2015**

Cabinet to consider Green Belt Review Stage 1 Report  
and Broad Areas for further assessment in Stage 2:

**23 July 2015**

Preparation of Stage 2 Green Belt Review:

**August - November 2015**

Final Report:

**December 2015**



# GBR Stage 1 Methodology

Appraise the District's Green Belt against the national GB purposes whilst also taking into account environmental constraints to accommodate further development.

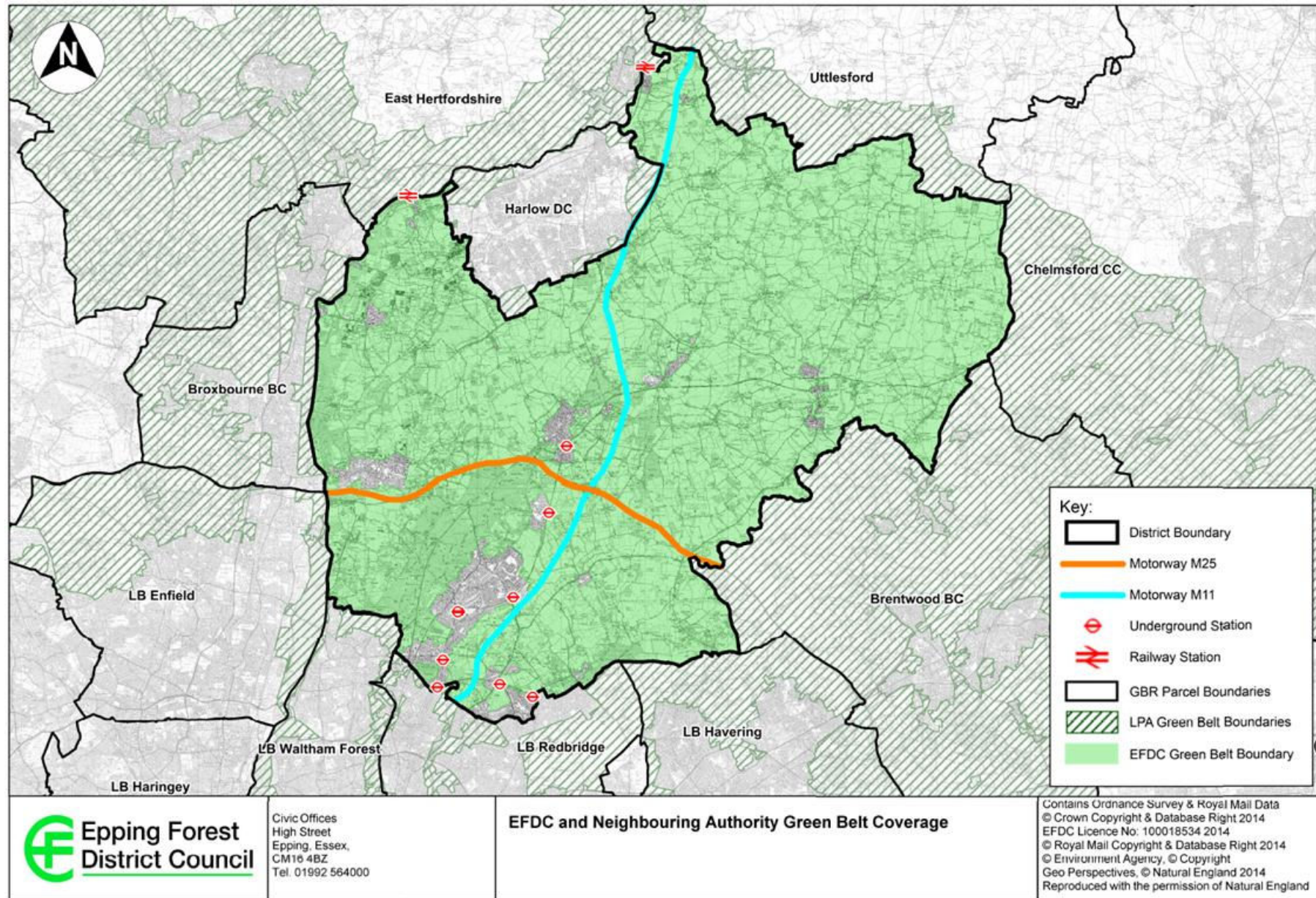


# Five Purposes of the Green Belt

NPPF Para 80:

1. to check the unrestricted sprawl of large built-up areas
2. to prevent neighbouring towns merging into one another
3. to assist in safeguarding the countryside from encroachment
4. to preserve the setting and special character of historic towns;  
and
5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land

