

Committee Agenda



**Epping Forest
District Council**

Local Plan Cabinet Committee Monday, 2nd July, 2012

Place: Council Chamber
Civic Offices, High Street, Epping

Time: 7.00 pm

**Democratic Services
Officer:** Gary Woodhall
The Office of the Chief Executive
Tel: 01992 564470
Email: democraticservices@eppingforestdc.gov.uk

Members:

Councillors R Bassett (Chairman), W Breare-Hall, Mrs A Grigg, D Stallan and C Whitbread

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTEREST

(Assistant to the Chief Executive) To declare interests in any item on the agenda.

3. MINUTES (Pages 5 - 10)

To confirm the minutes of the last meeting of the Cabinet Committee held on 19 December 2011 (attached).

4. TERMS OF REFERENCE

To report upon the revised terms of reference for the Cabinet Committee, as agreed by the Leader of the Council.

5. STRATEGIC LAND AVAILABILITY ASSESSMENT (SLAA)

(Planning Portfolio Holder) To consider the attached report and include the Strategic Land Availability Assessment in the Council's Local Plan Evidence Base (report to follow).

6. STATEMENT OF COMMUNITY INVOLVEMENT (Pages 11 - 24)

(Planning Portfolio Holder) To consider the attached report (LPC-001-2012/13).

7. LOCAL PLAN ISSUES AND OPTIONS CONSULTATION (Pages 25 - 42)

(Planning Portfolio Holder) To consider the attached report (LPC-002-2012/13).

(1) Appendix 1, Issues & Options for the Local Plan, has been published to the website as a separate supplementary agenda as the report is 165 pages, and printed copies have been provided to the members of the Cabinet Committee and Group Leaders. If any other Member wishes to have their own printed copy then please contact Democratic Services by Wednesday 20 June 2012.

(2) Appendix 3, the Sustainability Appraisal, will not be available until Thursday 21 June 2012 as it is yet to be received from the Consultants.

8. ANY OTHER BUSINESS

Section 100B(4)(b) of the Local Government Act 1972, together with paragraphs (6) and (24) of the Council Procedure Rules contained in the Constitution requires that the permission of the Chairman be obtained, after prior notice to the Chief Executive, before urgent business not specified in the agenda (including a supplementary agenda of which the statutory period of notice has been given) may be transacted.

In accordance with Operational Standing Order (6) (non-executive bodies), any item raised by a non-member shall require the support of a member of the Cabinet Committee and the Chairman of the Cabinet Committee. Two weeks' notice of non-urgent items is required.

9. EXCLUSION OF PUBLIC AND PRESS

Exclusion

To consider whether, under Section 100(A)(4) of the Local Government Act 1972, the public and press should be excluded from the meeting for the items of business set out below on grounds that they will involve the likely disclosure of exempt information as defined in the following paragraph(s) of Part 1 of Schedule 12A of the Act (as amended) or are confidential under Section 100(A)(2):

Agenda Item No	Subject	Exempt Information Paragraph Number
Nil	Nil	Nil

The Local Government (Access to Information) (Variation) Order 2006, which came into effect on 1 March 2006, requires the Council to consider whether maintaining the exemption listed above outweighs the potential public interest in disclosing the information. Any member who considers that this test should be applied to any currently exempted matter on this agenda should contact the proper officer at least 24 hours prior to the meeting.

Confidential Items Commencement

Paragraph (9) of the Council Procedure Rules contained in the Constitution require:

- (1) All business of the Council requiring to be transacted in the presence of the press and public to be completed by 10.00pm at the latest.
- (2) At the time appointed under (1) above, the Chairman shall permit the completion of debate on any item still under consideration, and at his or her discretion, any other remaining business whereupon the Council shall proceed to exclude the public and press.

- (3) Any public business remaining to be dealt with shall be deferred until after the completion of the private part of the meeting, including items submitted for report rather than decision.

Background Papers

Paragraph (8) of the Access to Information Procedure Rules of the Constitution define background papers as being documents relating to the subject matter of the report which in the Proper Officer's opinion:

- (a) disclose any facts or matters on which the report or an important part of the report is based; and
- (b) have been relied on to a material extent in preparing the report and does not include published works or those which disclose exempt or confidential information (as defined in Rule 10) and in respect of executive reports, the advice of any political advisor.

Inspection of background papers may be arranged by contacting the officer responsible for the item.

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EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Local Development Framework **Date:** 19 December 2011
Cabinet Committee

Place: Council Chamber, Civic Offices, **Time:** 7.05 - 8.15 pm
High Street, Epping

Members Present: J Philip (Chairman), Mrs R Gadsby, Mrs M McEwen and Mrs L Wagland

Other Councillors: Mrs M Sartin, Mrs P Smith, D Stallan, G Waller and D Wixley

Apologies: J Knapman

Officers Present: J Preston (Director of Planning and Economic Development), A Thorn (Principal Planning Officer) and G J Woodhall (Democratic Services Officer)

18. DECLARATIONS OF INTEREST

There were no declarations of interest pursuant to the Council's Code of Member Conduct.

19. MINUTES

Resolved:

(1) That the minutes of the meeting held on 3 October 2011 be taken as read and signed by the Chairman as a correct record.

20. TERMS OF REFERENCE

The Cabinet Committee noted their terms of reference, as agreed by the Council on 17 February 2009 (minute 113(a) refers).

21. RYE MEADS WATER CYCLE STRATEGY

The Principal Planning Officer presented a report concerning the Rye Meads Water Cycle Strategy.

The Principal Planning Officer reported that the Rye Meads Wastewater Treatment Works served the whole of Harlow and the part of the District which adjoined Harlow's boundary. It served a further five local authority areas, either entirely or partly: Broxbourne, East Herts, North Herts, Stevenage and Welwyn Hatfield. The capacity of Rye Meads works had been recognised as an issue in the East of England Plan (EEP), because 70,000 new houses were originally proposed in the catchment area during the period up to 2021; by 2009 about 8,000 of this total had been built. The proposed urban extensions to Harlow in this District would be served by the Rye Meads works.

The Principal Planning Officer stated that the 2009 Water Cycle Strategy (WCS) had assessed these constraints and recommended suitable infrastructure provision, with the main implications for this District being a new sewer from Harlow to Roydon south of the railway line and a possible new sewer to the west of Harlow immediately east of Roydon. In addition to wastewater treatment and sewerage network capacity, the Water Cycle Strategy had also considered the wider water resources such as potable water supply, flood risk and mitigation, water quality and conservation opportunities.

The Cabinet Committee was advised that Three Valleys Water and Thames Water were confident that the current measures being implemented would mean that water supply would not be a constraint to growth. For the treatment of wastewater, the Rye Meads works would require upgrades to ensure future capacity would meet the proposed growth, but this would only effect any development adjacent to Harlow. However, there was uncertainty about capacity in the period beyond 2021, and this could be a significant constraint on further development. It was important that new development and water infrastructure upgrades were properly coordinated, and a full review of the current Water Cycle Strategy was recommended by 2013. It was proposed to include the Strategy as part of the Evidence Base for the new Local Plan.

