

## Epping Forest District Council Local Plan Infrastructure Delivery Plan: Developers' Forum Survey

Epping Forest District Council is preparing a new Local Plan, which will set out the policies that will guide development in the District up to 2033. Arup are currently producing an Infrastructure Delivery Plan (IDP) which will support the emerging Local Plan. The purpose of the IDP is to assess the suitability of existing infrastructure provision and identify the infrastructure investment required to support growth.

The Draft IDP was published to support the draft Local Plan consultation in Autumn 2016, and can be found at: <http://eppingforest.consultationonline.co.uk/>. Following the consultation, work is now being undertaken to finalise the IDP and inform the Local Plan. This includes further engagement with infrastructure providers, developers and other key stakeholders.

You have been invited to attend a dedicated Developers' Forum to discuss infrastructure in relation to your site(s). In order to guide discussion at the Forum, this survey asks a series of questions relating to the provision of different types of infrastructure. Please complete the survey to the best of your knowledge and in as much detail as possible. You may wish to provide additional documents to support your response.

Please return this survey by **23 May 2017** to Dan Evans at Arup via [dan.evans@arup.com](mailto:dan.evans@arup.com) or 13 Fitzroy Street, London, W1T 4BO.

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<b>Organisation:</b>	<b>Pigeon Investment Management Ltd</b>
<b>Site name(s):</b>	<b>SR-0153 East Epping</b>

### Status of proposals

- The draft Local Plan proposes a number of dwellings for your site(s) (available here: <http://eppingforest.consultationonline.co.uk/>). Do you think the draft Local Plan accurately reflects what your site(s) might deliver?

*The Epping Draft Local Plan published for consultation on 31 October 2016 stated that SR-0153 was identified for 'approximately 305 homes'. Representations from Pigeon Investment Management Ltd ('Pigeon') in response to that consultation set out how land at East Epping has the potential to deliver a greater amount of housing than the draft allocation and a significant range of community benefits. This is detailed further within the appended addendum sheet.*
- The draft Local Plan included assumptions relating to the phasing for your site(s). Does this reflect your current position? How many dwellings are expected to be delivered in the first five years?

*With regard to the new sustainable neighbourhood, the concept masterplans show 2 points of access from Stonard's Hill and Steward's Green Road respectively giving excellent opportunities for at least 2 housebuilders to be on-site from the outset of commencement. At a build rate of approximately 50 homes per year, this would see at least 100 homes per year being instructed on site, as well as early delivery of the Care Village given its proximity to the northern site entrance. Given the lack of constraints to development, the site could deliver significant numbers of homes in the early years of the plan period. (Continued on addendum sheet).*

### Transport

- What engagement has been undertaken with Essex County Council or other stakeholders to date in relation to transport (road, rail, public transport, cycling and walking)?

*Pigeon have been engaged with local stakeholders including the 2 Primary Schools and both surgeries, as well as attending the meetings of Epping Town Council and in particular the Neighbourhood Plan group, giving a good understanding of transport issues within the Town, alongside work undertaken by Pigeon's Transport Consultants. A presentation was also received by Essex County Council on their strategic highway work in relation to the Local Plan on 19 May 2016 as part of the Developer Forum.*
- Have you undertaken/commissioned any preliminary transport modelling in relation to your site? If so, please provide details.

*An initial assessment has been made of the site in terms of both sustainability and access/highway safety. This demonstrates that the site is in a highly sustainable location with a range of services and facilities within walking and (therefore cycling) distance of the site. (Continued on addendum sheet).*

**3c** What is your understanding of the transport interventions that are likely to be required to deliver your site?

*In contrast to the larger sites to the south, development of SR-0153 would not require significant upgrades/interventions to transport infrastructure to allow its delivery. As previously stated, Pigeon contend that reinstatement of the Steward's Green Road frontage would ensure a more successful development and access can be achieved onto Steward's Green Road, which is of an appropriate standard to accomodate the traffic from development of a similar scale to the draft allocation. (Continued on addendum sheet).*

**3d** What will be delivered as part of your scheme in relation to transport?

*As set out above there is scope for a new access into the site and footpath links from Steward's Green Road from the south and a new Gateway into Epping from the East with traffic calming measures. Subject to the scale of development, there is the potential for a new eastern link road between Steward's Green Road and Stonard's Hill. There is the potential for enhancement of the historic Essex Way and enhanced access to Epping Train Station with excellent commuting opportunities. Again subject to the scale of allocation, the development could provide additional car parking for the station within an easy walking distance.*

## Utilities

**4a** What engagement has been undertaken with providers or other stakeholders to date in relation to utilities (water, wastewater, electricity, gas and broadband)?

