



epping forest district

draft local plan

consultation 2016



**Epping Forest
District Council**

www.eppingforestdc.gov.uk

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how do I respond

to this document?

Please go to www.eppingforestdc.gov.uk/planningourfuture and complete the online questionnaire.

If you cannot access the internet then please request a questionnaire either by calling Epping Forest District Council on [01992 564517](tel:01992564517) (between 10am-4pm Monday to Friday, or leave a voicemail message outside these hours), or by email (LDFconsult@eppingforestdc.gov.uk), or send your written comments to:

The Planning Policy Team, Directorate of Neighbourhoods, Epping Forest District Council, Civic Offices, 323 High Street, Epping, Essex, CM16 4BZ

Responses must be received between 31 October and 5pm on 12 December 2016.

If you would like a copy of this document in large print or another language please contact Epping Forest District Council on [01992 564517](tel:01992564517) (between 10am-4pm Monday to Friday, or leave a voicemail message outside these hours) or email LDFconsult@eppingforestdc.gov.uk.



Views over Epping

foreword

Dear Resident

We are now well on the way to production of a new Local Plan that will help shape our District for the coming years until 2033. This is not the Council's Local Plan, but rather your Plan for the area. This Draft Local Plan sets out the proposed strategy for the next 17 years to meet the economic and housing growth in the District, identifying potential sites for development and regeneration and sets out our proposed draft development management policies. The key, however, is that this is a genuine consultation that provides proposals and alternatives. This Draft Local Plan gives a proposed direction but we particularly want clear and positive feedback to help finalise the Plan. At the heart of Epping Forest District's Draft Local Plan is your feedback.

Previously, you have helped us shape the emerging Plan through the Community Visioning consultation in 2010/2011 and then the Community Choices (Issues and Options) consultation in 2012.

This will be your Local Plan and the consultation is our opportunity as a community to ensure development in Epping Forest District takes place how and where we want it to. This Plan is necessarily a balance between the requirement from Government to deliver the identified and evidenced need for economic and housing growth, and the need to protect the greenness of our District, and we are trying to do this by ensuring it is delivered in as sensitive, sustainable and fair a way as possible across the whole District.

We have been clear all along that we will do our best to follow what you told us and so it seeks to ensure that, as far as possible, the Green Belt is protected for future generations, whilst providing for our housing needs. Failing to provide for the evidenced need of housing would result in a greater risk to the Green Belt. We recognise, and the Plan provides for, that with development comes a need for infrastructure for transport, health, education, leisure and social needs. This Plan outlines the necessary infrastructure to support the development and good planning of the District. It also takes the design of places very seriously and we seek to ensure that the new streets that are delivered, as well as changes to existing places, happen in a way that gives residents and users a high quality of environment.

The formal stage of the consultation will be launched on 31 October 2016, after the Draft Local Plan is approved for consultation at a whole Council meeting on 18 October 2016.

The draft documents have been available on the Council website from 28 September 2016. There will be many ways to get involved in this stage of the Draft Local Plan, access relevant information and provide your feedback. Copies of the document, background papers and evidence, together with the dates and locations of the exhibitions, are available on the new Planning Our Future website www.eppingforestdc.gov.uk/planningourfuture. Further information will be provided in a Local Plan Update newsletter that will be issued District-wide and via the Council's Twitter and Facebook feeds.

We believe that it is vital for as many of you to provide feedback on the proposals as possible.

Please let us know what you think about the proposals so that we can incorporate your views into the Plan before we firm it up for publication and then examination by the Planning Inspectorate. Please fill in the questionnaire online or on paper, and tell us what you think. The closing date for comments is 12 December 2016.

Please fill in the questionnaire online or on paper, and tell us what you think. The closing date for comments is 5pm 12 December 2016.



C. Whitbread.

Councillor Christopher Whitbread,
Leader of the Council



John Philip

Councillor John Philip,
Planning Policy Portfolio Holder

chapter 1

introduction

The purpose of the Plan

- 1.1 The Epping Forest District Draft Local Plan sets out the proposed strategy for meeting the District's needs for the next 17 years. It is not a final Plan but represents the Council's preferred approach based on the evidence currently available and the results of the previous consultations in 2010/11 and community choices in 2012. It is published to gather the views of residents, businesses and others with an interest in the area and is accompanied by a questionnaire for completion.
- 1.2 This document sets out the proposed approach and detailed draft policies for the whole District for the period up to 2033. It sets out:
 - the Council's vision and objectives for the District's development over the Plan period;
 - draft policies to ensure that development delivers high quality, sustainable homes, drive the quality of design and maintain our high quality built and natural environment;
 - the future distribution for housing growth and requirements for affordable housing;
 - draft policies to build a strong, competitive economy and the future distribution for new employment land space and thus new jobs;
 - draft policies to maintain and enhance the vibrancy and vitality of our towns centres
 - draft policies to support a sustainable transport and road infrastructure network; and
 - proposals for delivery including a Draft Infrastructure Delivery Plan (IDP) to demonstrate the infrastructure requirements necessary to support the site allocations and other proposals.
- 1.3 The Epping Forest District Local Plan will shape how the District changes, and what is protected, by attracting and guiding investment in the District from the private sector, the Council itself, and other public bodies. Such investment will include new homes, new offices and employment opportunities, colleges and schools, shops and leisure centres, GPs and clinics as well as improvements to existing physical and green infrastructure. It will guide decision making on planning applications to build or change the use of buildings and land. It will also provide the strategic policies that form the context for any Neighbourhood Plans produced in the District.
- 1.4 This Draft Local Plan includes the draft policies that the Council considers to be the most suitable way to develop the District in the future and explains other options it has considered and decided not to take forward together with the reasons for those decisions. Once adopted, the new Epping Forest District Local Plan will replace all of the surviving policies of the Local Plan 1998 and the 2006 Local Plan Alterations (see Appendix 2) but Minerals and Waste Policy remains the responsibility of Essex County Council. The current Minerals Plan was adopted in July 2014 and a replacement Waste Plan is currently being produced. More information can be found from the Essex County Council website.