The Principal Planning Officer added that there was currently no undue concern about the watercourses within the catchment area failing to meet the new quality standards under the Water Framework Directive, as this would not restrict any development before 2021.

The Cabinet Committee felt that the required infrastructure needed to be in place for any new developments, and concern was expressed about the disruption that would be caused by installing the proposed new sewerage pipes in the Roydon area. It was also felt that the County Council would have a much greater role in scrutinising the activities of the Water companies. The Principal Planning Officer declared that the route of the proposed new pipe had been recommended after studying a number of alternative routes. The Water Companies had committed to meeting certain standards in respect of the treatment of wastewater, and Officers would – in conjunction with Officers from Harlow District Council – ensure that the Water Companies met these standards.

In response to further questions from the Members present, the Principal Planning Officer responded that the Strategy had concentrated on the need from new housing rather than new employment opportunities as this generated greater demand for water. Some of the assumptions in the report had changed since 2009, but Harlow was still seeking a similar growth model. Consequently, the Strategy would need updating; consideration was being given to reviewing the Water Cycle Strategy before 2013 but that would need liaison with the other Councils involved. Officers were also investigating the possibility of obtaining external funding to meet the costs of the review. By adding the Strategy to the Evidence Base, recognition would be given to the need for the additional sewerage infrastructure required for any new development.

The Chairman requested that any further updates to the Water Strategy be reported to the Cabinet Committee once the Strategy had been included as part of the Evidence Base for the new Local Plan.

Resolved:

- (1) That, in the context of the current situation, the conclusions and

recommendations of the Water Cycle Strategy produced in 2009 be noted; and

(2) That the Water Cycle Strategy, with any further updates reported to the Cabinet Committee beforehand, be included as part of the Evidence Base for the new Local Plan.

Reasons for Decision:

Harlow was still likely to expand, with implications for the north-west of the District. The conclusions and recommendations of the Strategy were an important contribution to the consideration of future infrastructure needs for the wider area, and should therefore form part of the Council's evidence base for the new Local Plan, with any further updates reported to the Cabinet Committee.

Other Options Considered and Rejected:

There were no other reasonable options considered.

22. ANNUAL MONITORING REPORT 2010/11

The Principal Planning Officer presented a report on the Annual Monitoring Report for 2010/11.

The Cabinet Committee was reminded that the Government required a monitoring report to be prepared and submitted at least once a year, which reported on activity within the previous financial year, including housing completions, employment land provision, and the protection of areas of natural conservation value. The report was also used to measure progress with the Local Plan. The Annual Monitoring Report for the 2010/11 financial year, indicated that performance against housing targets, which had historically been the Government's highest priority, was shown to be good with 368 new housing units constructed.

The Principal Planning Officer reported that the Annual Monitoring Report would be used as a mechanism for further review of the Local Plan in the future and to test the Council's future policies. It also included information, for example on deprivation, which planning policy could not have a significant impact upon. The Cabinet Committee expressed concern about the possible use of data from the 2001 census, rather than the 2011 census. The Principal Planning Officer stated that the report had used the 2010 population estimates where possible, but that it was difficult to find other credible sources of data.

The Principal Planning Officer undertook to provide further information to Members, either directly or via the Members' Bulletin, regarding the: decent home figures within the report; the Indices of Deprivation link; and the reduction in permanent planning permissions granted for private caravans. The Report was agreed, subject to some minor amendments, for submission to the Secretary of State and publication on the Council's website.

Resolved:

- (1) That the content of the Annual Monitoring Report for 2010/11 be noted; and
- (2) That the Annual Monitoring Report for 2010/11 be approved for submission to the Secretary of State and publication on the Council's website.

Reasons for Decision:

To fulfil the Council's statutory requirement and ensure a clear and robust annual Monitoring Report was published.

Other Options Considered and Rejected:

To not publish and submit an Annual Monitoring Report. However, this option would conflict with the requirements of the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011.

23. LOCAL PLAN - REVISED PROJECT PLAN

The Principal Planning Officer presented a report concerning the revised project plan for the preparation of the Local Plan.

The Cabinet Committee was advised that, following the recent consultation on the National Planning Policy Framework, the Leader and Portfolio Holder for Planning & Technology had requested the Forward Planning team to investigate achieving the submission of the Local Plan to the Planning Inspectorate earlier than had originally been intended. Detailed analysis had shown it to be possible to reach submission by February 2013, however there were some significant risks to achieving this timetable, not all of which were in the Council's direct control.

The Principal Planning Officer added that further additions to the Evidence Base were currently being commissioned where necessary, with the intention that all of these substantial pieces of research work would be completed by April 2012, to inform the preparation of the Draft Local Plan. Budgetary provision existed for 2011/12 and 2012/13, but a further allocation would need to be agreed for 2013/14. The staffing resources available to the Forward Planning team would also need to be kept under regular review to ensure delivery of the Local Plan within the revised challenging timetable.

The Cabinet Committee acknowledged that further efforts were required to make sure the Council met its new statutory requirement regarding the Duty to Cooperate, as this would avoid parts of the Local Plan being found 'unsound' in the future. The Director of Planning & Economic Development highlighted that the Council had actively cooperated with a number of bodies over the past few years. The Leader added that the Council had been engaging with Harlow recently over its future development, but that East Herts District Council had not engaged in discussions with other authorities. The Principal Planning Officer stated that meetings at Officer level had taken place over the future planned developments within the East Herts District, but no meeting had been scheduled involving Councillors from East Herts District Council. It was suggested that the Leader should offer to meet the Leader of East Herts District Council initially, with further joint meetings between the two Leaders and Chief Executives. It was important to ensure that the Council's Local Plan was not found 'unsound' due to a lack of cooperation from East Herts District Council.

The Cabinet Committee queried whether it would be possible to reduce the time currently scheduled between submitting the Plan to the Planning Inspectorate in February 2013 and commencing the Examination in Public during the autumn of 2013. The Principal Planning Officer indicated that this could be discussed further with the Planning Inspectorate; the timetable as set out in Appendix 1 of the report was currently only broadly indicative, and required further analysis.

With respect to Neighbourhood Plans, the Principal Planning Officer reported that the regulations regarding their preparation had not been finalised. The focus was currently concentrated on preparing the Local Plan, and consideration of the available resources to assist Town and Parish Councils with the preparation of their Neighbourhood Plans would be given when the Local Plan was complete. The Leader of the Council added that Local Councils could help both processes by identifying areas of local significance within their area, whilst the Chairman highlighted that any positive assistance provided by Town and Parish Councils in preparing the Local Plan would also help in the subsequent preparation of their Neighbourhood Plans.

The Leader of the Council accepted that the proposed timetable was challenging but was confident that it would be met. The key message to the public should be that the Local Plan would help to protect the District in the future. Early responses to the public consultations should be encouraged to avoid the use of delaying tactics by some members of the public. The Leader also requested that copies of the core reports for the Evidence Base should be available to members of the Cabinet Committee. The reports currently were placed in the Members' Room and published on the Council's website, however the Principal Planning Officer undertook to provide all members of the Cabinet Committee with the Evidence Base reports on computer disk.