*Preliminary investigation of utility company asset plans show that the site benefits from its locaiton adjacent to strategic infrastructure and that all the requisite services (potable water, gas electricity and telecommunications) are available. An initial assessment reveals that any upgrades required to serve the site can be achieved through reinforcement works typical of a scheme of this scale and do not represent a constraint to delivery.*

**4b** What is your understanding of any utilities upgrades that are likely to be required to deliver your site?

*Preliminary inquiries have shown that utility upgrades would be typical for a development of this scale (for either option) and do not represent a constraint to development.*

**4c** What will be delivered as part of your scheme in relation to utilities?

*As above, preliminary inquiries have shown that the development can bring forward the required utilities to serve the development, including high speed broadband for example to enable home-working and study.*

## Education

**5a** What engagement has been undertaken with Essex County Council or other stakeholders to date in relation to education (early years, primary education and secondary education)?

*Pigeon have met with the head-teacher of Ivy Chimneys Primary School and had a conference call with the head-teacher at Epping Primary School. It is understood both schools are currently at capacity with intake restricted to relatively small catchments (and siblings). St Andrews at N. Weald has seen recent expansion by Essex CC and is currently picking up a lot of the overspill from Epping. Accordingly new provision at Primary School level would be require dot meet the new homes proposed in Epping through the Local Plan. Pigeon have also sought to meet with St. Johns High School but this has not been achieved at the time of preparing this response.*

**5b** Will any education facilities be provided as part of your scheme? If not, how will the demand generated from your scheme be met?

*The attached concept plans for the sustainable neighbourhood demonstrate 2 options for delivery of a new primary school, which could include pre-school provision. Pigeon have a proven track record of delivering education provision on other developments. If development of SR-0153 is taken forward on a similar scale to the draft allocation, it is anticipated that provision would form part of discussions on the Strategic Masterplan for South Epping.*

## Health

**6a** What engagement has been undertaken with West Essex Clinical Commissioning Group or other stakeholders to date in relation to healthcare facilities?

*Pigeon have met with Practice Managers at both the Limes Surgery and Epping High Street Surgery. In summary, High Street Surgery are close to capacity and the nature of both their site and current staff levels give little scope for expansion. The Limes appear to be well positioned in terms of staffing levels and have a site that could see some expansion to meet demand.*

**6b** What will be delivered as part of your scheme in relation to healthcare facilities? Does this meet the full demand generated from your scheme? If not, how will the demand be met?

*The response to the Local Plan consultation defined the potential provision of a new surgery as part of development of a new sustainable neighborhood at East Epping. Within the current masterplans included with this submission, surgery provision would be included within community hub as part of the higher density development. Should the site be allocated consistent with the current draft plan, it is anticipated that the provision of healthcare would form part of discussions around the South Epping strategic masterplan. If the preference is for expansion of existing facilities then this would be secured by planning obligation. (Continued on addendum sheet).*

## Community facilities

**7a** What engagement has been undertaken with Essex County Council, parish and town councils, or other stakeholders to date in relation to community facilities (adult social care, community centres/halls, libraries, sports facilities)?

*Pigeon have attended Epping Town Council and Neighbourhood Plan meetings to observe discussions on the Draft Local Plan and emerging Neighbourhood Plan. From these discussions, there would not appear to be immediate demand for a community centre or hall as Epping Hall is a well-equipped multi-function space. There is also existing library provision in proximity to the Hall on St Johns Road, run by Essex County Council. The main issue for Epping would appear to be a lack of open space and formal recreational space including development proposed in the Local Plan at the existing sports centre, which would see the loss of those facilities.*

**7b** What will be delivered as part of your scheme in relation to community facilities? Does this meet the full demand generated from your scheme? If not, how will the demand be met?

*The sustainable neighbourhood would provide a fantastic opportunity for the delivery of a new Country Park at Epping, comprising a significant enhancement to open space provision. Pigeon will continue to monitor the position with regard to formal sports provision and engage with stakeholders as appropriate to understand the aspiration for further provision.*

## Open space and green infrastructure

**8a** What engagement has been undertaken with Epping Forest District Council other stakeholders to date in relation to open space and green infrastructure?

*From engagement with the Local Plan process and attendance at Parish Council and Neighbourhood Plan meetings, Pigeon are aware of challenges around open space and sport provision, with draft allocations potentially seeing a further loss of open space, as an alternative to green belt encroachment.*

**8b** What will be delivered as part of your scheme in relation to open space and green infrastructure? Does this meet the full demand generated from your scheme? If not, how will the demand be met?

*The attached masterplans demonstrate a design and landscape led approach based on Garden City principles to create a high quality new sustainable neighbourhood. This will include an abundance of open space in excess of policy requirements with the potential to include formal sports provision if required. The proposed Country Park provides a hugely unique opportunity to significantly boost open space and access the countryside with associated health benefits.*

## Other comments

9 Has any other work relating to your site(s) been undertaken? Is there anything else we should know ahead of the Developers' Forum?

*The attached masterplan proposals set out a vision for a high quality new sustainable neighbourhood at East Epping to be brought forward in accordance with Garden City principles. From both technical work and ground-up, grassroots engagement, Pigeon have demonstrated that there are no constraints to development and land assembly and the new neighbourhood has the potential to bring forward a significant range of identified community benefits and indeed is unique in its ability to do so. (Continued on addendum sheet).*