The existing Plan

- 1.5 The current Development Plan consists of the following documents:
- Combined Policies of Epping Forest District Local Plan Alterations (1998) and Alterations (2006) published February 2008;
 - Essex Minerals Local Plan 2014; and
 - Essex and Southend Waste Local Plan 2001.

The Requirements of Plan Making

- 1.6 The Epping Forest District Draft Local Plan has been prepared under the legislative provision of the Planning and Compulsory Purchase Act 2004 and appropriate regulations including the Town and Country Planning (Local Planning) (England) Regulations 2012. The Draft Local Plan has taken into account national planning policy, currently set out in the National Planning Policy Framework (NPPF) (DCLG, 2012), Planning Policy for Traveller Sites (DCLG, 2015) and the web based published Planning Practice Guidance. The National Planning Policy Framework sets out a presumption in favour of sustainable development, which is the core aspect of national planning policy.
- 1.7 The Council's policies must be backed up by credible, robust and proportionate evidence that supports the approach taken and justifies what is being proposed. The evidence base for the Plan is extensive and is listed at Appendix 4. It is the Council's job to balance all of the evidence and find the most suitable way forward. This evidence base includes research on housing, employment, retail, health and wellbeing, the built and natural environment, accessibility and flooding as well as the views of local people, businesses, landowners and public agencies involved in the District.
- 1.8 The Council must identify needs for development in an objective manner and seek to provide for the development need it identifies. As well as meeting the identified need the proposals in the Plan have to be economically viable for delivery by the market and achievable. The Epping Forest District Draft Local Plan cannot therefore be unrealistic and the first stage of a Viability Assessment has been undertaken by independent consultants and is published as evidence to support the Plan. Further viability testing of the Draft Local Plan will be undertaken prior to publication and submission for examination.

- 1.9 In accordance with the 'Duty to Co-operate' set out in the Localism Act 2011 the Draft Local Plan has been produced through close partnership working with the neighbouring authorities to ensure that sub-regional and cross boundary planning issues have been taken into account. This work under the 'Duty to Cooperate' replaces the role of the old East of England Plan – which was revoked by the Government in January 2013. A number of cross boundary and strategic matters in this Plan are the result of work with partners. This is discussed in more detail in 'Chapter 2 – Setting the Scene'.
- 1.10 To ensure that the draft policies set out in the Draft Local Plan are in line with the objective of sustainable development, an Interim Sustainability Appraisal has been prepared. The appraisal is intended to assess the impact of draft planning policies in terms of their social, economic and environmental impacts. The Sustainability Appraisal addresses the requirements of the European Union Strategic Environmental Assessment Directive (OJEC, 2001) and compliance with the Habitats Directive (OJEC, 1992). This document suggests recommendations for policies on sustainability grounds.
- 1.11 An Equality Impact Assessment will be carried out on the Draft Local Plan prior to its submission to the Secretary of State. The Equality Impact Assessment will consider issues relating to gender, age, ethnicity, religion/belief, disability, sexuality and low disposable income.

The Plan Making Process

- 1.12 The key stages involved in putting this version of the Plan together are outlined below with the next stages in Figure 1.1. The Council has consulted throughout the preparation of the Plan and in particular through two formal consultations Community Visioning in 2010/11 and Community Choices in 2012. There has been ongoing consultation with Parish and Town Councils through a range of workshops and briefings. The results of the previous public consultations can be found on the Council's website at the following location: www.eppingforestdc.gov.uk/planningourfuture. All of the comments received have been considered during the production of this Draft Local Plan and the text of this document refers to the issues that people and organisations have raised. Prior to submission of the Draft Local Plan for examination a full consultation statement will be prepared.

Figure 1.1 - The Plan making process

Source - Adopted Local Development Scheme July 2016

Plan making stage	Dates and timetable
Initial evidence gathering and background work	2010 onwards
Consultation on the Vision for the District “Planning Our Future - Community Visioning”	8 November 2010 – 7 January 2011
Consideration of the responses to the consultation. Preparation of Issues and Options for the Plan together with initial sustainability appraisal	January 2011 – July 2012
Consultation on issues and Options “Planning Our Future – Community Choices - Issues and Options for the Local Plan”	30 July 2012 – 15 October 2012
Consideration of responses to Consultation Further evidence gathering and preparation of the Draft Plan	October 2012 – October 2016
Consultation on the Draft Plan	We are here 31 October 2016 – 12 December 2016
Consideration of responses to the Draft Plan Preparation of the submission Plan	October 2016 – April 2017
Publication of submission Plan for representations on soundness	June/July 2017
Submission of the Plan, evidence and representations to the Secretary of State	November/ December 2017
Examination of the Plan by an Independent Inspector	Likely Spring 2018 but subject to discussion with Planning Inspectorate
Inspector reports on the Plan - if found sound and legally compliant	July 2018
Council adopts the Plan as policy	October 2018

Neighbourhood Planning

1.13 Neighbourhood Planning is a new right for communities introduced through the Localism Act 2011. Communities can shape development in their areas through the production of Neighbourhood Development Plans, Neighbourhood Development Orders and Community Right to Build Orders. When made, following an examination and successful referendum, neighbourhood plans will become part of the development plan for the area. Locally distinctive Neighbourhood Plan policies will need to reflect the strategic policies of the new Epping Forest District Local Plan.

1.14 At the moment there are Neighbourhood Plans in various stages of production by the following town and parish councils:

- Moreton, Bobbingworth and the Lavers
- Chigwell
- Theydon Bois
- Epping Town
- Buckhurst Hill
- Loughton
- Epping Upland
- North Weald Bassett
- Waltham Abbey



Neighbourhood Planning

Finding your way around this document

1.15 The document is structured as follows:

- chapter 2 sets the scene explaining some key characteristics of the District;
- chapter 3 explains the overall vision and objectives for the Draft Local Plan and the key issues it needs to address together with the draft strategic policies which set out:
 - how much development is to be planned for;
 - where that development should be located together with major transport infrastructure;
 - Green Belt boundaries and draft policy; and
 - Green networks.
- chapter 4 contains draft policies that apply to a number of themes across the whole District such as housing, employment, transport, historic and built environment, design and environmental draft policies;
- chapter 5 contains draft policies that apply to specific places and has a section on each of the main settlements and town centres;
- chapter 6 sets out the draft infrastructure policies and approach for seeking contributions from developers as well as how the Plan will be delivered and monitored;
- the appendices include a range of key supporting evidence and references to the evidence base.