Recommended:

(1) That the continued budgetary provision available for the preparation of the Local Plan and the estimated additional expenditure required for further studies to be undertaken for the Evidence Base be recommended to the Cabinet for approval;

Resolved:

(2) That the proposed timetable for the Local Plan, as detailed in Appendix 1 of the report, be agreed;

(3) That the following significant identified risks to achieving the Local Plan timetable be noted:

(a) a change in the regulations guiding the preparation of the Local Plan;

(b) an overwhelming public response to the planned consultation periods; and

(c) the need to meet the new 'Duty to Cooperate' included in the Localism Act 2011;

(4) That, with the need to maintain the Forward Planning team at full strength, a further review of staff resources in six months time be agreed; and

(5) That copies of all the Evidence Base reports be provided to the members of the Cabinet Committee on computer disk.

Reasons for Decision:

The emerging National Planning Policy Framework would significantly alter the way in which planning matters were dealt with across the country. It was important that Epping Forest District Council had an up-to-date Local Plan in place as soon as possible in order to protect the most significant areas of the District. Without such an

up-to-date adopted Local Plan, it would be harder to reject planning applications that might not meet the Council's key objectives.

Other Options Considered and Rejected:

To not agree the proposed timetable for the preparation of the Local Plan.

To not agree the continued budgetary provision to deliver the Local Plan, and further expenditure on evidence base studies.

To not agree to a further review of the staffing resources within the Forward Planning team in six months.

24. ANY OTHER BUSINESS

There was no other urgent business for the Cabinet Committee to consider.

CHAIRMAN

Report to Local Plan Cabinet Committee Cabinet



**Epping Forest
District Council**

Report reference: *LPC-001-2012/13*
Date of meeting: *2 July 2012*

Portfolio: Planning

Subject: Local Plan - Statement of Community Involvement (SCI)

Responsible Officer: Sarah Kirk (01992 564732)

Democratic Services Officer: Gary Woodhall (01992 564470)

Recommendations/Decisions Required:

- (1) That the “Statement of Community Involvement” be approved for public consultation;**
- (2) That, prior to publication, the Portfolio Holder for Planning be authorised to agree any further minor amendments which might be necessary; and**
- (3) That the consultation period be commenced on Monday 8 July 2012 and run for 8 weeks until Friday 21 September 2012.**

Executive Summary:

The Statement of Community Involvement outlines the different processes that will be engaged by the Council when determining a planning application or preparing a Local Plan. The document will inform the way the Council will consult and engage with both statutory and general consultees throughout the delivery of the Local Plan. It also gives an indication of how people can get involved at each stage of the process and where to find supporting information.

Reasons for Proposed Decision:

So that the Statement of Community Involvement can be published for public consultation, in order to meet statutory requirements of Local Plan preparation.

Other Options for Action:

To not agreed the SCI is published for consultation.

To recommend an alternative consultation period.

Report:

1. The National Planning Policy Framework (NPPF) identifies that “early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential” (paragraph 155). The NPPF and the new Localism Bill have superseded PPS 12: Local Spatial Planning, which outlined in far more detail the criteria for public consultation. It was deemed that the fundamentals of PPS12 should be continued and any lessons learnt

from previous consultations incorporated into any new communication strategy.

2. The Statement of Community Involvement aims to identify the various different stages of the planning process for both Forward Planning and Development Control and how the Council will involve the public at these various stages. It is designed as an easy to follow guide to members of the public as to where to find extra information, how we will contact them and when as well as basic contact details for the Council. In more detail it includes:

- (a) what the key stages are for the delivery of the Local Plan;
- (b) how we will be approaching the various stages of consultation and links to our findings from previous consultations;
- (c) who our consultees are for the duration of the delivery of the plan;
- (d) where to find our supporting information;
- (e) Development Control procedures; and
- (f) General and Local Plan related contact details.

3. The detailed report has been submitted as an Appendix to this report and details all the above stages.

Resource Implications:

From existing Local Plan budget where costs are applicable, although majority of work has been conducted in-house.

Legal and Governance Implications:

The 2012 Planning Regulations state that an SCI must be prepared, and made available for consultation. Subsequently it must be adopted by the Council.

Safer, Cleaner and Greener Implications:

A Statement of Community Involvement will lead to a more efficient and informed public engagement and consultation, for the progression of the Local Plan. This will contribute to Safer, Cleaner, Greener objectives, by planning for sustainable development.

Consultation Undertaken:

Management Board 30 May 2012.

Background Papers:

Epping Forest District Council, Local Plan- Engagement Strategy.

Impact Assessments:

Risk Management

To consider any possible risk management issues for each decision made by the Cabinet, in order to promote a culture of risk management awareness.

Equality and Diversity

Did the initial assessment of the proposals contained in this report for relevance to the Council's general equality duties, reveal any potentially adverse equality implications? No

Where equality implications were identified through the initial assessment process, has a formal Equality Impact Assessment been undertaken? No

What equality implications were identified through the Equality Impact Assessment process?
There will be an EqIA completed for the Local Plan in July 2012

How have the equality implications identified through the Equality Impact Assessment been addressed in this report in order to avoid discrimination against any particular group?

N/A.

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Statement of Community Involvement

Introduction

1. This document outlines the different processes that the Planning Directorate at Epping Forest District Council go through in determining a planning application or publishing a Local Plan. It also gives an indication of how people can get involved at each stage and where to find supporting information.

Contacting Us

General Enquiries

2. If you want to contact us outside of a consultation period for anything the Planning Reception in the Civic Offices is manned between 9am and 1pm Monday to Friday. A list of Planning Directorate contact details is also contained within the Appendix for ease of use.

How to respond to Consultations

3. Epping Forest District Council will try and increase the number of responses received by using a range of consultation techniques. These will include:
 - Information Leaflet and Questionnaire;
 - Commuter Postcards;
 - Community and Stakeholder Workshops;
 - Public Information Exhibitions;
 - The Councils Website;
 - Press releases and information on amenity group websites e.g. The Local Talk: <http://thelocaltalk.net/eppingforest/>
4. Written representations to both Local Plan consultations or Planning Applications are able to be made on the Councils website or by written submissions addressed to the relevant planning team at the Civic Offices. There is also a weekly list of all planning applications that have been submitted and this too can be found on the Councils website.

How we will contact you

Consultees

5. There are two broad categories of agencies the Council has to contact with regards to any proposals in the District:
 - a. Statutory consultees - These are agencies that must be consulted if they are affected by the proposals. These include statutory consultees and service providers; for example the Environment Agency and Thames Water.
 - b. General Consultees - These are consultees that will be contacted as the Council considers appropriate. For example local community and amenity groups, resident associations, business sector, developers, landowners and other agencies.
6. These will be contacted formally through letter and/ or email from the Council. Members of the public that have also previously responded to a Forward Planning consultation will be held on our database and will also be notified of any consultation period. Members of the public that have not previously responded to a consultation will be informed via the local newspaper and the Councils website. Further information about each stage of the consultation can be found below.

Local Plan

7. The local plan is a document which outlines the policies which will influence development in the District up until 2031. Both the Local Plan and the supporting studies will be available to view on the Councils website.