# Metropolitan Green Belt



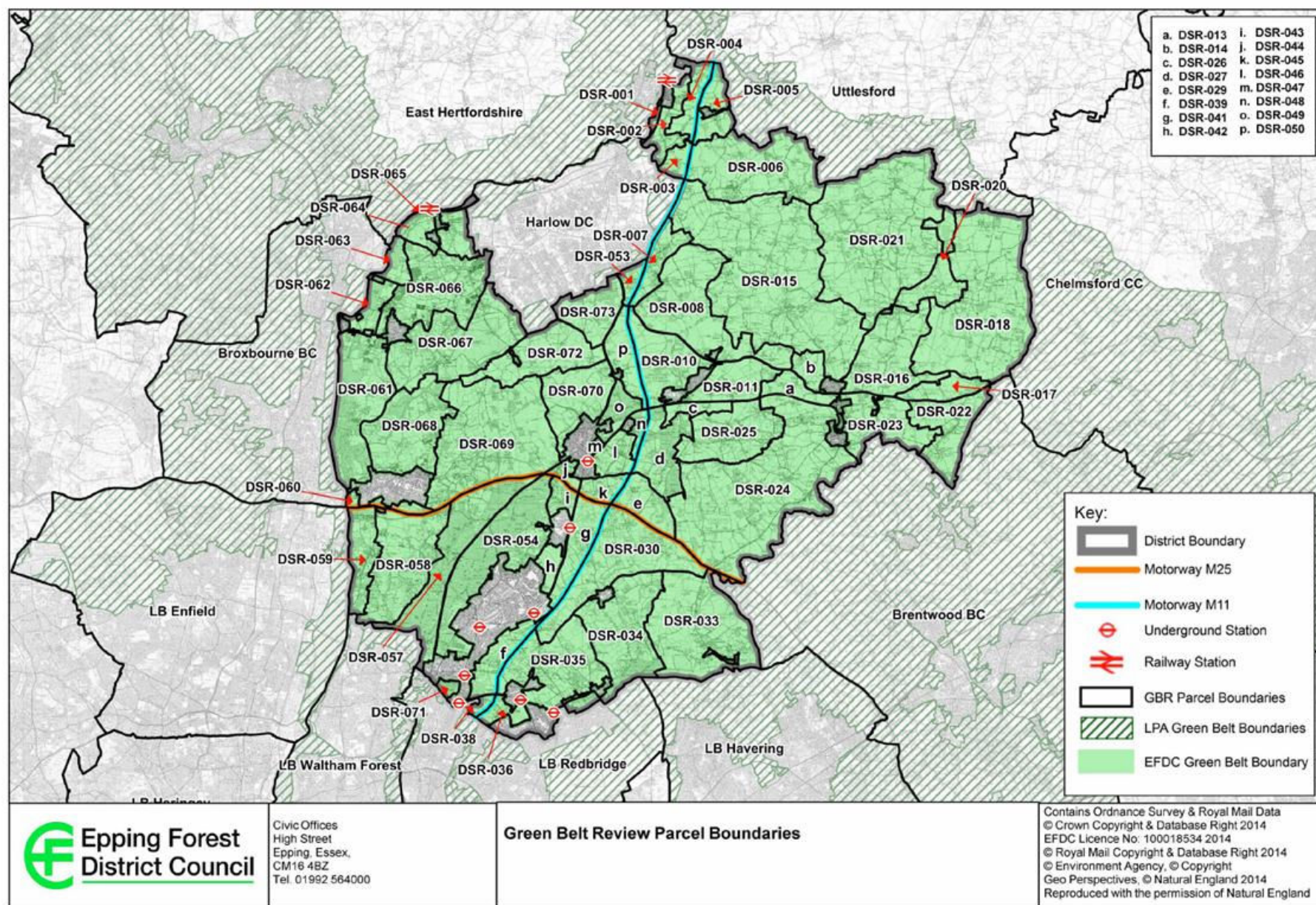
# Green Belt Parcels

- Landscape Character Assessment (2010) as starting point
- 61 total parcels in the report (as a result of refinement and merging of some parcels)
- Parcel Assessment Criteria (17 Questions)
- Each parcel assessed against the first 4 purposes of the Green Belt with Purpose 5 assessed on a strategic basis

Score	
0	No Contribution
1	Weak
2	Relatively Weak
3	Moderate
4	Relatively Strong
5	Strong



# Green Belt Parcels



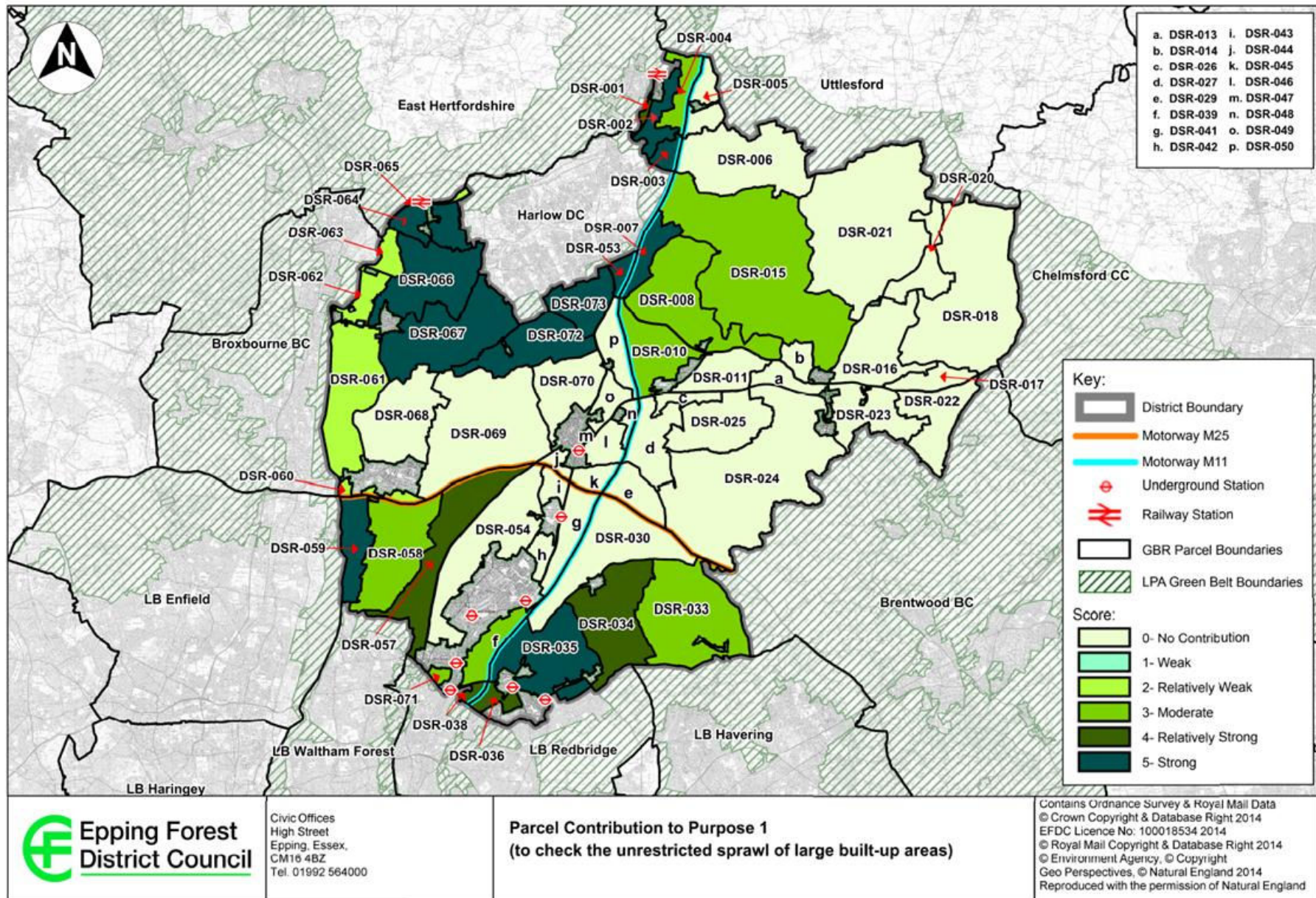
# Assessment – 1<sup>st</sup> purpose

Check the unrestricted sprawl of large built up areas

- Does the parcel prevent sprawl from large built up areas outside of the study area? – London, Harlow, Cheshunt & Hoddesdon
- Are there defensible boundaries which prevent the sprawl of these settlements?