Appendix 1:
Acronyms and Glossary

Appendix 2:
List of Draft Plan Policies replacing all policies of the Epping Forest District Local Plan (1998) and Alterations (2006)

Appendix 3:
List of potential measures to monitor the effectiveness of policies in the Draft Local Plan

Appendix 4:
List of Evidence to support the Draft Local Plan

Appendix 5:
Housing and Traveller Trajectories

chapter 2

setting the Scene

The Plan Area – Epping Forest District

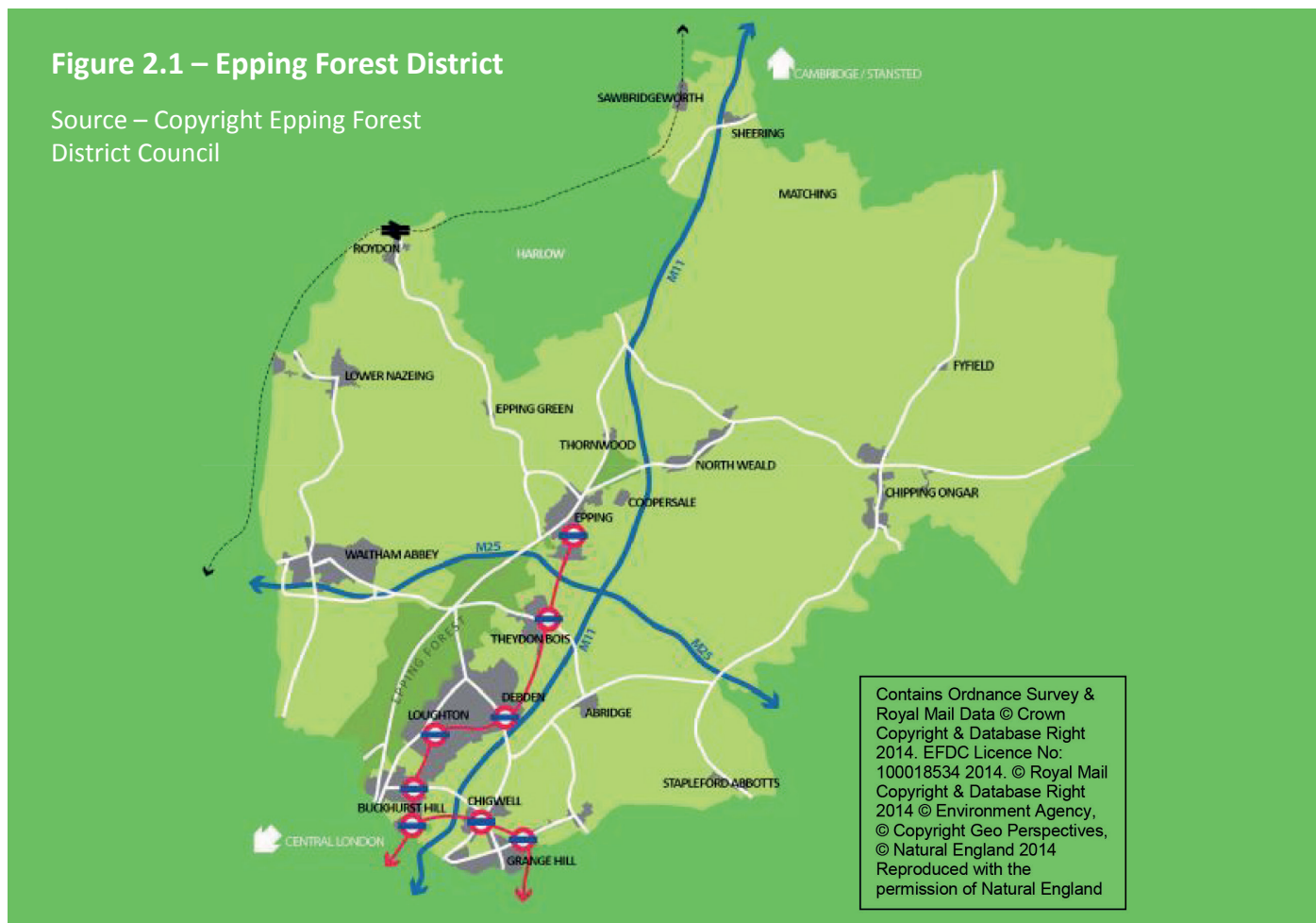
2.1 Epping Forest District is in the south-west of Essex abutting both Greater London and Hertfordshire. The south-west of the District is served by the London Underground Central Line (both the main line and the 'Hainault via Newbury Park' loop). Epping Station is the eastern terminus and there are 7 other stations in service in the District 1. There is one national railway station in the District – at Roydon on the Liverpool Street to Stansted and Cambridge line, although other railway stations (Broxbourne, Sawbridgeworth, Harlow Town and Harlow Mill) are close to, and accessible from, the District. The Central Line used to run further than Epping,

through stations at North Weald and Blake Hall to the end of the line at Ongar. Blake Hall station closed in 1981 with the line closing in 1994. In recent years the 'Epping and Ongar Railway' has been established, a nationally recognised heritage rail service running on this former Central Line track from Epping to Ongar. There is currently no operational rail connection between the heritage rail line and the Central Line track at Epping, but the 'Epping and Ongar Railway' runs some shuttle bus services locally.