Supporting Documents

8. There are a number of studies which are used as background evidence to the main Local Plan document. The studies are used to help guide the policies that are going to be in the final document and perhaps identify options that are not feasible.
9. A full list and timetable of when these are likely to be produced is available in the Local Development Scheme, available from the Council Offices or on the Councils website. This outlines the various documents that will be produced and dates for their estimated preparation and revision.
10. The Council will try to keep this as up to date as possible to make sure that the general public and agents can see when documents are going to be produced and consulted on and any possible shifts in the timescales.

Local Plan Production

11. There are a number of different stages in the production of the Local Plan and these are explained, with how you can get involved, below:

Stage One – Researching/ Gathering Evidence

12. This process involves Officers researching and gathering evidence to guide what is necessary to be included in the Local Plan. This may involve processes such as the Call for Sites in which interested landowners and their agents can suggest their land for future development allocations.
13. Stakeholder briefings/ workshops will also be held to make sure that the Council gets as many public opinions at an early stage as possible; particularly in relation to the supporting evidence base documents. Dedicated briefings and workshops will be held for evidence base reports and findings from our consultants; for example the Strategic Land Availability Assessment and the Open Space Strategy. In the case of the Heritage Review evidence base document a dedicated consultation will take place with interested groups, including local amenity groups, early on in the process. Town and Parish Councils and agents have also been involved in these process.
14. This will also help to make sure that the information used can be seen as 'robust' by the Inspector towards the latter stage of the processes.

Community Visioning

15. 'Community Visioning' is a consultation and public engagement exercise which is undertaken by the Council to understand their views on the issues within the District as well as the priorities for the next 20 years. This took place from November 2010 to January 2011. In order to publicise this event we used the consultation methods mentioned previously in paragraph 3.
16. The Council will use the same techniques to consult on the latter stages of the Local Plan process.

The outcome of the Visioning exercise can be found on the Council's website (<http://www.eppingforestdc.gov.uk/planningourfuture/default.asp>).

Stage Two - Issues and Options Preparation

17. The Council will draft an Issues and Options document. The document will include ideas that have been raised as part of the Community Visioning exercise, as well as ideas and issues we have to consult upon by law. There will be a range of different options to try and gauge public opinion on certain issues such as housing targets, green infrastructure and transport.. This can later be used to decide whether our strategic direction/vision for the District continues to be in line with public opinion and what specific Development Management policies are going to be included in the Local Plan document.

Stage Three - First Public Consultation (Issues & Options)

18. This consultation will run for a minimum of 6 weeks and will be open to comments from both consultees and the general public. We will update the website regularly to ensure the public know in plenty of time when the consultation will start. This will also outline how representations can be made and where to get further information.
19. For statutory consultees a formal letter will set out the subject of the Local Plan and invite representations.
20. For the general public there will be a series of workshops which will take place at various locations around the district at a variety of times. Times will include evening and weekends as well as day time sessions to try and make sure all sections of the community are able to attend if they wish.
21. All documents will also be available at the Council Offices, libraries within the District and the Councils website. We will also advertise the consultation via local media, including local papers and social media such as Twitter.
22. Documents can be provided in other formats where required, including large print.

Stage Four – Draft Plan Preparation (Preferred Options)

23. Once consultation responses have been received the Forward Planning team will take account of the comments made and develop the policies with these in mind. Consultation comments must not be deemed discriminatory as these will not be accepted. Comments made on the Draft Plan will be made available to view on the Councils website and further information will be given about the next stage of the process. The Council will send out a newsletter to all those who have submitted comments to the process to ensure they are kept up to date. This will be done largely via email, but where email addresses have not been supplied they will be sent out to home/ business addresses.

Stage Five – Second Public Consultation

24. The second consultation period will again be for a minimum of 6 weeks and it is the final opportunity for the general public and stakeholders to have their say on the document. It is hoped that due to the previous consultation process any comments at this stage will be concentrated on issues such as changes in wording.
25. If people have commented on the first consultation an letter/ email will be sent to them personally to tell them the details of the consultation period, including dates, times and locations. The consultation will also be advertised by the same means as the first one and the website regularly updated.
26. Given that the draft document will have been produced in line with the previous consultation the document at this stage should be considered 'sound'. There is no legal definition of 'sound' but it means that the document can be justified, is a balanced assessment taking into account all information

including public consultations, and agrees with National Policy. It is this that the Inspector considers at the Examination in Public, towards the end of the process.

Stage Six - Plan Preparation

27. During this stage all comments made during the second round of consultations will be taken into account where possible. These comments will again be able to viewed on the Councils website and a newsletter once again produced detailing the next steps.
28. The Council Officers will then amend any text or diagrams accordingly. The final document will then be agreed by Committee before being sent to the Planning Inspectorate.

Stage Seven - Submission to the Planning Inspectorate for Examination

29. Epping Forest District Council must submit one paper and one electronic copy of all the documents to the Secretary of State for examination. A summary of the main issues raised in the consultation responses and who was consulted will also be supplied. As soon as the Council has dates of when the Examination in Public is likely to be these will be published on our website, as well as Social Media. Closer to the date we will also ensure that the Examination is advertised in the local paper.

Stage Eight - Examination Period

30. An independent Inspector from the Planning Inspectorate will look at whether the Local Plan and its supporting documents are acceptable and in line with planning guidance.
31. They will make sure that all evidence has been collected in the correct way and that the main issues of the consultation have been investigated and taken into account.
32. When Epping Forest District Council submits the documents for examination copies of the document will be available of the Website, at the Civic Offices and in public libraries. An advert will be put in the local paper giving notice that it has submitted the document.
33. At this point comments are able to be made via a form on the Council's website or there will be a paper copy of the form available within the same locations as the documents. A guidance note will also be provided to help fill in the form and also with details of where and when to send the form in.
34. The Inspector will decide whether to hold the examination as a 'round-table' discussion or as a hearing. Round-table discussions allow people to talk informally on a variety of issues. A hearing tries to focus the discussions and is usually used where there are strongly opposed views, where people are supported by legal representation or where evidence may need to be formally tested.
35. In addition to the methods mentioned above written representations will also be taken into account with the people that have an interest in the document. Written representations are treated with equal importance. Any

representations should be based on why the document is unsound and the changes that you think are needed to make it sound. Representations made cannot remain confidential as the examination is a public process.

36. The length of the examination will depend on how complicated the document is and also the representations made. However the Council will try and keep the public informed as much as possible via the Councils website and the local newspaper with regards to possible timeframes.

Stage Nine – Adoption/ Redo

37. A decision should be made by the Inspector within 12 months from when the document is submitted.
38. Once the Inspector has come to their decision about the 'soundness' of the Local Plan it will either be adopted or the Council will have to amend certain sections based on their recommendations.
39. The Council will publish the Inspectors report and inform those people that wanted to be made aware of its publication that it is available. The report will also be made available in the Civic Offices, as well as on the Council website and other venues such as public libraries.
40. When adopted the Local Plan will replace any local existing guidance, including the Local Plan Alterations of 2006.