# Assessment – 1<sup>st</sup> purpose



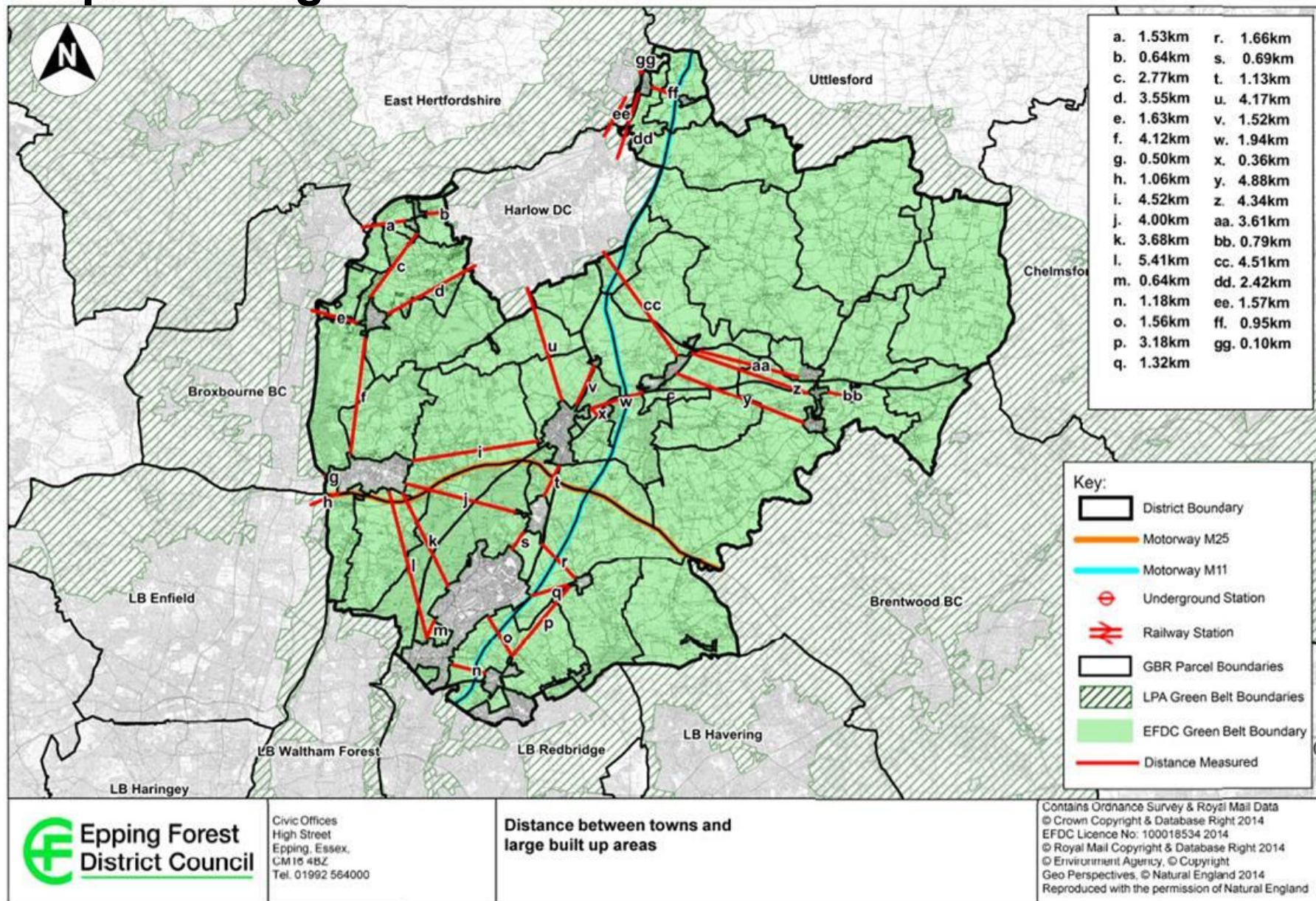
# Assessment – 2<sup>nd</sup> purpose

Prevent neighbouring towns from merging

- “Towns” are Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing
- Does the parcel form a gap between these “towns”, are there any defensible boundaries, and how wide is any gap?
- Is there evidence of ribbon development, and what is the perception of any gap between the “towns”?

