

EAST HERTS COUNCIL

NON-KEY DECISION – 18/02

REPORT BY THE LEADER OF THE COUNCIL

EPPING FOREST DISTRICT COUNCIL'S REGULATION 19 SUBMISSION
VERSION LOCAL PLAN CONSULTATION 2017 (18 DECEMBER 2017 –
29 JANUARY 2018)

WARD(S) AFFECTED: ALL

Purpose/Summary of Report

- The report proposes a response to Epping Forest District Council's consultation on its Regulation 19 Submission Version Local Plan.

<u>RECOMMENDATION FOR DECISION:</u> that Epping Forest District Council be informed that East Herts Council:	
(A)	Submits this report as its response to Epping Forest District Council's Regulation 19 Submission Version Local Plan Consultation (2017).

1.0 Background

1.1 The Epping Forest District Council Regulation 19 Submission Version Local Plan Consultation Document is subject to public consultation between 18 December 2017 and 29 January 2018.

1.2 The Consultation Document and supporting background evidence including the Sustainability Appraisal can be viewed on the Epping Forest District Council website (see link under Background Papers).

1.3 This report presents the Council's response to this consultation.

2.0 Report

2.1 The Regulation 19 Submission Version Local Plan Consultation Document proposes to accommodate 13,152 new homes over the plan period 2011-2033. The identified housing supply exceeds the Council's full objectively assessed housing need (FOAN) of 12,573 homes (2017 SHMA partial update) and as such ensures that there is some contingency/flexibility within the proposed development strategy.

2.2 Approximately 3,000 homes are already completed or committed and 3,900 homes are proposed around Harlow as part of the wider Garden Town proposal. In addition, the Plan proposes a total of 70 pitches and one yard for Gypsies and Travellers and Travelling Showpeople respectively, of which 16 pitches are already completed and 16 are committed. The Plan also proposes approximately 23 hectares of employment land to provide for a range of employment opportunities.

2.3 The consultation document contains six chapters which set out the introduction, the strategic context and policies, housing, economic and transport policies, Development Management policies, site specific policies, and infrastructure and delivery. There are five appendices including a monitoring framework and the development trajectory tables.

2.4 The majority of the Epping Forest District Plan proposals will not have a direct impact on East Herts. There is one proposed allocation for 14 homes to the northern end of Lower Sheering and three sites in Lower Sheering (totalling 84 homes) in proximity of Sawbridgeworth (Policy P12), which are not considered to have a detrimental impact on the town. With the exception of the proposed strategic sites around Harlow

the majority of planned development will be located within the main towns and dispersed amongst the larger villages of the District. The Plan also allocates a number of small sites within the District's settlements and as such assumes that windfall developments beyond those allocated in the Plan will not come forward until after the first five years.

- 2.5 The cumulative impacts of the development proposed in and around Harlow in terms of the infrastructure requirements will have an impact on the wider housing market area and these are being addressed through support for major new infrastructure such as Junction 7a of the M11 and through the facilitation of the potential relocation of Princess Alexandra Hospital.
- 2.6 Overall, East Herts Council supports the Local Plan's intention to meet its objectively assessed housing needs, including the positive approach taken to reviewing the Green Belt to identify land for such development purposes. East Herts Council further supports Epping Forest District Council's commitment to joint working to address the collective needs of the housing market area in terms of key infrastructure, employment and housing needs.
- 2.7 East Herts Council would like to affirm its commitment to working with Epping Forest District Council in its Plan-making process, not least through continued engagement through the Co-operation for Sustainable Development Officers Group and Members Board.
- 3.0 Implications/Consultations
- 3.1 Information on any corporate issues and consultation associated with this report can be found within **Essential Reference Paper 'A'**.

Background Papers

Epping Forest District Council's Draft Local Plan Consultation, 2016:
<http://www.eppingforestdc.gov.uk/planningourfuture>

Contact Member: Councillor L Haysey – Leader of the Council.
linda.haysey@eastherts.gov.uk

Contact Officer: Kevin Steptoe – Head of Planning and Building Control, Tel: 01992 531407.
kevin.steptoe@eastherts.gov.uk

Report Author: Jenny Pierce – Principal Planning Officer, Tel: 01992 531624. jenny.pierce@eastherts.gov.uk