Planning Applications

The Pre-Application Stage

41. Depending on the size or how controversial a planning application is will determine what pre-consultation methods are used. Pre-consultation is not generally required by law, subject to the Localism Act and concerning major development and infrastructure projects. However early engagement is encouraged and often allows issues that might be a problem later to be solved before an application is submitted. If any more information is needed about this please contact a member of the Planning Development Control Team (Contact Details are contained within the Appendix)

The Application Stage

Public Consultation on Planning Applications

42. There are four ways that the Council will publicise planning applications once they have been formally submitted, these are:
- Advertisements in local papers;
 - Site notices;
 - Weekly planning application lists;
 - Notification to neighbours by letter.
43. The Council is also required to consult statutory bodies, for example Town and Parish Councils, infrastructure providers and environmental groups, on certain planning applications. As a minimum the Council will notify all properties that share a boundary with the application site of a planning application.
44. The planning applications can be viewed at the Council Offices or via the Councils website. Neighbours are given 21 days to comment.

The Decision Stage

45. Once a decision on an application has been reached the Council will write to anyone who has made a representation and let them know the outcome.
46. The Council should decide your application within 8 weeks of accepting it as valid, For major developments it is 13 weeks. If you have agreed with the Council, in writing, a period longer than 8 or 13 weeks, but we have failed to decide your application the Planning Inspectorate must receive your appeal within 6 months of the end of that extended period.

The Post-Application Stage

47. The applicant can appeal the decision. For Household applications this has to be done within 12 weeks of the decision and for other applications the time limit is 6 months. Third parties do not have a right of appeal.
48. If the applicant wishes to appeal the decision there are three methods to choose from:
- Written Representations;
 - Hearing;
 - Inquiry.
49. The Applicant and Epping Council will be able to pick which appeal method is most appropriate, depending on the circumstances. More information about

what is involved in each method is available on the Planning Portal website or the Councils website.

50. If an appeal is lodged and you have commented on a householder or non-householder application you will be notified. However you will only be invited to make further comments in the case of appeals relating to non-householder applications.

Appendix

Planning Contact Details

General Queries:

Epping Forest District Council Main Reception:

Tel: 01992 564000

If you wish to contact the Planning Directorate you can ring the Councils Main Reception and ask to be put through to the Planning Reception (Extension Number 3140) between the hours of 0900 and 1300.

If you wish to contact us via email: contactplanning@eppingforestdc.gov.uk

Or alternatively you can fax us on: 01992 564229

Forward Planning:

For issues relating to the Local Plan or Planning Policies you can contact the Forward Planning Team, Monday to Friday between the hours of 0900 and 1700:

Tel: 01992 564517

Email: Ldfconsult@eppingforestdc.gov.uk

Development Control:

For queries relating to planning applications, permissions or appeals these should be directed to the Development Control Team.

Between the hours of 1030 and 1300 Monday to Friday you can contact the Duty Officer on 01992 564477

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Report to the Local Plan Cabinet Committee



**Epping Forest
District Council**

Report reference: *LPC-002-2012/13*
Date of meeting: *2 July 2012*

Portfolio: Planning

Subject: Local Plan – Issues & Options Consultation Document

Responsible Officer: Amanda Thorn (01992 564543)

Democratic Services Officer: Gary Woodhall (01992 564470)

Recommendations/Decisions Required:

- (1) To agree that the “Community Choices – Issues & Options” document can be published for consultation, and that the Portfolio Holder for Planning be authorised to agree any further minor amendments which may be necessary;**
- (2) To agree that the Sustainability Appraisal of the Issues & Options document prepared by Scott Wilson/URS can be published for consultation;**
- (3) To agree that the consultation period will run for 8 weeks from Monday 30 July to Friday 21 September 2012; and**
- (4) To agree the draft questions attached to this report to guide responses to this consultation document, and to authorise the Portfolio Holder for Planning to agree further minor amendments prior to the commencement of the consultation period.**

Executive Summary:

Following the publication of the National Planning Policy Framework (NPPF) in March 2012, the Council is required to produce an up to date Local Plan. The timetable is challenging, but necessary to ensure that the district has continued Local Plan coverage.

Community Choices covers a wide range of issues including options for potential growth targets, possible distribution patterns and locations for growth. It also identifies a number of policy issues which need to be addressed, including Green Belt, historic and natural character, transport, economic development and the Community Infrastructure Levy.

The proposed consultation period will be between 30 July and 21 September 2012.

Reasons for Proposed Decision:

To meet the timetable as previously agreed by Members to prepare a new Local Plan for the District as quickly as possible.

Other Options for Action:

To agree the Community Choices consultation document for public consultation with some amendments

Not to agree the Community Choices consultation document for public consultation

To require that Scott Wilson/URS undertake further work on the prepared Sustainability Appraisal prior to public consultation

Not to agree that the Sustainability Appraisal is published for public consultation

To require an alternative period of public consultation.

To not agree the draft consultation questions for publication, or to agree the questions with some amendments.

All of the above alternative options would cause a delay to the publication of the Community Choices – Issues & Options consultation document, and would therefore cause delay to the overall timetable for achieving an adopted Local Plan.

Report:

1. The Council has made a commitment to replace the existing Local Plan. This is largely in response to the publication of the National Planning Policy Framework (NPPF – March 2012), but also to reflect a need for the District to accommodate necessary growth in a planned manner, rather than in an ad hoc response to planning applications.

2. The NPPF replaces all of the previous Planning Policy Guidance notes and all but one of the Planning Policy Statements with a single shorter document. By its nature, the guidance that is provided is more succinct, leaving much detail to be covered in Local Plans. The NPPF gives a short transitional period until March 2013. After this date the adopted Local Plan policies (1998 and Alterations 2006) will no longer be in effect if they are not in conformity with the NPPF. It is therefore vital that in order to protect the most sensitive parts of the district, a revised Local Plan is put in place as quickly as possible. The emerging Local Plan will cover the period to 2033.

3. Previous reports to this Cabinet Committee (and its predecessor – LDF Cabinet Committee) have set out a challenging timetable which seeks to produce a Local Plan as quickly as possible. The first stage is to consult on the Issues & Options paper. This consultation period seeks views on the issues, determining whether those identified are the correct ones; and invites comments on the potential options available to address these issues.

“Community Choices” – the Issues & Options paper

4. The proposed consultation document is contained within Appendix 1. It must be stressed that the Issues & Options consultation document is not a policy document, and at this stage does not commit the Council to any particular course of action. The options presented here are those that are considered reasonable for further investigation, and may eventually form part of the final Local Plan. Issues have been identified on the basis of the available evidence, and responses received from the Community Visioning exercise undertaken at the end of 2010.

5. The draft document proposed for consultation is split into a number of chapters which set out the key issues and potential options for the District up to 2033.

6. Chapters 1 and 2 introduce the document, and provide a series of key facts about the District to establish the context within which the Local Plan is being prepared. General figures

are included around historic and estimated population growth, migration, and key features of the District. There are also a number of brief profiles on the largest settlements in the district, identifying key features. The draft Vision and Aims are included at the end of this section. The LDF Cabinet Committee was asked to agree draft Vision, Aims and Objectives for the Core Strategy in August 2011. Now that the Council is preparing a full Local Plan rather than a Core Strategy, a slightly different approach is required. Whilst the general direction of the agreed Vision, Aims and Objectives has been retained, the detailed wording has not been at this stage. The detailed objectives will follow as the Local Plan is prepared, and will be informed by the consultation responses received over the summer.