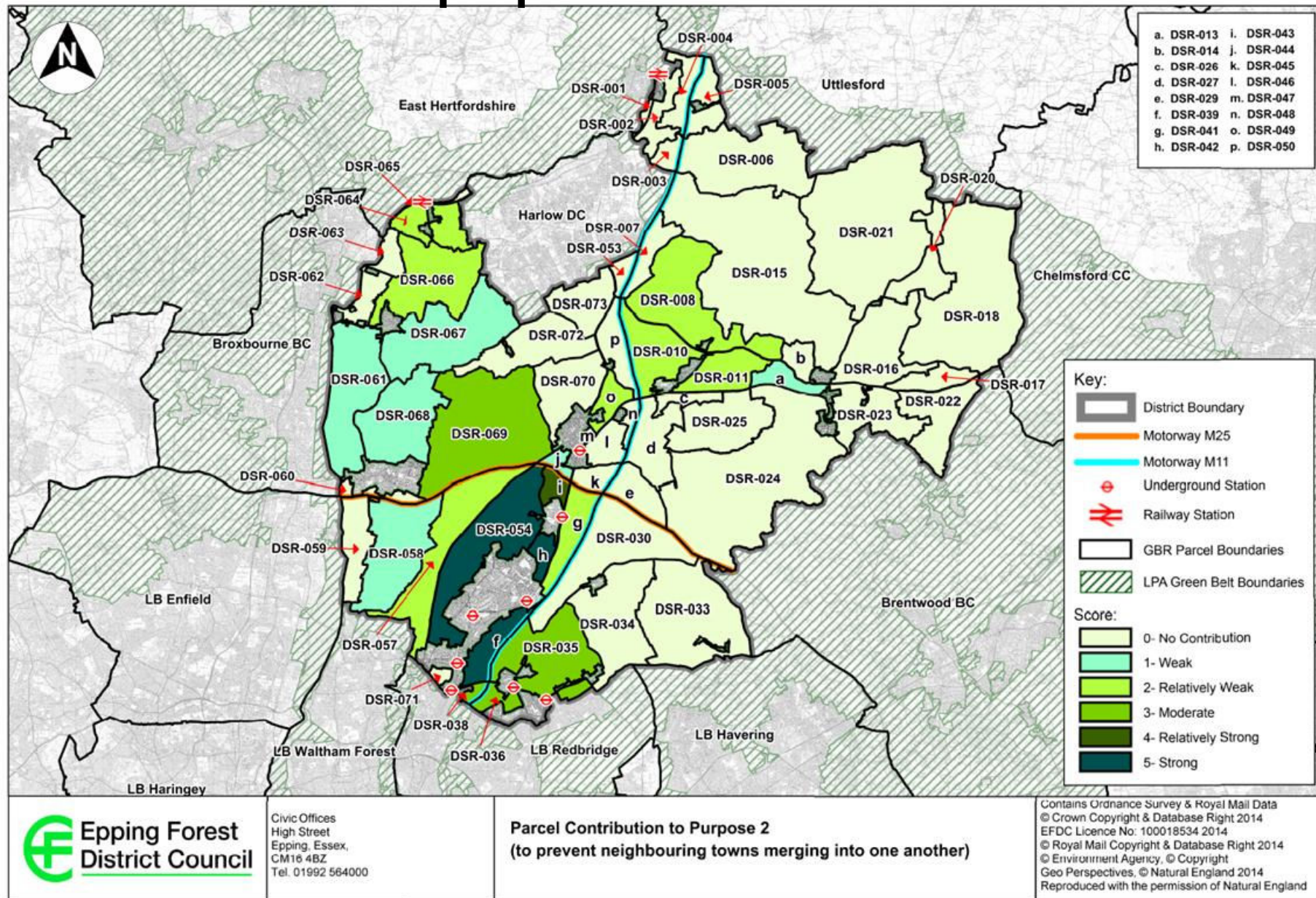


# Map showing distances between towns





# Assessment – 2<sup>nd</sup> purpose



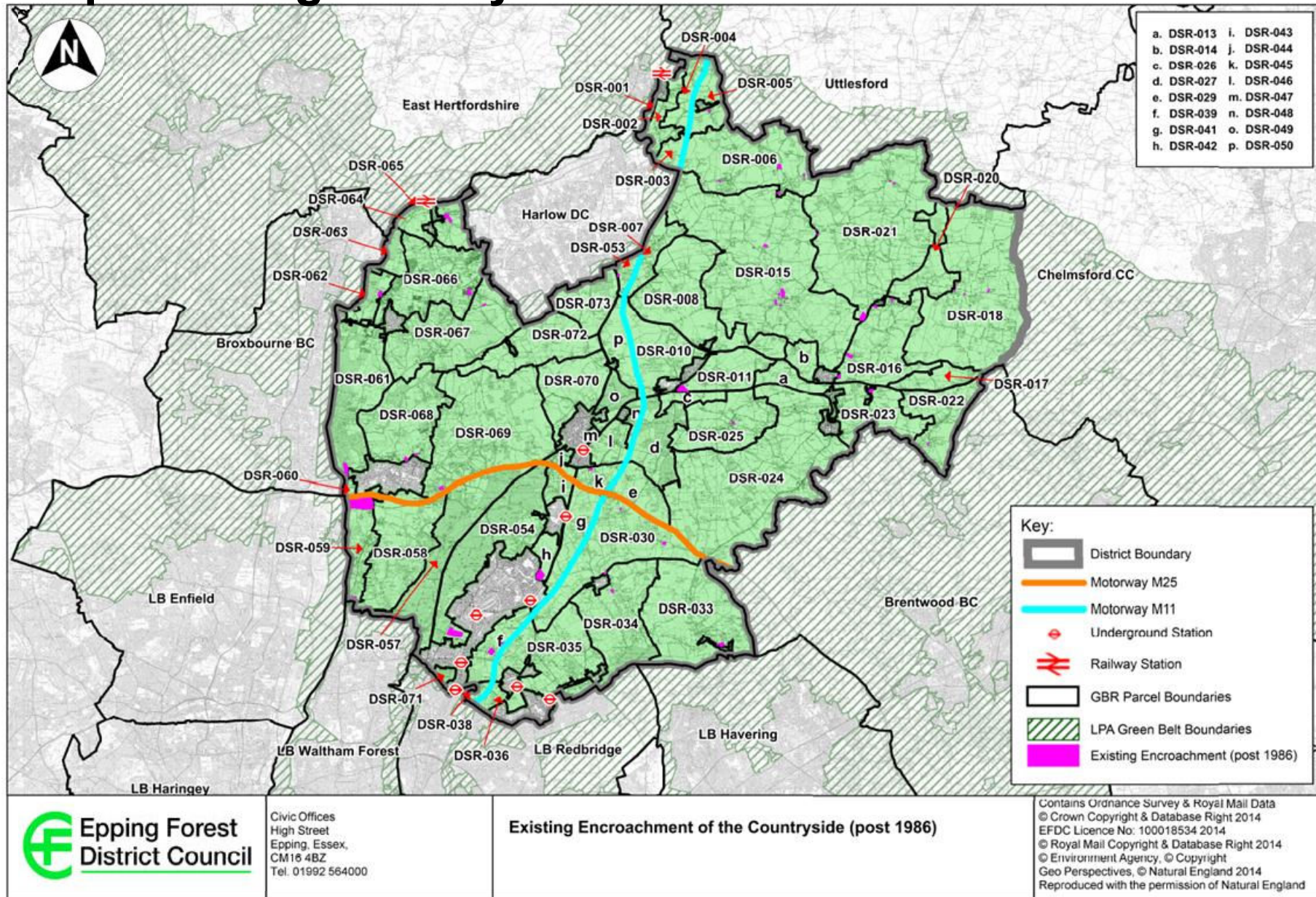
# Assessment – 3<sup>rd</sup> purpose

Assist in safeguarding the countryside from encroachment

- Are there existing uses that are considered appropriate in the Green Belt?
- Does the topography of the land provide a mechanism to prevent encroachment?
- Has there already been significant encroachment by built development?

