

Epping Forest District Council

Dr James Riley

Habitats Regulations Assessment

REBUTTAL PROOF APPENDICES

EPPI NG FOREST DISTRICT COUNCIL

Town and Country Planning Act 1990 (as amended)

Section 78

Appeal against the non-determination of planning application EPF/2905/19
for the redevelopment of a site to provide 139 no. residential units in 3 buildings ranging from 3-5
storeys, car parking spaces, communal landscaped amenity areas, secure cycling parking & other
associated development

and

planning application EPF/0379/20 for the redevelopment of the site to provide 285 residential
dwellings (Use Class C3) in a series of blocks ranging from 2 to 5 storeys in height, a new Wellness
Centre (Use Class D1), creation of a new public park, car parking, communal landscaped amenity
areas, secure cycle parking and other associated development.

at

Borders Lane, Loughton, Essex, IG10 3SA

Planning Inspectorate References: APP/J1535/W/20/3258787
and APP/J1535/W/20/3263876

APPENDICES TO REBUTTAL PROOF OF EVIDENCE OF DR JAMES RILEY

Project:	Borders Lane – AQ Private Vehicle Travel: Proposed Mitigation Measures		
Our reference:	100410656	Your reference:	Borders Lane, Epping
Prepared by:	Colin Romain	Date:	April 2021
Checked by:	Colin Romain	Approved by:	Duncan Younger
Subject:	AQ Private Vehicle Travel: Proposed Mitigation Measures		

Background

Mott MacDonald has an ongoing commission with Fairview New Homes (hereafter referred to as 'Fairview') to provide transport consultancy services with respect to their planning applications regarding land at the Former Epping Forest College (Site A) and Borders Lane Playing Fields (Site B), off Borders Lane in Loughton, Epping Forest, Essex.

As part of this work, the proposed measures outlined within this note have been prepared to contribute to part of the air quality mitigation strategy in respect of private vehicle travel and associated car parking provision at Site A and Site B.

The development proposals incorporate improvements to sustainable modes and travel plan initiatives aimed at maximising the use of sustainable transport. The initiatives presented in this note are aimed at minimising the impact of any journeys that are undertaken by car in seeking to ensure that essential car journeys can be undertaken by 'green' vehicles (electric), where possible.

In addition, use of e-bikes is promoted to further encourage use of sustainable modes as an alternative to car journeys.

Proposed Measures: Site A

- Active & Passive electric car charging provision
 - 50% of all parking spaces to have access to active car charging facilities, from first occupation
 - The remaining 50% of all parking spaces to have passive electric car charging infrastructure installed, from first occupation
 - Should, in the first 3 years of occupation the demand for electric car charging facilities exceed the 50% active supply, the developer will fund the conversion of the required number of spaces from passive to active provision

- Restricted Electric Vehicle / Ultra Low Emission Vehicle (ULEV) parking spaces
 - 22% of all car parking spaces at Site A (20% across Sites A and B overall) to be restricted for only ULEVs
 - Permits for these spaces will only be provided when a resident can demonstrate ownership of a ULEV, which will be managed through the Car Park Management Plan (CPMP)
 - This measure responds to the Council's initiative to convert at least 10% of petrol / diesel car owners to ULEVs and further reduces parking provision for non-ULEVs
- Financial contribution towards the purchase of an ULEV
 - A minimum contribution of £2,000 toward the purchase of an ULEV
 - Available to all households transferring to ULEV ownership, that can demonstrate the sale / scrappage of a petrol / diesel car in their current ownership
- Financial contribution towards the purchase of an e-bike
 - A minimum contribution of £1,000 towards the purchase of an e-bike
 - Available to all households which would not have access to car parking provision to encourage sustainable transport
- Controlled Parking Zone
 - A financial contribution toward reviewing and implementing a Controlled Parking Zone for the local roads surrounding the site
 - This will allow for monitoring of the parking situation off-site and for further mitigation in the form of a CPZ to be put in place, as appropriate
 - Moreover, if a CPZ is implemented, it is proposed that residents of the new development would not be eligible to apply for on-street parking permits

Proposed Measures: Site B

- Active & Passive electric car charging provision
 - 50% of all parking spaces to have access to active car charging facilities, from first occupation
 - The remaining 50% of all parking spaces to have passive electric car charging infrastructure installed, from first occupation
 - Should, in the first 3 years of occupation the demand for electric car charging facilities exceed the 50% active supply, the developer will fund the conversion of the required number of spaces from passive to active provision

- Restricted Electric Vehicle / Ultra Low Emission Vehicle (ULEV) parking spaces
 - 18.7% of all car parking spaces at Site A (20% across Sites A and B overall) to be restricted for only ULEVs
 - Permits for these spaces will only be provided when a resident can demonstrate ownership of a ULEV, which will be managed through the Car Park Management Plan (CPMP)
 - This measure responds to the Council's initiative to convert at least 10% of petrol / diesel car owners to ULEVs and further reduces parking provision for non-ULEVs
- Financial contribution towards the purchase of an ULEV
 - A minimum contribution of £2,000 toward the purchase of an ULEV
 - Available to all households transferring to ULEV ownership, that can demonstrate the sale / scrappage of a petrol / diesel car in their current ownership
- Financial contribution towards the purchase of an e-bike
 - A minimum contribution of £1,000 toward the purchase of an e-bike
 - Available to all households which would not have access to car parking provision to encourage sustainable transport
- Controlled Parking Zone
 - A financial contribution toward reviewing and implementing a Controlled Parking Zone for the local roads surrounding the site
 - This will allow for monitoring of the parking situation off-site and for further mitigation in the form of a CPZ to be put in place, as appropriate
 - Moreover, if a CPZ is implemented, it is proposed that residents of the new development would not be eligible to apply for on-street parking permits
- Awareness Raising Campaign
 - As part of the sales promotion, the developer will run an Awareness Raising Campaign targeting the staff and users of the Wellness Centre to be located on Site B
 - The campaign will identify the benefits of ULEVs, changes in government legislation about the sale of petrol / diesel cars, potential Clean Air Zones in the District and details of sustainable travel options
 - Further details of this campaign measure are provided separately within the Awareness Raising Campaign 'Proposed Specification' document