²These are Theydon Bois, Debden, Loughton and Buckhurst Hill, together with the stations on the branch line at Roding Valley, Chigwell and Grange Hill

Figure 2.1 – Epping Forest District

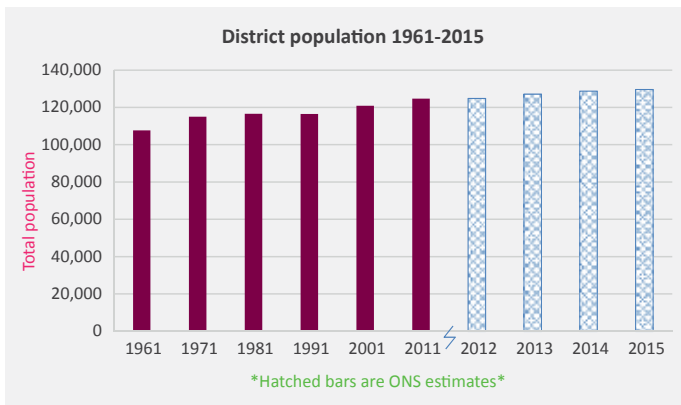
Source – Copyright Epping Forest District Council



- 2.2 The M25 runs east-west through the District, with a local road interchange at Waltham Abbey. The M11 runs north-south, with a full interchange (Junction 7) at Hastingwood just south of Harlow, and a northward -off/ southward- on interchange (Junction 5) at Loughton. There is also a motorway only interchange with the M25 south-east of Epping (Junction 6). The A414 is a key east-west route and this crosses the District from Harlow to Ongar on the way to Chelmsford and the Essex coast.
- 2.3 The District has 20 parish councils and 4 town councils and covers an area of approximately 130 square miles. The 2011 Census recorded a population of about 124,660 people living in close to 54,400 dwellings.
- 2.4 Figure 2.2 shows that the District's population increased by almost 17,000 between the Censuses of 1961 and 2011. Government estimates that the District's population has risen by just over 5,000 since 2011.

Figure 2.2 - Population growth in the District 1961-2015

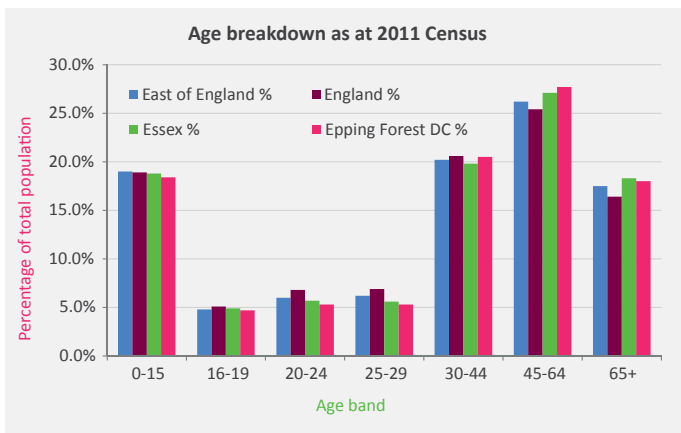
Source - ONS, Census data 1961-2011 and Mid-Year Estimates 2012 to 2015



- 2.5 In 2011, compared to the rest of England, the District had smaller proportions of people aged under 30 and a larger proportion of people aged 45 to 64, and 65 and over. Figure 2.3 shows the breakdown.

Figure 2.3 - Population breakdown at 2011, by age band

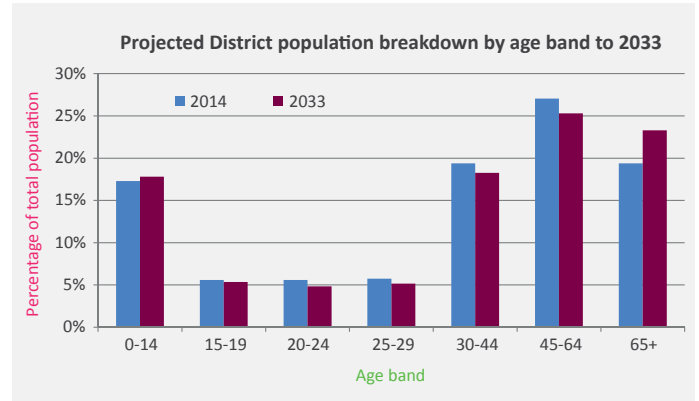
Source - ONS, 2011 Census



- 2.6 By 2033, projections suggest the proportion of people aged over 65 will rise sharply compared to the other age bands, and that there will be a significant drop in the proportion of people aged between 30 and 64. Projections also suggest that the proportion of those between 15 and 29 will drop slightly, and that the proportion of people aged 0 to 14 will rise a little. Figure 2.4 shows the breakdown for Epping Forest District in 2011 and the projected breakdown in 2033.

Figure 2.4 - Population breakdown at 2011 and projected breakdown for 2033, by age band

Source - ONS, 2014-based Subnational population projections

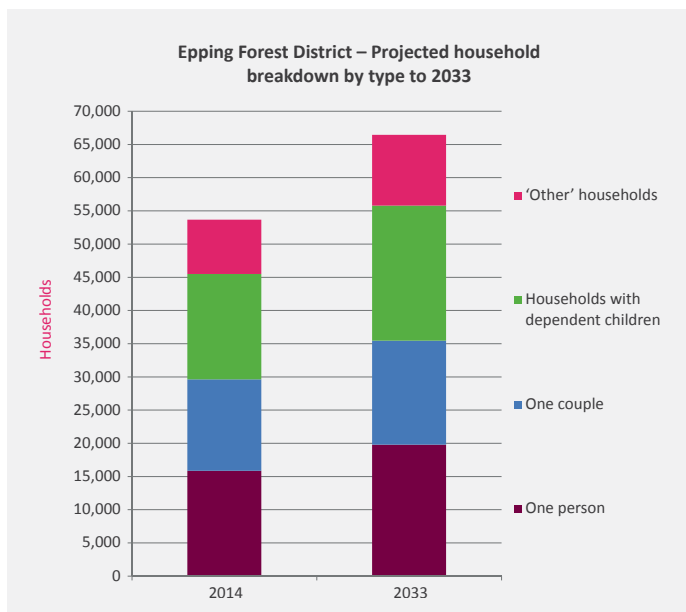


- 2.7 It is expected that the total number of households (a household being a single person who lives alone, or a group of people who live together) in 2011 was roughly 52,000. This is expected to rise to approximately 66,460 by 2033. The household projections suggest that by 2033, there will be proportionately more households consisting of one person, or a family with dependent children, and proportionately less households consisting of one couple. Figure 5 shows the breakdown.
- 2.8 The number of households differs from the number of dwellings, because a small proportion of homes will be vacant or will be 'second' or holiday homes