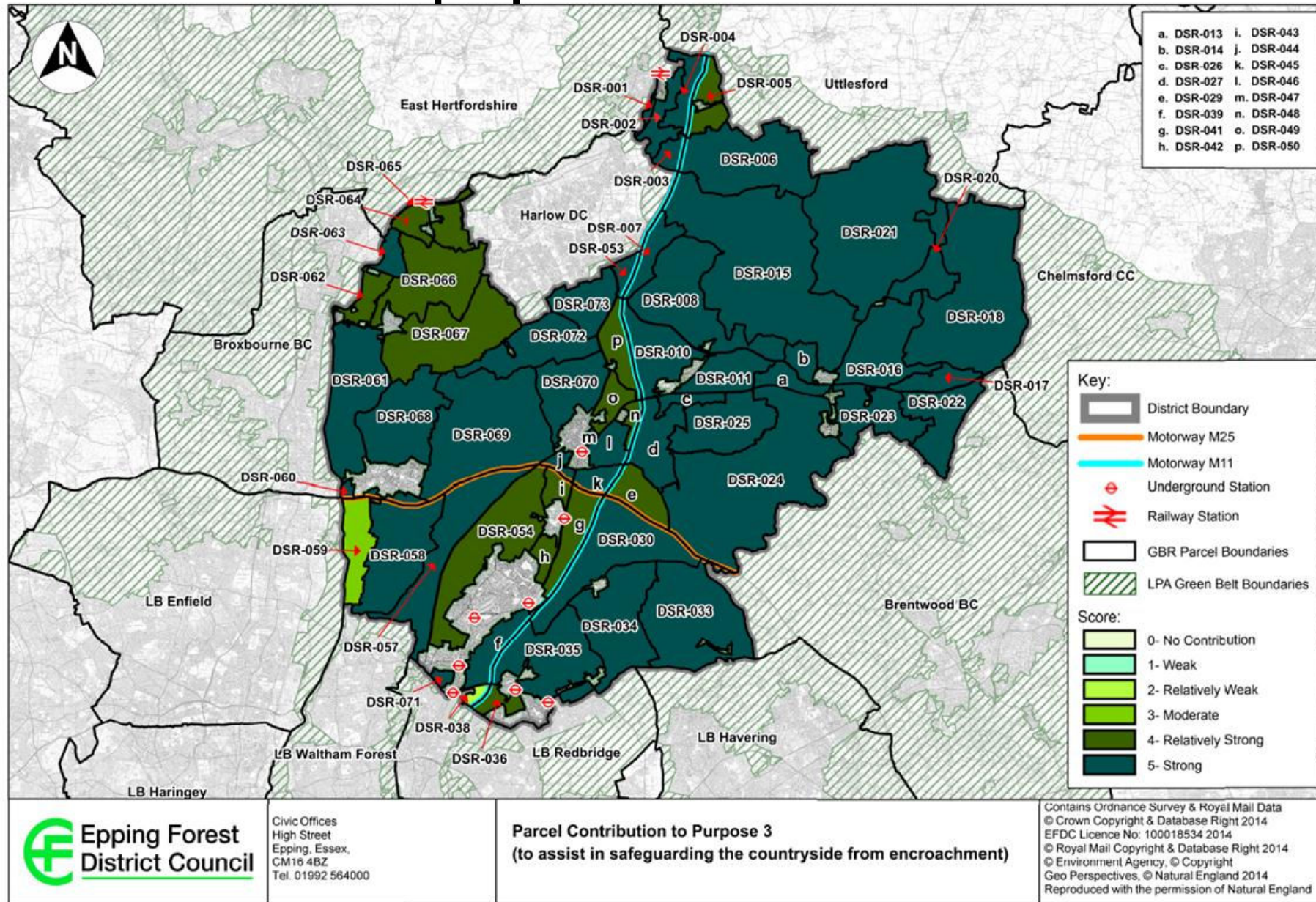


# Map showing countryside encroachment





# Assessment – 3<sup>rd</sup> purpose



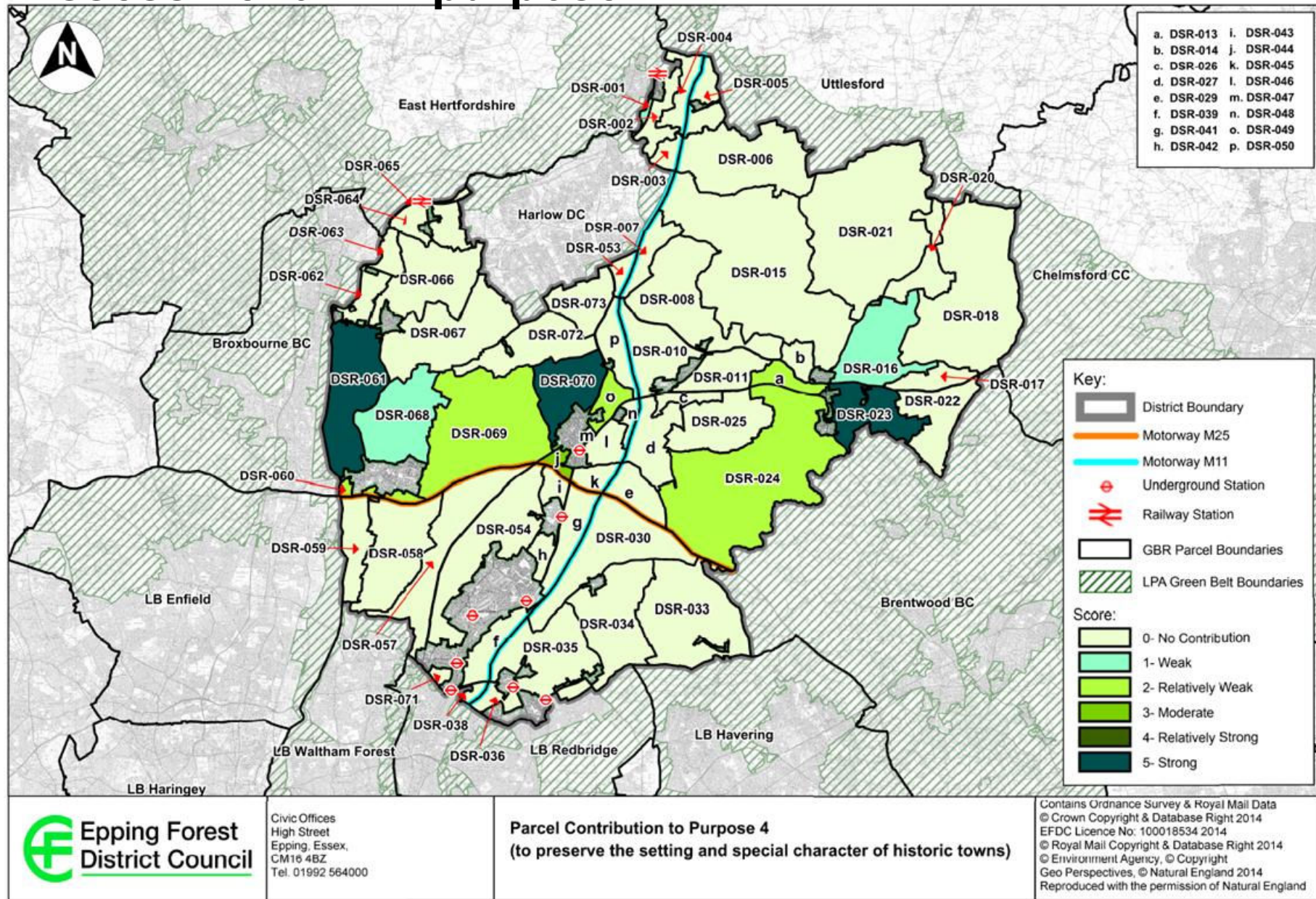
# Assessment – 4<sup>th</sup> purpose

Preserve the setting and special character of historic towns

- Chipping Ongar, Epping and Waltham Abbey within the district, and Sawbridgeworth on the district boundary to the north, are identified as historic towns
- How does the Green Belt designation contribute to the setting of historic towns?
- Would the removal of the Green Belt designation cause harm to the setting and significance of the historic towns?