7. Chapter 3 concerns the Green Belt and the character of the District. The continued protection of the Green Belt is the priority for residents of the District, and therefore this issue is addressed at the outset and the potential options for growth later in the document are included with this in mind. It is clear that amendments to the Green Belt boundary will be needed in the period to 2033 to accommodate the growth needs of the District. No significant changes to the Green Belt boundaries in the district have been made since they were first established, and no housing or employment land allocations have been made since the last full Local Plan was adopted in 1998.

8. One of the key principles of Green Belt policy is to maintain separation of Distinct settlements. The draft consultation document includes a number of areas that could be identified as “Strategic Green Belt Gaps” in order to protect this element of separation. These are primarily in the south of the District, separating Buckhurst Hill, Loughton, Theydon Bois and Epping. There are further areas around Chigwell where the inner Green Belt boundary prevents the outward spread of the Greater London area, and between the western edge of Harlow and Roydon.

9. Chapter 4 presents the reasonable options for the levels of growth that could be included in the Local Plan, and the potential strategies for distribution of this growth. In the longer term the East of England Plan (EEP) is due to be abolished, but this has not yet happened and no timetable has been published by CLG for this. In the meantime, the EEP remains part of the Development Plan for the district, and the Council must continue to take this into account. However, the NPPF (para 47) requires that Local Plans must meet “...the full, objectively assessed needs for market and affordable housing...”. In order to investigate this fully, the Community Choices document also includes alternative options for levels of growth based on population projections using different assumptions which would determine the appropriate level of growth. Three possible targets for housing growth are included within the document, covering a range of between 7,700 and 11,500 new homes.

10. Less detailed information about job growth is known at this stage. Potential options have been presented from the information available within the Employment Land Review and Town Centres Study (3,960 jobs), and secondly the East of England Plan review (3,917 jobs). Officers are aware that further research will be needed, both in terms of updating available evidence to take into account the changes in the economic markets over last few years, and to investigate in more detail the types of business that already exist within the District. This work should also look at any aspirations the Council or businesses may have for creating economic clusters that do not currently exist within the District.

11. Epping Forest Council, in common with all local authorities in England, must make planned provision for growth, and is required to be able to demonstrate 5-years of housing land supply at any point. If this land supply cannot be shown, the Council will be in a much weaker position to refuse planning applications for development which is considered inappropriate.

12. Further to a consideration of overall growth targets, the Community Choices

document also presents a number of possible distribution options. Key decisions that must be taken early in the preparation of the Local Plan are whether (i) growth on the periphery of Harlow should be supported, and (ii) land should be allocated for development on the boundaries of Harlow but within Epping Forest District. Whilst the EEP is due to be abolished, growth in this area can still be considered as a reasonable option for the Local Plan. Under the Localism Act 2011 the Council has a “Duty to Cooperate” with adjoining authorities, and Harlow Council has continued to make clear its aspiration for regeneration within the town. A level of growth to help to deliver this regeneration may be appropriate. Five potential options for directions of growth around Harlow, within Epping Forest district, have been identified at this stage, drawing on evidence that has been jointly prepared between Epping Forest, Harlow & East Herts Councils.

13. In considering the remainder of Epping Forest District, a number of potential spatial distribution options have been identified. All of these have been presented both including and excluding growth on the periphery of Harlow, therefore demonstrating the potential impact on the remainder of the District. Taking into account the findings of the Community Visioning exercise previously completed, a proportionate distribution pattern was investigated – i.e. the largest towns would accommodate the largest level of growth. However, it was clear from the outset that the largest town in the District (Loughton) is the most constrained. Epping Forest is to the north west, with the River Roding flood plain to the south east, and small but strategic areas of Green Belt to the south west and north east. It is therefore not reasonable to take a proportionate distribution pattern forward as it cannot be delivered. The options that have been included take into account the currently identified capacity in Loughton and Buckhurst Hill, and whilst further land may be identified throughout the continued preparation of the Local Plan, at this stage this is the best available information.

14. The spatial options that have been identified are:

- (a) Proportionate distribution;
- (b) Transport focus – Proportionate distribution;
- (c) Transport focus – Equal distribution;
- (d) Development focus away from Central Line - Proportionate distribution;
- (e) Development focus away from Central Line – Equal distribution;
- (f) Large settlements - Proportionate distribution; and
- (g) Large settlements – Equal distribution.

15. It is also possible for respondents to the consultation to suggest alternative growth targets and distribution patterns, although these must be supported by robust and up-to-date evidence.

16. An analysis of the potential opportunity areas within existing settlements, and possible areas for expansion outside of existing towns and villages, is presented. It is important to stress at this point that the Council is required to consider **all reasonable options** during the preparation of the Local Plan, and as a result significantly more land than would be required under any of the growth options has been identified. For the majority of these areas, a change in policy approach will be required in order to deliver development. Within existing settlements, such changes could include possible alterations to existing designated employment areas or leisure uses.

17. In considering the possible areas for expansion of towns and villages, all of these areas are within the Green Belt. For most of these areas there will be existing constraints of various kinds which could preclude development in whole or in part. At this stage, it is important that every reasonable option is fully considered in an open and transparent way.

18. The consultation process will request that residents and other stakeholders provide comments and evidence on their preferences for the future growth of the District. It is also an opportunity for additional growth areas to be suggested at this point.

19. Chapter 5 considers the issues around the delivery of new housing in the district, including density, the provision of affordable housing, design and sustainability. The Council must also consider the most appropriate way of making provision in future for the Gypsy, Roma & Traveller communities. Options on this latter issue are provided within the consultation document for comment (paragraph 5.7).

20. Chapter 6 identifies the issues relating to economic development, including town centres, employment land and the rural economy. Short profiles for each of the main town centres are presented, including potential opportunities for change (in connection with identified opportunity areas in Chapter 4). As per paragraph 10 of this report, less information is known at present about the numbers and types of new jobs that may be needed in the district over the period to 2033, although some general trends are identified. For the rural areas of the district, any provision of economic opportunities will need to be balanced against Green Belt policy. One of the key issues to be addressed by the Local Plan is the policy approach that should be taken to the horticultural glasshouse industry in the western part of the District. The Council has had a long standing policy of containing this use to particular areas, although it is becoming clear that the needs of the industry are changing significantly. There are a number of issues that need to be addressed around the future of the industry, and managing the decline of (in particular) the smaller sites that are no longer in use for horticulture.

21. Chapter 7 identifies issues around transport and movement, particularly recognising that congestion on local roads, the capacity of the Central Line, and HGV traffic in rural areas are significant issues for the District.

