



Phase 2

Response to Epping Forest District Local Plan Submission Version 2017 Consultation (Planning Our Future)

Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations
(2012)

Land east of Fluxs Lane, Epping

On behalf of
Mr S Burges & Mr J Escudier

March 2018

Our ref: C18019

Phase 2 PLANNING & DEVELOPMENT LIMITED

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1. Introduction & Background

Introduction

- 1.1 This Regulation 20 Local Plan representation has been prepared by Phase 2 Planning and Development Ltd on behalf of Mr S Burges & Mr J Escudier, the freehold owners of the site in question as outlined in red on the attached Site Location Plan
- 1.2 This submission is made under the Provisions of Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations (2012) and relates to the following section of the Council's Local Plan Submission Version 2017:
- Chapter 2 – Strategic Context and Policies

Policy SP 2: Spatial Development Strategy 2011-2033

- 1.3 This submission is supported by the following:
- a) Appendix 1 includes a Site Location Plan illustrating the land that is the subject of this Regulation 20 representation. The subject land is made available for new residential development as a logical extension to the currently proposed 'South Epping Masterplan' within the emerging Local Plan period and beyond.

Landowner's Proposal

- 1.4 The landowners seek to expand the currently proposed Epping South Masterplan allocation to incorporate their site as a direct eastern extension to it as the two sites adjoin one another. This would be a well-contained, logical, and sustainable extension which would help bolster the number of new dwellings envisaged to be delivered by this Masterplan (approximately 500 currently) and further assist the significant need to deliver new housing and the full Objectively Assessed (housing) Need (OAN) across the Epping district during the plan period and beyond (2011-2033).

2. Legal Compliance & Soundness

- 2.1 The landowners representations relate specifically and solely to the soundness of the Local Plan Submission Version 2017 in respect of being positively prepared, justified, and consistent with national policy relating to draft policy **SP 2: Spatial Development Strategy 2011-2033**

Soundness

Draft Policy SP 2: Spatial Development Strategy 2011-2033

- 2.2 Although Draft Policy SP 2: Spatial Development Strategy 2011-2033 sets out that, within the period 2011-2033 the Local Plan will provide for a minimum of 11,400 new homes allocated in accordance with the sequential approach this representation contends that this is not sufficient to meet the full Objectively Assessed Need (OAN) identified for Epping during such period.
- 2.3 In this regard this representation queries the figure 11,400 as being the minimum number of new homes to come forward during the Plan period. The latest SHMA (West Essex and East Hertfordshire Strategic Housing Market Assessment, September 2015) suggests a figure of 12,573 and there is no justification as to why this figure has not been adopted within the Plan, particularly given that the Council have significantly underperformed in terms of meeting their previous housing requirements. The Government's consultation on the supply of housing in 2017 (Planning for the Right Homes in the Right Places), indicates the clear direction of travel for National Policy, identifying a draft figure of 20,000 dwellings for the District within the Plan period.
- 2.4 Although the Council has made clear (in the "Foreword") that the Submission Draft Local Plan has come forward in time to avoid this significant step change in housing requirements, this does not conform with Central Government's commitment to increasing the supply of housing. Indeed this commitment to increasing the supply of housing should be reflected and carried through within Local Planning Policy. Indeed, irrespective of the key date of 31st March 2018, it follows that the standard methodology looks to a 75% increase in housing requirement. Demographic change will not stop and re-start on 1st April. Either the Council can artificially constrain or limit its Local Plan OR commit to an early review. However, each scenario renders the Local Plan unsound through a failure to meet its OAN or the identification of Green Belt boundaries that require alteration at the next review. Both scenarios fail to address fundamental matters of sound planning practice.
- 2.5 For this reason the landowners strongly contend that the provisions in respect of draft Policy SP 2 **have not been positively prepared** as they are not based on a strategy which seeks to meet full objectively assessed housing need. This also clearly demonstrates that such an approach is **not justified** as the most appropriate strategy as clearly a significantly higher number of new homes will need to be delivered during this period which the Local Plan Submission Version 2017 does not cater for.

2.6 Further, the importance of paragraph 47 of the National Planning Policy Framework (NPPF) is not to be underestimated in this respect stipulating that:

“To boost significantly the supply of housing, local planning authorities should:

- 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, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;*
- identify and update annually a supply of specific deliverable¹¹ sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;*
- identify a supply of specific, developable¹² sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15; ¹¹ To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans. ¹² To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged. Achieving sustainable development;*
- for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target; and*
- set out their own approach to housing density to reflect local circumstances.”*

2.7 Given that such spatial strategy does clearly not meet the full, objectively assessed needs for market and affordable housing in the housing market area such a strategy is **not consistent with national policy**.

3. Plan Modifications Considered Necessary

- 3.1 One way of seeking to sustainably bridge this gap between Local Plan delivery and full OAN is to maximise the delivery of currently proposed strategic allocations outlined by the plan. This includes the South Epping Masterplan Area which sits highest in the spatial strategy with the eastern proportion of this allocation outlined to deliver approximately 500 new homes during the plan period.
- 3.2 The landowners of land east of Fluxs Lane therefore seek to promote their site as a sustainable, well-contained, logical extension which would help bolster the number of new dwellings envisaged to be delivered by this Masterplan (approximately 500 currently). This would further assist the ability of such a strategy to deliver new housing and the full OAN across the Epping district during the plan period and beyond (2011-2033).
- 3.3 The extent of this additional land is outlined in red at Appendix 1 and directly adjoins the current eastern boundary of the Masterplan Area. This site would also infill all land within the Fluxs Lane split whilst ensuring a clear physical boundary between the developable Masterplan area and wider countryside and Metropolitan Green Belt.
- 3.4 Therefore this representation seeks the following modification to the Local Plan Submission Version 2017 in order for such plan to be better placed to meet its full OAN over the Plan period:
- Draft Policy P 1 Epping: To include the land edged red on the Site Location Plan as shown at Appendix 1 of this Local Plan representation as developable land included within the South Epping Masterplan Area, east.
- 3.5 The landowners confirm that this site is available now, achievable and able to be delivered during the plan period in line with the wider Masterplan area.

Soundness as a result of proposed Plan modification: Draft Policy SP 2

- 3.6 In our view the extension of the South Epping Masterplan Area to include the subject site would improve the soundness of the strategy surrounding draft Policy SP 2 for the reasons as detailed above. Such modifications would ensure a strategy which better aligns with such objectively assessed need across the Plan period ensuring that the Plan as a whole has been positively prepared to meet such need.
- 3.7 For these reasons Epping Forest District Council is respectfully requested to look favourably over the proposed modifications included within this representation and designate this site accordingly.

4. Participation at Hearings

- 4.1 The landowner reserves the right for them or their representative to participate at the Local Plan hearings (Examination in Public (EiP)) should Epping Forest District Council decide not to make modifications to their emerging Local Plan as detailed by this representation.
- 4.2 This would be necessary to provide continued support for an eastern extension to the South Epping Masterplan Area and its inclusion in the final draft of the emerging Local Plan to ensure that such provisions are sufficient to meet Epping's full OAN over the plan period.

Appendix 1



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