# Assessment – 4<sup>th</sup> purpose



# Assessment – 5<sup>th</sup> purpose

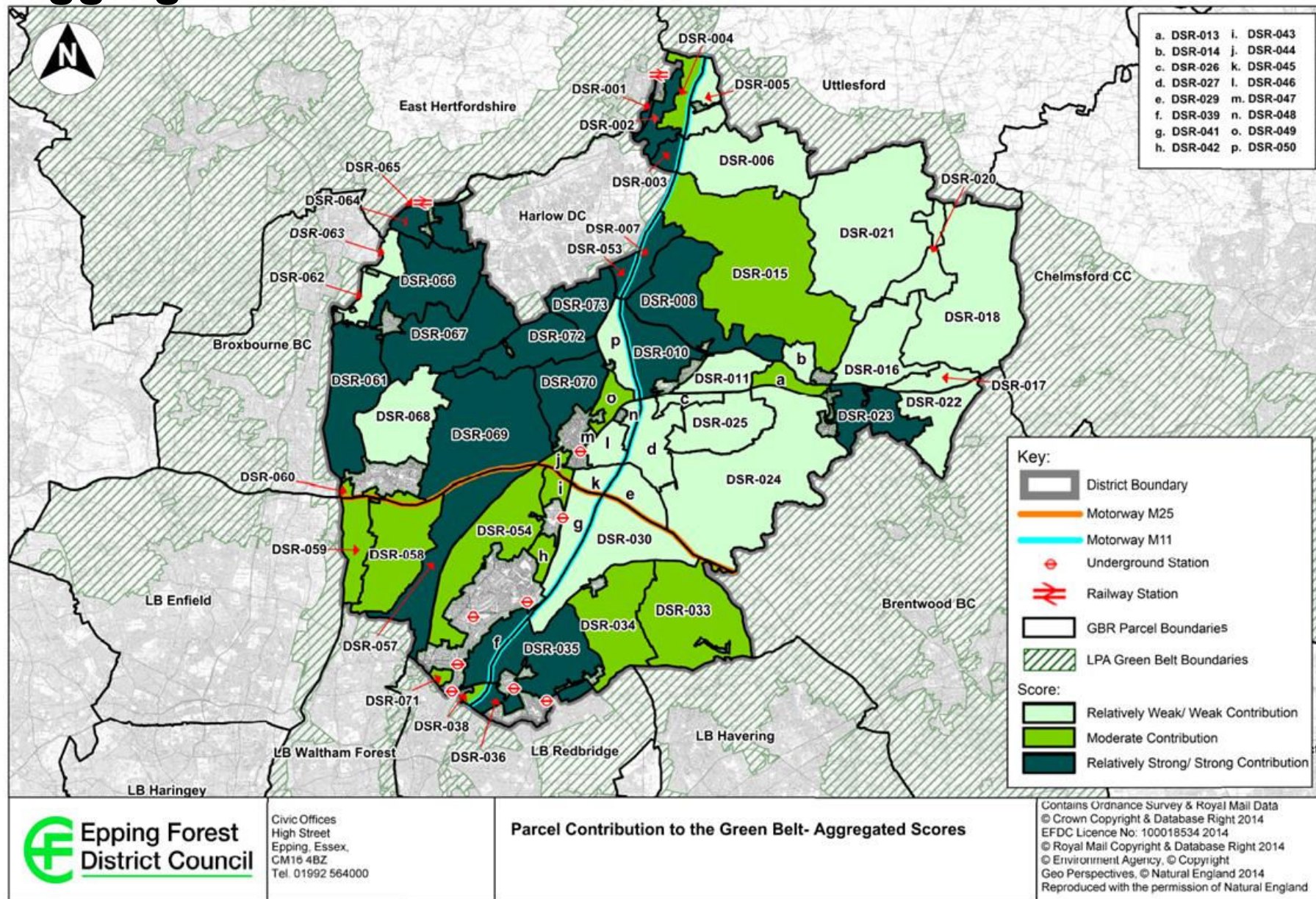
To assist in urban regeneration by encouraging the recycling of derelict and other urban land

# Aggregate scores

- Each of the first 4 purposes have been scored between 0-5
- Aggregate score out of 20 possible
- Highest score 13 (E of Buckhurst Hill, N W & E Chigwell, Lee Valley Park)
- Lowest score 4 (N E & S Thornwood, E of Coopersale, NE M11/M25 interchange)
- No parcel scored a 0 against every purpose
- Further sieving exercise was required to determine broad locations that should be considered in more detail



# Aggregate scores



# Methodology for identifying broad locations for Stage 2

1. Establish a settlement hierarchy
2. Identify and map environmental constraints
3. Application of distance buffers from key services
4. Areas adjusted using defensible boundaries where they exist

# Establishing a settlement hierarchy

- There is no set methodology for identifying a settlement hierarchy
- Services and facilities that have been identified all contribute to how a settlement functions

# EFDC Draft Settlement Hierarchy - Services & facilities

Category	
Education	Nursery, Primary School, Secondary School, Higher Education
Health	GP, Dentist, Opticians, Pharmacy, Hospital
Transport	Bus service, Rail Station, Underground Station
Retail	Post Office, Local Shop, Supermarket, ATM, Bank
Community facilities/Services	Community Hall, Fire Station, Leisure Centre, Library, Police Station, Pub, Public Car Park, Recycling Facilities, Youth Centre

# EFDC Draft Settlement Hierarchy - Scores

## Categories:

Town:	20 - 26	points
Large village:	12 - 19	points
Small village:	6 - 11	points
Hamlet:	0 - 5	points