22. The potential introduction of the Community Infrastructure Levy (CIL) (Chapter 8) is a key part of the new Local Plan. From April 2014 CIL will largely replace Section 106 agreements as the mechanism for levying payments from new development for the provision of infrastructure (including community infrastructure) in association with the grant of planning permission, other than for the securing of payments for on-site requirements and affordable housing. The setting up and adoption of a CIL charging regime needs to be prepared in conjunction with the Infrastructure Delivery Plan (IDP) that is a key part of the Local Plan. The IDP will identify the infrastructure that is currently planned and budgeted for by providers, and will identify what else is needed in the district to support new or existing development. Any CIL payments introduced by the Council would then be used to fund infrastructure and community benefits which are not already funded from capital programmes.

23. Finally, Climate Change (Chapter 9) and Community Facilities (Chapter 10) are addressed. Identified issues include addressing and mitigating against the impacts of climate change within new development, flood risk management and carbon reduction. In respect of Community Facilities issues include methods by which existing services can be protected and retained, and where new facilities could be provided. This includes matters of accessibility and location.

Sustainability Appraisal

24. All local plans are required to be assessed in accordance with the European Strategic Environmental Assessment Regulations, which have been included within Sustainability Appraisal requirements in England. Scott Wilson/URS have been retained to prepare the Sustainability Appraisal of the Issues & Options consultation document, and have produced a broad assessment of the options that have been put forward at this stage. This assessment considers the advantages and disadvantages of those options, and provides information which will be used in determining which are most appropriate for the District. The Sustainability Appraisal process will be used in conjunction with the outcomes of public consultation and further technical research.

25. The Sustainability Appraisal will be available for comment during the consultation period, and will be published as a supplementary Appendix to this agenda when it is completed.

Consultation arrangements

26. Subject to the agreement of this Cabinet Committee, the consultation period for the Issues & Options will be between **Monday 30 July** and **Friday 21 September 2012**. Officers accept that holding the consultation period over the main holiday period, when there are a number of major sporting events being held, is not ideal. However, it is necessary in order to achieve the quick preparation of the Local Plan. For this reason, the consultation period has been extended from the statutory minimum of 6 weeks to 8 weeks.

27. Consultation documentation will be published on the Council's website, and respondents will be encouraged to submit comments using a new online consultation system. Hard copies can be made available on request, and copies will be deposited at a number of locations around the District for those that do not have access to the internet.

28. A number of methods will be used to advertise the consultation and encourage residents and key stakeholders to get involved. The methods that will be used include:

- (a) extensive use of the Council's website, including Facebook and Twitter where appropriate;
- (b) information leaflet delivered to every household and business address in the District;
- (c) letter/email to residents, businesses and interested parties that have registered on the Local Plan Consultee Database to advise that the consultation period has started;
- (d) mailshot to statutory undertakers and other key stakeholders;
- (e) leaflets handed out at Central Line stations – commuters have previously been identified as a “hard to reach” group;
- (f) exhibitions and workshops held in various locations around the District – these will be held at the beginning of September so that the main holiday period is avoided;
- (g) positive engagement with Town / Parish Councils, including specific meetings to ensure the key messages and reasons are understood; and
- (h) press briefings / releases as necessary.

29. It is important that the consultation questions strike the right balance between allowing

residents and stakeholders to give their full responses, but ensuring that these responses can be easily analysed in order to meet the overall timetable for preparation of the Local Plan. Draft questions are attached at Appendix 2. The questions will be published as part of the online system referred to above, and paper versions of the questionnaire will be available on request.

Next Steps

30. Following the end of the consultation period, the responses received, and the findings of the Sustainability Appraisal and any further technical studies, will be used to bring forward a Preferred Strategy. It is currently intended that this next step will be published for consultation from January 2013.

Resource Implications:

Within identified Local Plan budget as revised – Cabinet 11 June 2012

Legal and Governance Implications:

Preparation of a Local Plan is required by the Planning & Compulsory Purchase Act (2004) as amended.

Safer, Cleaner and Greener Implications:

The Local Plan seeks to plan for the necessary growth of the district over the period to 2033, taking into account the character of the district and the existing infrastructure constraints.

Consultation Undertaken:

Some consultation and briefing sessions have been held for relevant stakeholders on a number of evidence base documents in the recent past.

Informal consultation has been undertaken with Management Board and Cabinet.

Background Papers:

Previous reports to Local Development Framework Cabinet Committee

National Planning Policy Framework (March 2012) -

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf>

Impact Assessments:

Risk Management

None identified.

Equality and Diversity

Did the initial assessment of the proposals contained in this report for relevance to the Council's general equality duties, reveal any potentially adverse equality implications?

No

Where equality implications were identified through the initial assessment process, has a formal Equality Impact Assessment been undertaken?

*** An Equality Impact Assessment will be carried out prior to the commencement of the Issues & Options consultation period ***

What equality implications were identified through the Equality Impact Assessment process?
N/A.

How have the equality implications identified through the Equality Impact Assessment been addressed in this report in order to avoid discrimination against any particular group?
N/A.

Local Plan Cabinet Committee – 2 July 2012
Appendix 2 – Draft Consultation Questions

Chapter 2

1. Are the vision and aims right for Epping Forest District?

Yes

No

If no, what do you consider is missing?

Chapter 3 (Green Belt)

2. Have we identified all the issues for the Green Belt and landscape for the district?

Yes

No

Please provide reasons for your answer.

3. Have we identified all of the issues in relation to the built heritage in the district?

Yes

No

Please provide reasons for your answer.

4. Have we identified the reasonable potential policy options for biodiversity in the district?

Yes

No

Please provide reasons for your answer.

Chapter 4 (Growth)

5. Are the range of Housing growth options (Table 4.2) the correct ones for Epping Forest District?

Yes

No

Please provide reasons for your answer

6. Are the range of Jobs growth options (Table 4.9) the correct ones for Epping Forest District?

Yes

No

Please provide reasons for your answer

7. Which do you think are the most appropriate growth targets for the period to 2033 – please circle/ tick one of each type?

a. Housing 1 (10,200 dwellings)

b. Housing 2 (8,900 dwellings)

c. Housing 3 (6,400 dwellings)

d. Employment 1 (3,960 jobs 28.5 hectares of land)

e. Employment 2 (3,917 jobs 21.5 hectares of land)

If you think that a different option for housing or employment is appropriate please explain what it is and your evidence for the target.

8. Should growth within Epping Forest District, around Harlow, be supported within the Local Plan?

Yes
No

If no what is your reason? Please tick.

Impact on Green Belt
Impact on landscape
Impact on highway network
Other

What evidence do you have to support this view?

9. Which of the options for development around Harlow do you prefer?

HAR-1
HAR-2
HAR-3
HAR-4
HAR-5

What are your reasons for this preference?

10. Do you consider that we have identified all reasonable options for the potential distribution of development in the district? (By this we mean Spatial Options 1 – 7)

Yes
No

Please tell us, supported by appropriate evidence, what other alternatives you think should be investigated

11. Which of the Spatial Options do you prefer?

Spatial Option 1: Proportionate distribution
Spatial Option 2: Transport Focus – proportionate distribution
Spatial Option 3: Transport Focus – equal distribution
Spatial Option 4: Development away from the Central Line – Proportionate distribution
Spatial Option 5: Development away from the Central Line – Equal distribution
Spatial Option 6: Large Settlements – Proportionate distribution
Spatial Option 7: Large Settlements – Equal distribution

Or do you consider a combination of two or more of these options would be more appropriate? If so, which combination do you prefer? And why?