Figure 2.5 - Projected population breakdown by age band (2033)

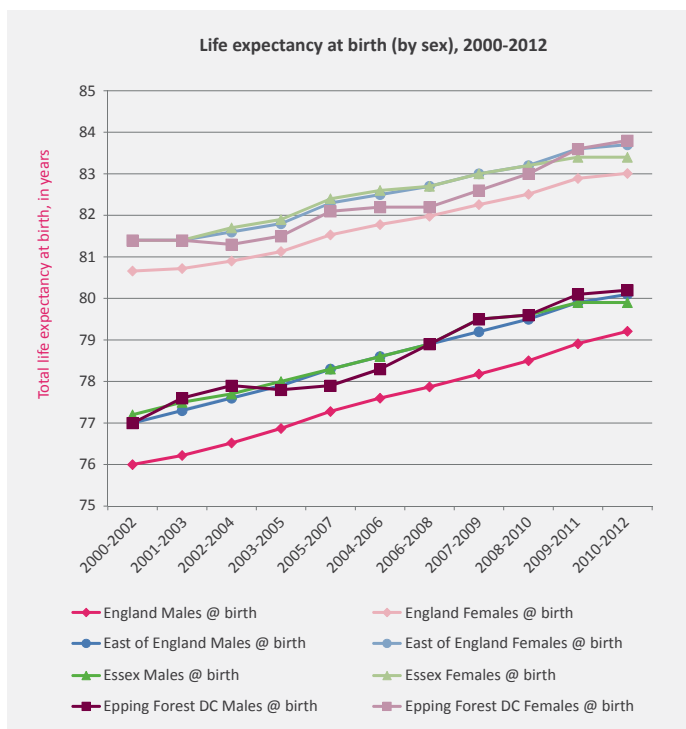
Source - ONS, 2014-based Subnational population projections



2.9 Life expectancy at birth in Epping Forest District in 2010-12 was higher than the national and the Essex averages, and similar to that of the East of England region, as shown in Figure 2.6. The District's life expectancy at birth has risen overall since 2000.

Figure 2.6 - Life expectancy at birth (by sex) 2000-2012

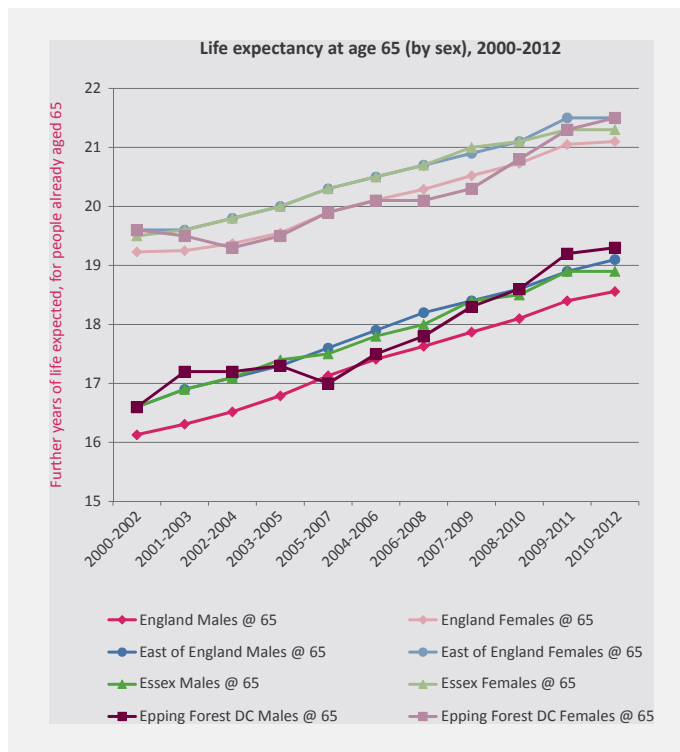
Source - ONS, Life expectancy at birth and at age 65, England and Wales



2.10 Life expectancy at age 65 in Epping Forest District in 2010-12 was higher than the national and Essex averages, and similar to that of the East of England, as shown in Figure 2.7. Life expectancy at age 65 in the District has also risen overall since 2000.

Figure 2.7 - Life expectancy at age 65 (by sex) 2000-2012

Source - ONS, Life expectancy at birth and at age 65, England and Wales

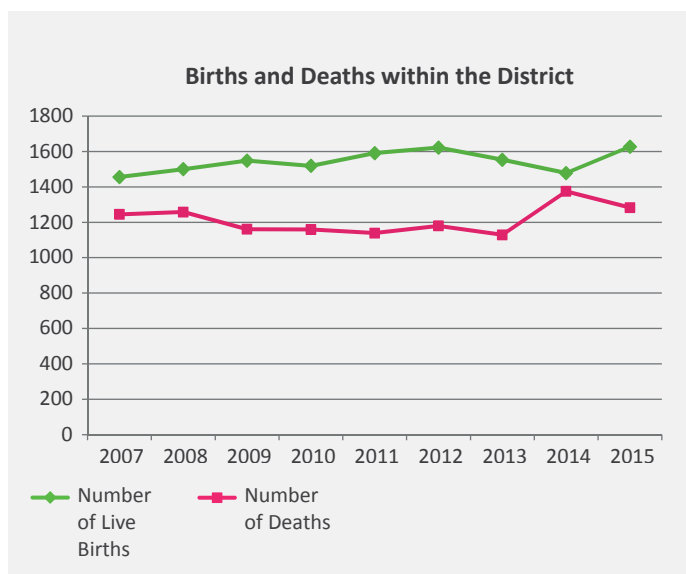


2.11 Births and deaths within the District have remained relatively steady in the District since 2007, as shown in Figure 2.8. There are more births than deaths, contributing to a rise in population.



