

Epping Forest District Council Representations to the Draft Local Plan Consultation 2016 (Regulation 18)

Stakeholder ID	4476	Name	dominique	barnett	waltham forest
Method	Email				
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Letter or Email Response:

Re: Draft Epping Forest Local Plan Consultation- 31st October 2016- 12th December 2016. Thank you for consulting with the London Borough of Waltham Forest on the Draft Epping Forest Local Plan. Our comments are set out below. Draft Policy SP 2 Spatial Development Strategy 2011-2033 Paragraph 157 requires Local Plans to indicate broad locations for strategic development on a key diagram. It is not clear where the key diagram is located in the draft Local Plan. The District Council should prepare a key diagram which sets out the broad development locations in the District and the key growth areas. This would help with understanding as to how the District is meeting its Objectively Assessed Needs, the key infrastructure requirements and any cross-boundary implications. Paragraph 47 of the National Planning Policy Framework (NPPF) requires local planning authorities to use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area. Paragraph 159 states that a Strategic Housing Land Availability Assessment should be prepared to establish realistic assumptions about the viability, suitability and likely economic viability of land to meet identified need for housing over the plan period. Sites should be deliverable and developable. It is noted that the West Essex and East Hertfordshire Strategic Housing Market Assessment identifies an Objectively Assessed Need of 54,600 over the Housing Market Area. The need for Epping Forest District Council has been identified at 11,400 new homes for the plan period. The District Council has identified a current supply of 2,950 homes and will allocate sites to provide 3,900 new homes in and around Harlow. Allocations will be made for 4,550 homes elsewhere in the district. Waltham Forest is supportive of the District Council's attempt to meet its Objectively Assessed Housing Need. However, the District Council should ensure that all sites to be allocated, particularly at Harlow, are deliverable and developable and that the necessary infrastructure is in place to support the proposed level of growth. If the sites identified are not developable and deliverable this may call for site allocations in other parts of the District. If this to be the case, Waltham Forest would welcome discussions on any cross-boundary implications for any site allocations not currently identified. As you are aware, the London Borough of Waltham Forest is currently producing its own Strategic Housing Market Assessment. As a neighbouring authority and under Duty to Cooperate, the findings of the assessment will be shared in due course. Draft Policy H 2 Affordable Housing It is recommended that this policy makes clear the expectation for affordable housing provision to be made on-site. I hope you find these comments useful. Waltham Forest would welcome the opportunity to continue discussions around the Epping Forest Local Plan and our own Local Plan Review under Duty to Cooperate as both authorities progress with their Plans.

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