Settlement Analysis

12. Buckhurst Hill

Have we identified all of the relevant issues for Buckhurst Hill?

Yes

No

If no, what are your reasons for this?

Do you consider that all reasonable potential development options for Buckhurst Hill over the period for to 2033 have been identified?

Yes

No

If no, what are your reasons for this?

Which options for Buckhurst Hill do you prefer and why?

Do you consider there are alternative sites/areas that should be assessed and included?

If yes, please provide details using the form available on the Council's website as part of your submission.

13. Chigwell

Have we identified all of the relevant issues for Chigwell?

Yes

No

If no, what are your reasons for this?

Do you consider that all reasonable potential development options for Chigwell over the period for to 2033 have been identified?

Yes

No

If no, what are your reasons for this?

Which options for Chigwell do you prefer and why?

Do you consider there are alternative sites/areas that should be assessed and included?

If yes, please provide details using the form available on the Council's website as part of your submission.

14. Chipping Ongar

Have we identified all of the relevant issues for Chipping Ongar?

Yes

No

If no, what are your reasons for this?

Do you consider that all reasonable potential development options for Chipping Ongar over the period for to 2033 have been identified?

Yes
No

If no, what are your reasons for this?

Which options for Chipping Ongar do you prefer and why?

Do you consider there are alternative sites/areas that should be assessed and included?
If yes, please provide details using the form available on the Council's website as part of your submission.

15. Epping

Have we identified all of the relevant issues for Epping?

Yes
No

If no, what are your reasons for this?

Do you consider that all reasonable potential development options for Epping over the period for to 2033 have been identified?

Yes
No

If no, what are your reasons for this?

Which options for Epping do you prefer and why?

Do you consider there are alternative sites/areas that should be assessed and included?
If yes, please provide details using the form available on the Council's website as part of your submission.

16. Loughton

Have we identified all of the relevant issues for Loughton?

Yes
No

If no, what are your reasons for this?

Do you consider that all reasonable potential development options for Loughton over the period for to 2033 have been identified?

Yes
No

If no, what are your reasons for this?

Which options for Loughton do you prefer and why?

Do you consider there are alternative sites/areas that should be assessed and included?

If yes, please provide details using the form available on the Council's website as part of your submission.

17. Lower Sheering / Sheering

Have we identified all of the relevant issues for Lower Sheering / Sheering?

Yes

No

If no, what are your reasons for this?

Do you consider that all reasonable potential development options for Lower Sheering / Sheering over the period for to 2033 have been identified?

Yes

No

If no, what are your reasons for this?

Which options for Lower Sheering / Sheering do you prefer and why?

Do you consider there are alternative sites/areas that should be assessed and included?
If yes, please provide details using the form available on the Council's website as part of your submission.

18. Nazeing

Have we identified all of the relevant issues for Nazeing?

Yes

No

If no, what are your reasons for this?

Do you consider that all reasonable potential development options for Nazeing over the period for to 2033 have been identified?

Yes

No

If no, what are your reasons for this?

Which options for Nazeing do you prefer and why?

Do you consider there are alternative sites/areas that should be assessed and included?
If yes, please provide details using the form available on the Council's website as part of your submission.

19. North Weald

Have we identified all of the relevant issues for North Weald?

Yes

No

If no, what are your reasons for this?

Do you consider that all reasonable potential development options for North Weald over the period for to 2033 have been identified?

Yes
No

If no, what are your reasons for this?

Which options for North Weald do you prefer and why?

Do you consider there are alternative sites/areas that should be assessed and included?
If yes, please provide details using the form available on the Council's website as part of your submission.

20. North Weald Airfield

Have we identified all of the relevant issues for North Weald Airfield?

Yes
No

If no, what are your reasons for this?

Do you consider that all reasonable potential development options for North Weald Airfield over the period for to 2033 have been identified?

Yes
No

If no, what are your reasons for this?

Which options for North Weald Airfield do you prefer and why?

Do you consider there are alternative sites/areas that should be assessed and included?
If yes, please provide details using the form available on the Council's website as part of your submission.

21. Roydon

Have we identified all of the relevant issues for Roydon?

Yes
No

If no, what are your reasons for this?

Do you consider that all reasonable potential development options for Roydon over the period for to 2033 have been identified?

Yes
No

If no, what are your reasons for this?

Which options for Roydon do you prefer and why?

Do you consider there are alternative sites/areas that should be assessed and included?

If yes, please provide details using the form available on the Council's website as part of your submission.

22. Theydon Bois

Have we identified all of the relevant issues for Theydon Bois?

Yes

No

If no, what are your reasons for this?

Do you consider that all reasonable potential development options for Theydon Bois over the period for to 2033 have been identified?

Yes

No

If no, what are your reasons for this?

Which options for Theydon Bois do you prefer and why?

Do you consider there are alternative sites/areas that should be assessed and included?
If yes, please provide details using the form available on the Council's website as part of your submission.

23. Thornwood

Have we identified all of the relevant issues for Thornwood?

Yes

No

If no, what are your reasons for this?

Do you consider that all reasonable potential development options for Thornwood over the period for to 2033 have been identified?

Yes

No

If no, what are your reasons for this?

Which options for Thornwood do you prefer and why?

Do you consider there are alternative sites/areas that should be assessed and included?
If yes, please provide details using the form available on the Council's website as part of your submission.

24. Waltham Abbey

Have we identified all of the relevant issues for Waltham Abbey?

Yes

No

If no, what are your reasons for this?

Do you consider that all reasonable potential development options for Waltham Abbey over the period for to 2033 have been identified?

Yes

No

If no, what are your reasons for this?

Which options for Waltham Abbey do you prefer and why?

Do you consider there are alternative sites/areas that should be assessed and included?
If yes, please provide details using the form available on the Council's website as part of your submission.

Chapter 5 (Housing)

25. Have we identified all of the relevant housing issues for the district?

Yes

No

If no, please provide your reasons for this

26. When considering the density of housing development, should the Council:

- a. seek higher density development that will take less land; or
- b. seek lower density development that will take more land but could provide for more spacious dwellings?

Chapter 6 (Economic Development)

27. Have we identified all of the relevant Economic Development issues for the district?

Yes

No

If no, please provide your reasons for this

Chapter 7 (Transport)

28. Have we identified all of the relevant Transport issues for the district?

Yes

No

If no, please provide your reasons for this

Chapter 8 (Infrastructure & CIL)

29. Do you think we are considering the most appropriate action to deliver the infrastructure necessary to support new development in the district?

If you are a statutory service or infrastructure provider please fill in Appendix X as part of your response.

Chapter 9 (Climate Change)

30. Have we identified all of the relevant Climate Change issues for the district?

Yes

No

If no, please provide your reasons for this

Chapter 10 (Community Facilities)

31. Have we identified all of the relevant housing issues for the district?

Yes

No

If no, please provide your reasons for this

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