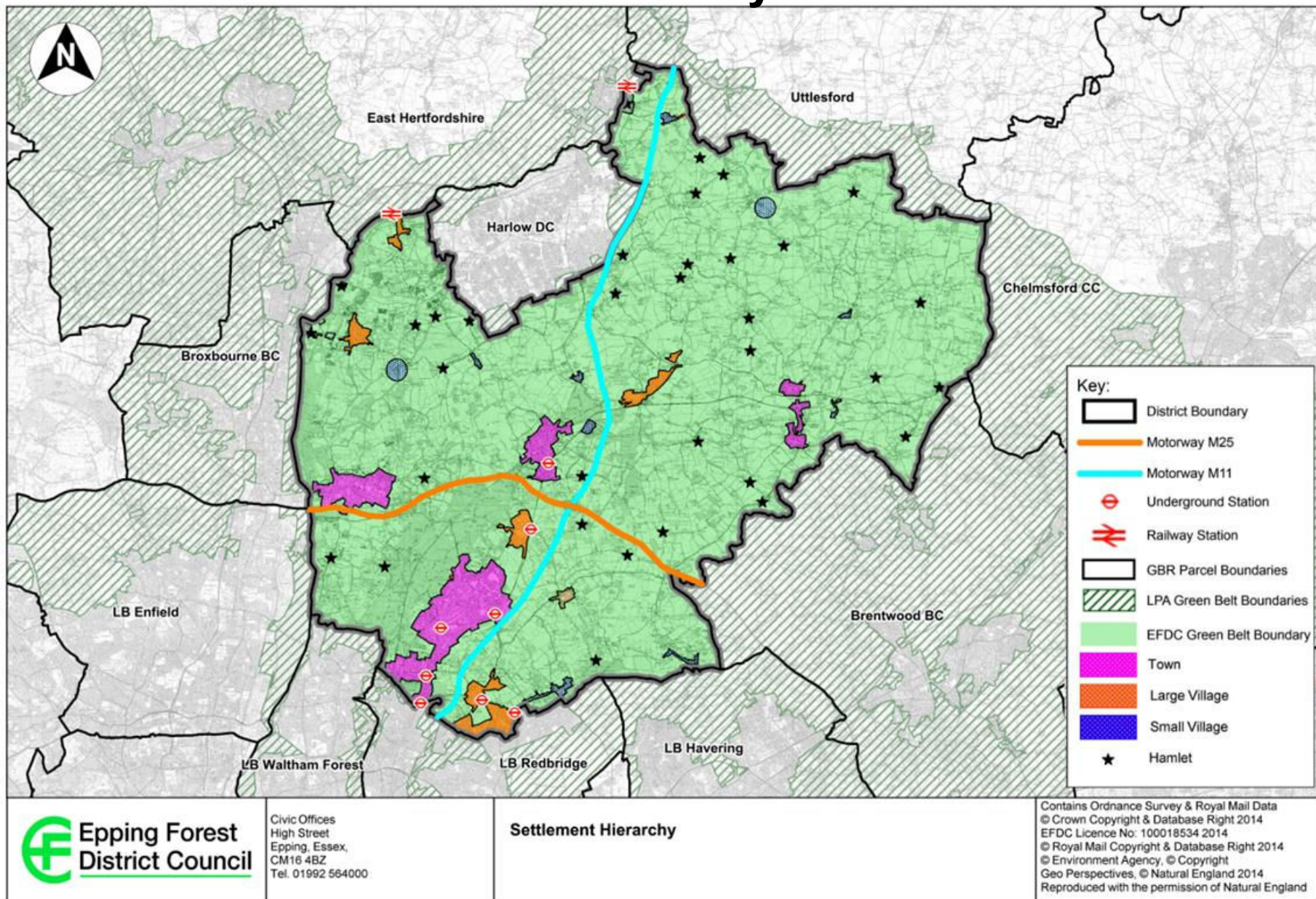
Settlement	Score
Abridge	12
Buckhurst Hill	21
Bumbles Green	6
Chigwell	21
Chigwell Row	6
Chipping Ongar	23
Coopersale	9
Epping	26
Epping Green	7
Fyfield	8
High Beach	4
High Ongar	8
Loughton-Debden	26
Lower Nazeing	12
Lower Sheering	4
Matching Green	6
Moreton	5
North Weald	15
Roydon	16
Sewardstone	7
Sheering	9
Stapleford Abbots	8
Theydon Bois	17
Thornwood	9
Waltham Abbey	24
Willingale	5



# Draft Settlement Categories

Category	Settlement
<u>Town</u> (20-26)  Good service and facilities, including good public transport access. Settlements provide higher order services & facilities.	Buckhurst Hill, Chipping Ongar, Epping, Loughton-Debden, Waltham Abbey
<u>Large village</u> (12-19)  Moderate facilities including reasonable public transport access (bus or train/Central Line). Can meet moderate local demands for “everyday” services.	Abridge, Chigwell, Lower Nazeing, North Weald, Roydon, Theydon Bois
<u>Small Village</u> (6-11)  Few facilities, and patchy public transport access.	Bumbles Green, Chigwell Row, Coopersale, Epping Green, Fyfield, High Ongar, Matching Green, Sheering, Stapleford Abbots, Thornwood.
<u>Hamlet</u> (0-5)  Very limited services/facilities, often no discernible centre.	Abbess Roding, Beauchamp Roding, Berners Roding, Bobbingworth, Broadley Common, Bumble’s Green, Dobb’s Weir, Fiddlers Hamlet, Foster Street, Hare Street, Hastingwood, High Beach, High Laver, Jacks Hatch, Lambourne End, Little Laver, Long Green, Lower Sheering, Magdalen Laver, Matching, Matching Tye, Moreton, Newman End, Nine Ashes, Norton Heath, Norton Mandeville, Roydon Hamlet, Sewardstone, Sewardstonebury, Stanford Rivers, Stapleford Tawney, Theydon Garnon, Theydon Mount, Tilegate Green, Toot Hill, Upper Nazeing, Upshire, Willingale.