Figure 2.8 - Births and Deaths within the District 2007-2015

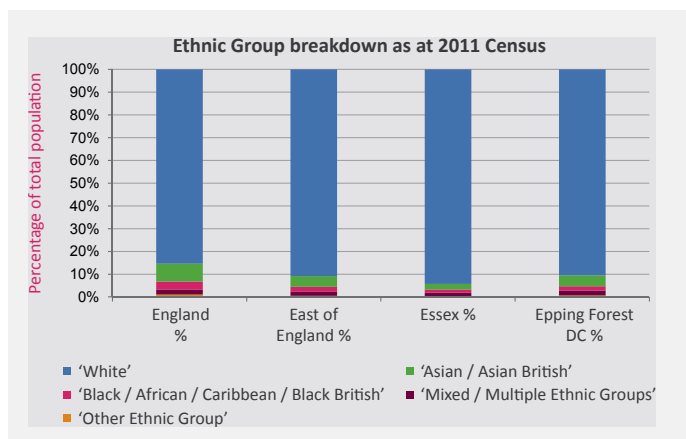
Source - ONS, Annual tables on Live Births, and Deaths



2.12 The 2011 census found that the majority of the population described their ethnic group as 'White' (90.5%). A further 1.9% described their ethnic group as 'Black African/ Caribbean/ or Black British', 4.7% as 'Asian or Asian British' and the remaining 2.7% as 'mixed/ multiple ethnic groups' or as 'other ethnic' groups. These broad numbers include 80.5% of people who describe their ethnic identity as English, Welsh, Scottish or Northern Irish and 0.1% who describe it as Gypsy or Irish Traveller. This broad ethnic group breakdown is very similar to that of Essex, the East of England Region, and England as a whole, as shown in Figure 2.9.

Figure 2.9 - Ethnic Group breakdown for the District in 2011

Source - ONS, Census data 2011

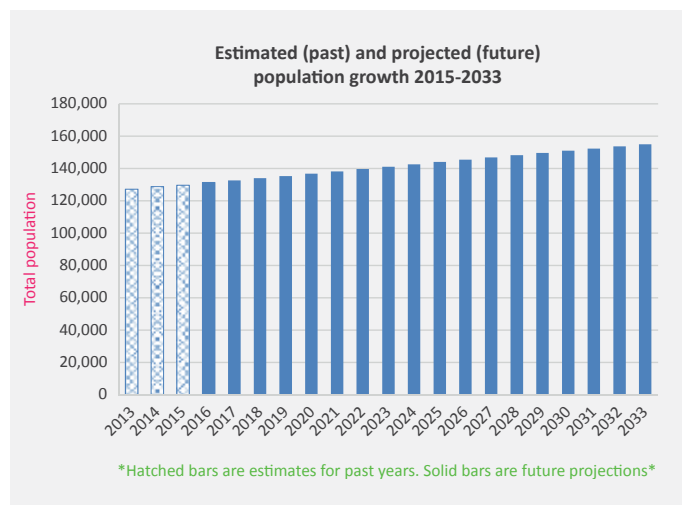


2.13 The District's total population is projected to rise to approximately 155,000 by 2033, as shown in Figure 2.10.

² Note on updating the Overall Housing Need based on 2014 based projections for West Essex and East Herts (ORS, August 2016)

Figure 2.10 - Past and projected population growth, 2013 to 2033

Source - ONS, Mid-Year Estimates 2013 to 2015, and 2014-based Subnational population projections



2.14 Epping Forest District's population is affected by three main types of population change:

- natural change (the net gain of births minus deaths, of District residents);
- internal migration (the net gain of people moving to the District from elsewhere in the UK, or vice versa); and
- international migration (the net gain of people moving to the District from outside the UK, or vice versa).

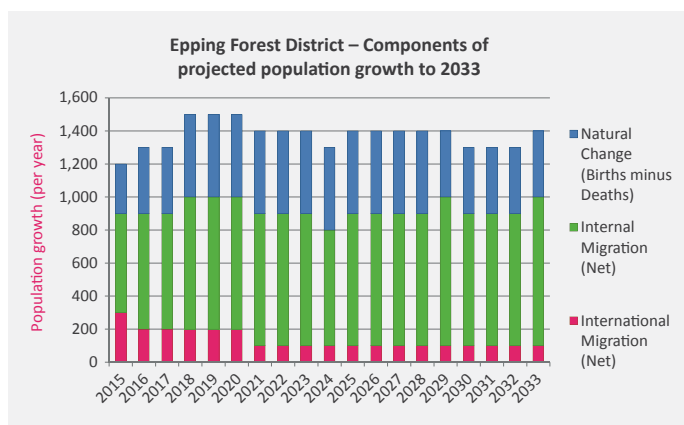
2.15 Of these, internal migration is projected to be the largest contributor to population growth, as shown in Figure 2.11, most likely as a result of the District's location on the edge of London.

2.16 Natural change is projected to be a relatively steady, smaller gain for the District. International migration is more difficult to measure, but is projected to form only a small proportion of the population change, being much less than internal migration. Whilst future migration trends may be affected by the UK leaving the EU; and whilst it is currently unclear what arrangements might be put in place to restrict immigration, the likely implications will need to be kept under review.

It is however important to recognise that the ONS 2014 data already project that net international migration to England will reduce from 304,700 persons in 2014-15 to 169,500 per year from 2020-21 onwards; so rates would need to be lower than this for the population and associated household projections to reduce².

Figure 2.11 - Components of projected population growth to 2033

Source - ONS, 2014-based Subnational population projections



2.17 The District is largely rural and over 92% of the land is currently designated as being in the Metropolitan Green Belt. Agriculture is mainly arable, particularly in the north east of the District. There is a significant amount of horse keeping in parts of the south and glasshouse horticulture is a prominent land use in parts of the Lea Valley especially in Roydon and Nazeing. The District has two towns and four district centres – Loughton/Loughton Broadway and Buckhurst Hill in the south, Waltham Abbey to the west, Epping in the centre of the District, and Chipping Ongar towards the east. Epping, Chipping Ongar and Waltham Abbey are market towns of medieval origin. Villages and smaller settlements are dispersed throughout the rest of the District. Several of these villages are also designated as conservation areas. The overall result is a significant concentration of population in the south of the District – the combined populations of Buckhurst Hill, Chigwell and Loughton/Loughton Broadway (55,473) accounted for about 44.5% of the District total as of the time of the 2011 Census.