Project:	Borders Lane Playing Fields (Site B): Wellness Centre		
Our reference:	100410656	Your reference:	Wellness Centre
Prepared by:	Colin Romain	Date:	March 2021
Checked by:	Colin Romain	Approved by:	Duncan Younger
Subject:	Wellness Centre – AQ Awareness Raising Campaign: Proposed Specification		

Background

Mott MacDonald has an ongoing commission with Fairview New Homes (hereafter referred to as 'Fairview') to provide transport consultancy services with respect to their planning applications regarding land at the Former Epping Forest College (Site A) and Borders Lane Playing Fields (Site B), off Borders Lane in Loughton, Epping Forest, Essex.

As part of this work, this proposed specification has been prepared to contribute to part of the air quality mitigation strategy for the Wellness Centre in respect of raising awareness of sustainable travel options and the benefits these can have, including in the context of Electric Vehicles (EVs) and Ultra Low Emission Vehicles (ULEVs) compared against petrol and diesel vehicles.

Purpose of the Awareness Raising Campaign

- To promote sustainable travel alternatives, including EVs and ULEVs, to users of the Wellness Centre
- To raise awareness of the benefits of EVs and ULEVs in respect of emissions and the impacts of petrol / diesel cars on local air quality and in turn Epping Forest
- To integrate with / complement the wider awareness strategy to be implemented by EFDC

Key Messages of the Campaign

- Facilitate improved health and well-being, through the promotion and uptake of active travel modes (such as walking and cycling)
- Encourage the use of active and public transport modes, including walking, cycling, bus and underground / rail travel
- Promote the use of EV and ULEV vehicles, where other non-car based travel is not practicable
- Improvements to air quality, the environment and human health

Who will be targeted?

- All users of the Wellness Centre, more specifically:
 - Staff – understood to be employed through / by EF College (measures can be integrated through any existing College travel initiatives and / or staff induction and associated communications, where appropriate)
 - Students – as a key user group of the Wellness Centre (measures can be integrated through any existing College travel initiatives and / or student welcome or induction packs and associated communications, as well as potentially as part of the curriculum for a relevant course(s) where appropriate including the website)
 - General Public – as a further user group of the Wellness Centre (measures can be integrated through membership packs, marketing and the website), and those servicing the function of the Centre would also be potential message recipients
- It is noted that the Scott Brownrigg transport note that accompanied the planning application for the Wellness Centre identifies that there will be specific communications promoting public transport when the centre is opened and quotes *“The centre’s website and all marketing materials related to the centre will reference existing travel and transport arrangements. They will also encourage travel by public transport or by foot...”* and *“Plans are in place to ensure the general public is informed of these travel and transport arrangements”*

Measures of the Campaign

- Appointment of travel co-ordinator for the Wellness Centre, who will oversee and implement the awareness raising campaign for the centre including liaison with EF College
- Preparation and provision of sustainable travel information packs, to be provided to all staff and members of the Wellness Centre. The packs would include:
 - Description of the purpose of the campaign and the benefits which it can deliver
 - The role of the travel co-ordinator along with contact details
 - Pedestrian and cycle maps
 - Bus maps, rail maps and timetables
 - Journey planning tools and useful website links
 - Details of walking and cycling groups, and training, where relevant
 - Details of the cycle parking facilities
 - Details of EV and ULEV vehicles and the benefits they can achieve
- Travel information board on site, with relevant and up-to-date travel information
- Travel webpage on the centre website

- Incentivised measure(s) - an Oyster card or equivalent travel voucher to be made available to each new public member, equivalent to six one-day travel vouchers, to help introduce users to the sustainable modes of public transport to/from the Centre

Delivery Mechanism

- It is suggested that the awareness raising campaign will be secured through the s106 process
- Potential to integrate the campaign with other travel initiatives being promoted by EF College
- Potential to integrate with college curriculum / relevant course

Co-ordination

- A representative for the Wellness Centre should be appointed as part of their role to co-ordinate and promote sustainable travel. The co-ordination role should include:
 - updating the website
 - producing marketing materials
 - including travel details with membership packs
 - promoting sustainable travel at key times throughout the operational period, including for example, when recruiting new members (i.e. New Year / January etc)
 - liaison with EF College, including staff and student representatives
 - maintaining an information board on site and updating it with relevant information
 - undertaking a survey to record journey choice and travel patterns, at least once per year during the first three years of operation (see 'monitoring' below)

Monitoring

- Conduct a travel survey at least once per year, during the first three years of operation
- All members to be asked how they travel, why they travel the way they do and their perceptions of other modes / changing to other modes – this could comprise an interview survey at the centre (when arriving / departing) and / or an online based survey
- Results from the surveys to be written up into a travel monitoring report at each interval, including updates on distribution of travel information, uptake of the travel vouchers, any identified travel issues and an update from the travel co-ordinator

Costs

- The awareness raising campaign will be secured through the s106 process. In doing so, funding will be secured for:
 - Funding of marketing materials specific to the campaign
 - Appointment of a travel co-ordinator and associated funding of that role, as outlined

- Funding for monitoring surveys to be undertaken (one per year during first three years of operation)