# EFDC Draft Settlement Hierarchy

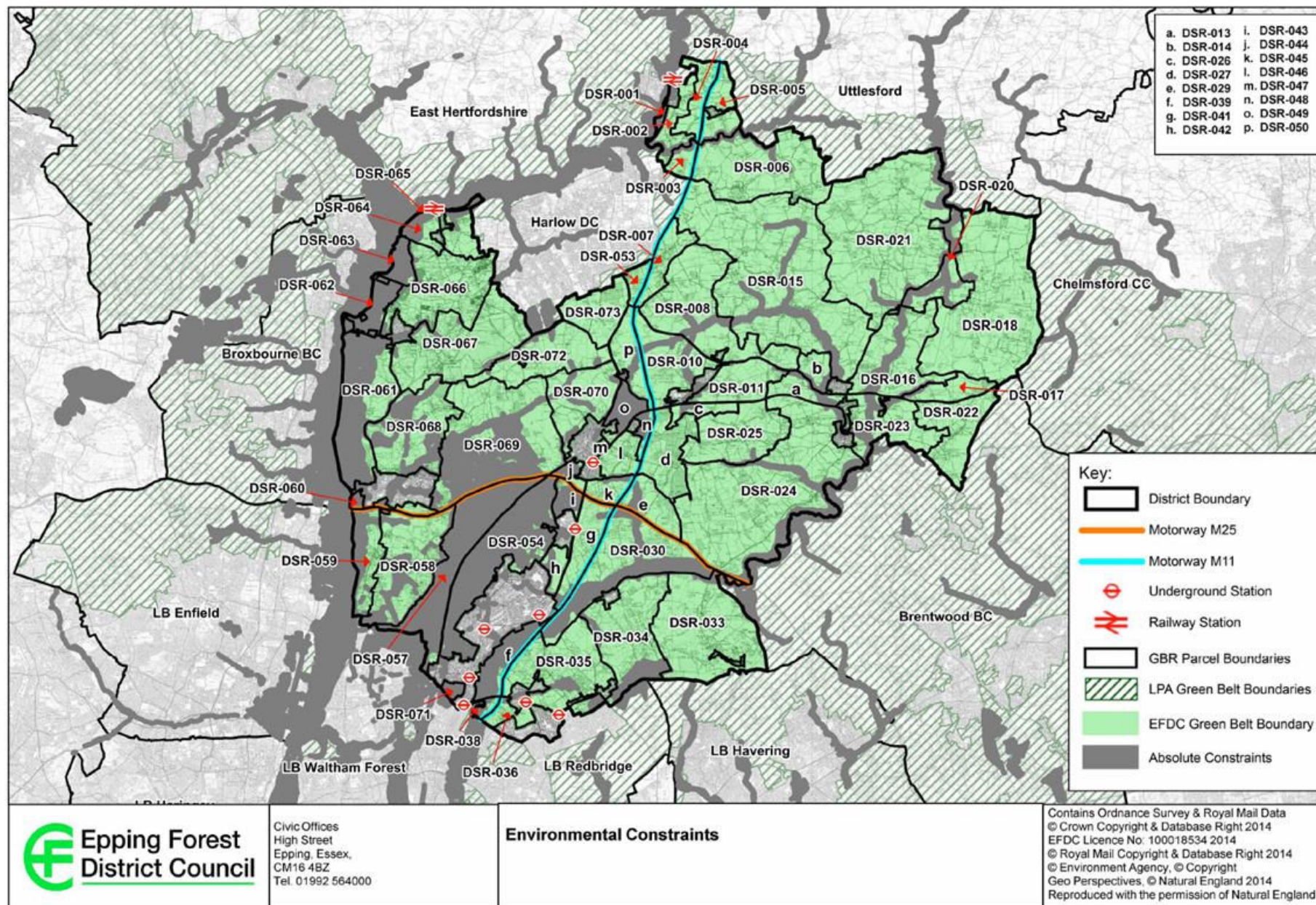


# Environmental constraints

- Strategic Flood Risk Assessment (April 2015) – showing zones 2, 3 and 3b (Zone 1 applies to all land outside of zones 2, 3 and 3b)
- Special Protection Areas (SPA)
- Special Areas of Conservation (SAC)
- Sites of Special Scientific Interest (SSSI)
- Local Nature Reserves (LNR)
- City of London Corporation Epping Forest Buffer land (land owned and managed by the City of London Corporation, which is not part of the formal part of the Forest, but is not available for development)



# Environmental Constraints



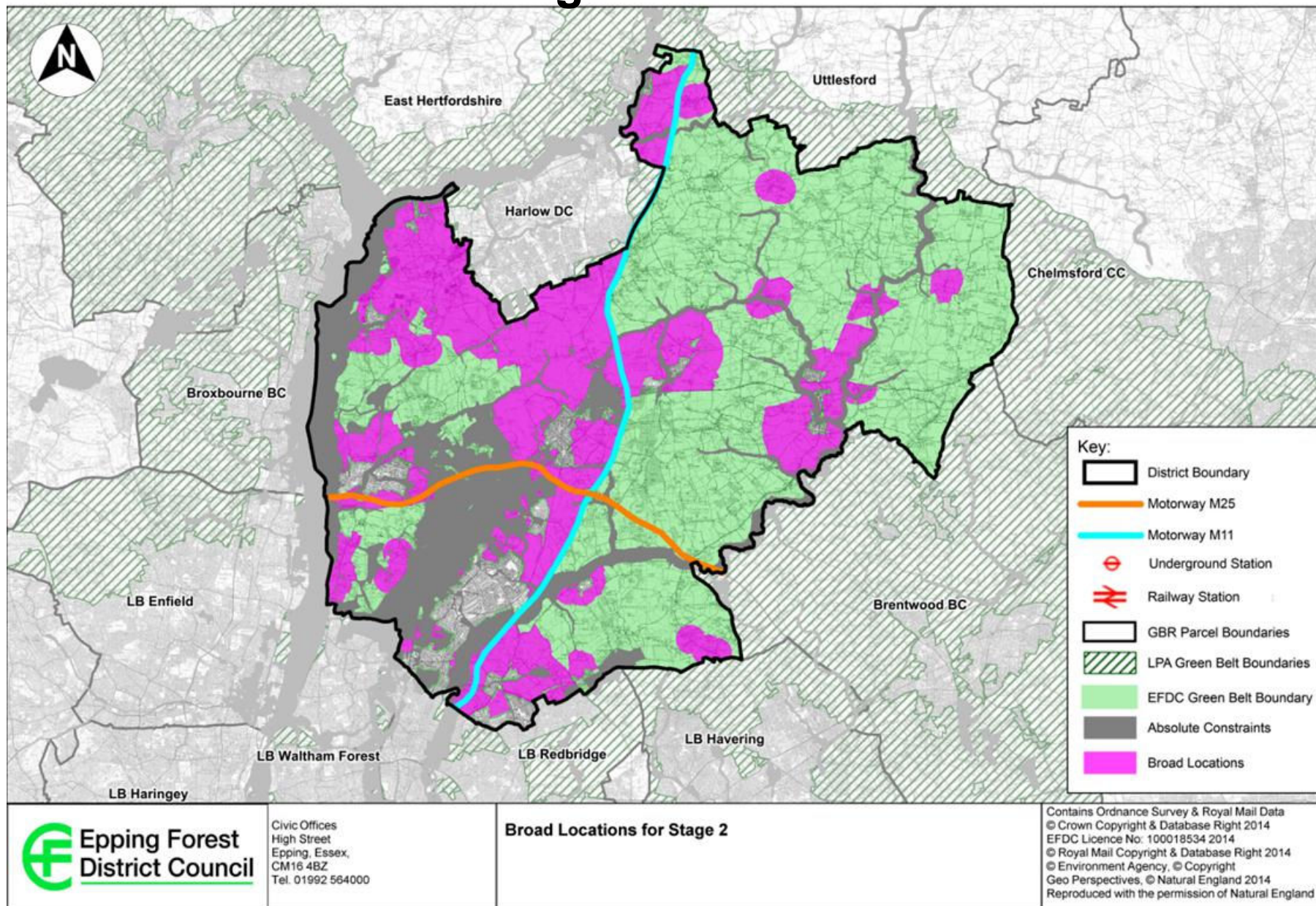
# Areas of Search

- Towns – 2km from rail/Central Line station, bus stops & existing town centre boundary
- Large village – 1 km from rail/Central Line station, bus stops & existing local shopping parades
- Small village – 0.5km from rail/Central Line station, bus stops & existing local shopping parades

All to be adjusted to defensible boundaries where available/appropriate



# Broad locations for Stage 2



# Questions to consider...

- Have the right types of services and facilities been identified for assessment?
- Have the existing services and facilities have been correctly identified for each of the settlements? Has anything been missed?
- Have the settlements in the district been placed in appropriate categories?

# Questions?

Comments to be received  
by the Planning Policy team  
no later than  
**Monday 29 June 2015.**

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