2.18 The countryside of the District is gently undulating, dissected by two river valleys (the Lea and the Roding) and their tributaries. The District has an abundance of areas of importance for conservation and leisure for both the local and London’s population. Epping Forest, which is owned and managed by the City of London Corporation, is a key natural feature of the District.

The main part of the Forest runs from Wanstead (in London) along the north-west boundary of Buckhurst Hill,

Loughton and Theydon Bois and extends to the southern end of Epping. A separate area (The Lower Forest) abuts Epping on its north-eastern edge.

2.19 The whole of Epping Forest south of Epping is a ‘Special Area of Conservation’, designated in 2005, and as such it has special protection under the European Habitats Directive (designed to protect a variety of wild animals, plants and habitats). The Lower Forest is also one of 8 ‘Sites of Special Scientific Interest’ in the District which also affords a significant degree of protection. Nearby, the Turnford and Cheshunt pits in the Lea Valley are a ‘Special Protection Area’ which falls partly within the District. Special Protection Areas are internationally important for birdlife, and in this instance for wetland birds. There is also a designated Lea Valley ‘Ramsar’ site (a wetland of international importance), covering the part of the Turnford and Cheshunt pits within Epping Forest District.

2.20 Nine local nature reserves have been designated and the Essex Wildlife Trust has identified over 220 local wildlife sites. In addition to Epping Forest there are several other ancient woodlands in the District, including remnants of Hainault Forest, together with a significant number of ancient and veteran trees³, including hedgerow pollards.

2.21 Most of the western edge of the District (excluding the built-up areas of Waltham Abbey and Nazeing) is included in the Lee Valley Regional Park (LVRP). This is managed by the LVRP Authority as a place for leisure, recreation, sport and nature conservation.

2.22 Built and natural heritage features are an important part of the character of the District. 25 conservation areas have been designated and there are over 1,300 statutorily listed buildings. There are currently a further 300 “locally listed” buildings. In addition, there are over 30 scheduled monuments ranging from the earthworks of a Norman castle, to a Second World War fortification. There are also several registered parks and gardens.

2.23 Construction from the mid to the late 19th century of what is now part of the London Underground Central Line, and the proximity to London, have greatly influenced the scale and location of development in the District. Significant growth of Buckhurst Hill and Loughton/Loughton Broadway and, to a lesser extent, Chigwell, Epping and Theydon Bois, followed the development of the railway. The post-World War II London overspill estates led to considerable expansion of Waltham Abbey and Loughton Broadway (also known as Debden).

³“An ancient tree is in its third or final stage of life....A veteran tree is usually in its second or mature stage of its life”. (The Woodland Trust, <http://www.woodlandtrust.org.uk/visiting-woods/ancient-treehunt/what-are-ancient-trees/>).

2.24 The District's two town centres: Epping and Loughton High Road and four district centres: Loughton Broadway, Chipping Ongar, Buckhurst Hill and Waltham Abbey are the main retail/service centres. These centres are all fairly small compared with much larger centres nearby – notably Brookfield Shopping Park (in Broxbourne Borough), Chelmsford, Harlow Town, Romford and Westfield Stratford City; this causes significant and growing competition. In common with all other main retail/service centres, the growth of internet shopping is also an increasing threat to the viability and vitality of the District's retail/service centres.

2.25 Economic activity rates in the District are high for both men and women, as shown in Figure 2.12, with 76.9% of 16-64 year olds in employment in April 2015 to March 2016; this number is higher than the average for England as a whole (73.9%), and very slightly lower than the average for the East of England (77%)⁴. Within this overall employment, male employment was 80.4%, and female employment was 73.5%. Self-employment accounted for 13.9% of all people employed in the District, compared to 10.3% in the East of England and 10.4% in England as a whole; demonstrating strong entrepreneurship in the local area. In June 2016 only 1.1% of 16-64 year olds were claiming Job Seekers Allowance, compared with 1.2% in the East of England and 1.7% nationally⁵.

Figure 2.12 - Comparison of economic activity of people aged 16+, April 2015-March 2016

Source - NOMIS, Labour Market Profile

		Epping Forest (%)	East of England (%)	England (%)
All People aged 16-64	Economically Active ⁶	80.4	80.2	78
	In Employment	76.9	77	73.9
	Employees	63	66.4	63.1
	Self Employed	13.9	10.3	10.4
	Unemployed	3.4	3.8	5.1
Males aged 16-64	Economically Active	86.6	86.2	83.6
	In Employment	80.4	82.7	79.2
	Employees	59.5	68.7	64.7
	Self Employed	20.9	13.8	14.1
	Unemployed	≠	3.9	5.1
Females aged 16-64	Economically Active	74.5	74.3	72.5
	In Employment	73.5	71.4	68.8
	Employees	66.2	64.3	61.6
	Self Employed	≠	6.8	6.8
	Unemployed	≠	3.8	5

⁴ NOMIS, Labour Market Profile for Epping Forest District, downloaded August 2016

⁵ It is important to note that the number of people claiming Job Seekers Allowance is not the same as the number of unemployed people. Job Seekers Allowance is an unemployment benefit that can be claimed by people who are looking for work. Unemployment is broadly defined as people who are out of work and seeking a job, but some of these may not be claiming Job Seekers Allowance, for example recently graduated students living at home with parents while seeking a job may choose not claim Job Seekers Allowance.

⁶ 'Economically active' means people who are working or are unemployed (i.e. they would work if they could find a job). 'Economically inactive' means people who are not working and don't want to find a job, for example retired people, or those who look after children at home full-time.

≠ These numbers are not available as Government's sample size is too small to provide an estimate, or because the numbers are so small they would disclose personal data, so Government suppresses that data. Please note totals may not sum due to rounding and suppression of numbers where the sample size is too small.

2.26 The types of work undertaken by workers within the District are set 2.26 out in Figure 2.13. The types of jobs are categorised into Standard Occupation Classification (SOC) groups 1 to 9. Figure 2.13 shows that in 2015-16 the

District had more of the 'higher' classification jobs, such as managers, professional occupations etc., than the average for the East of England, or England as a whole.



Figure 2.13 - Comparison of employment rate aged 16+ by occupation group April 2015-March 2016

Source - NOMIS, Labour Market Profile

	Epping Forest DC (%)	East of England (%)	England (%)
SOC groups 1-3 total	47.7	44.2	45.1
1. Managers, Directors and Senior Officials	14.8	10.3	10.6
2. Professional Occupations	17.4	19	20
3. Associate Professional & Technical	15.5	14.7	14.3
SOC groups 4-5 total	24.5	22.5	21.1
4. Administrative & Secretarial	11.7	11.2	10.6
5. Skilled Trades Occupations	12.9	11.3	10.4
SOC groups 6-7 total	13.8	16.2	16.7
6. Caring, Leisure and Other Service Occupations	8.5	9	9.1
7. Sales and Customer Service Occupations	≠	7.2	7.5
SOC groups 8-9 total	13.9	17.2	17.1
8. Process Plant & Machine Operatives	7.7	6.5	6.4
9. Elementary Occupations	≠	10.6	10.7

≠ These numbers are not available as Government's sample size is too small to provide an estimate. Please note totals may not sum due to rounding and suppression of numbers where the sample size is too small.

2.27 A large proportion of businesses in the District in 2015 were 'micro' (0 to 9 employees – one person who is self-employed and has no employees counts as zero) or 'small' (11- 49 employees), as shown in Figure 2.14. The District has

a higher proportion of 'micro' businesses than the averages for Essex, the East of England or England as a whole, showing how important they are to the local economy.

Figure 2.14 - Comparison of business size, 2015

Source - NOMIS, UK Business Counts

Type	Area	Size (in terms of no. of employees)			
		Micro (0 to 9)	Small (10 to 49)	Medium-sized (50 to 249)	Large (250+)
Enterprises*	Epping Forest DC %	91.50%	7.10%	1.20%	0.20%
	Essex %	89.50%	8.90%	1.40%	0.30%
	East of England %	89.20%	8.90%	1.50%	0.40%
	England %	88.80%	9.20%	1.60%	0.40%
Local units**	Epping Forest DC %	89.00%	9.20%	1.60%	0.10%
	Essex %	85.40%	12.10%	2.20%	0.30%
	East of England %	84.60%	12.60%	2.50%	0.40%
	England %	83.90%	13.00%	2.70%	0.40%

Please note totals may not sum due to rounding

* An 'enterprise' is a 'company' which might have more than one location, such as a factory and a depot.

** A 'local unit' is only ever at one location, such as one shop. An enterprise may consist of only one 'local unit', such as a bakery which operates and sells in only one shop. This is why the numbers for 'enterprises' and 'local units' are similar.

2.28 There is also a high level of business start-ups in the District. Between 2009 and 2014 there was an 11.7% rise in the number of active enterprises in the District, which is higher than the percentage rise for Essex overall (7.60%), for the East of England region (6.45%) and for England as a whole (9.57%)⁷.

⁷NOMIS, UK Business Counts, 2015

2.29 In 2015, the proportion of the District's residents with no qualifications was lower than the average for the East of England and for England as a whole, as shown in Figure 2.15. However, less of the District's residents had qualifications from an NVQ1 or above, to an NVQ 3 or above, than the average for the East of England or the average for England as a whole. Nevertheless, there are more of the District's residents with NVQ4 and above (i.e. all higher education qualifications) than the average for the East of England.



Lee Valley White Water Centre



Two rafts setting off to enjoy the rapids

Figure 2.15 - Comparison of qualification level Jan 2015-Dec 2015

Source - NOMIS, Labour Market Profile (ONS annual population survey)

Qualification level	Equivalent to	Epping Forest DC (%)	East of England (%)	England (%)
NVQ4 and above	HND, Degree and Higher Degree	34.9	33.6	36.8
NVQ3 and above	2 or more A levels	52.4	53.5	57.1
NVQ2 and above	5 or more GCSEs at grades A-C	70.9	71.5	73.4
NVQ1 and above	Fewer than 5 GCSEs at grades A-C	84.3	84.9	85
Qualification level	Equivalent to	Epping Forest DC (%)	East of England (%)	England (%)
Other Qualifications	n/a	8.5	7.1	6.6
No Qualifications	n/a	7.2	8	8.4

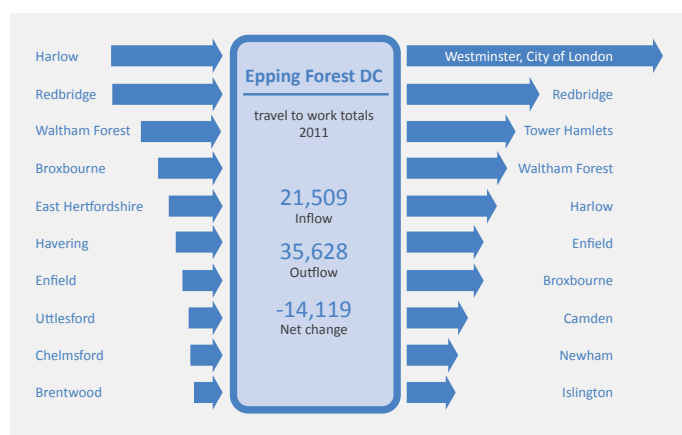
Please note totals may not sum due to rounding.

2.30 In addition to the main retail/service centres, the main employment sites within the District are in Loughton Broadway, Epping, Nazeing, North Weald Bassett (including the Airfield) and Waltham Abbey, where the larger industrial estates are located. Around half of the District’s working residents commute out of the District for work, with the largest proportion travelling to London⁸.

2.31 Figure 2.16 is a visualisation indicating, on the left, people who travelled into the District from elsewhere to work in 2011, and on the right, people who commuted out of the District to work elsewhere in 2011. The length of the arrows indicates the proportion of people who commute to or from these locations. The visualisation shows that the greatest number of those who commute into the District come from Harlow and the London Borough of Redbridge, and the greatest number of District residents commuting out go to Westminster (City of London), and boroughs within London.

Figure 2.16 - Travel to work visualisation, 2011

Source - NOMIS, adapted from Location of usual residence and place of work by method of travel to work visualisation⁹



⁸ Detailed EFDC Economic Report 2015, Hardisty Jones Associates

⁹ <https://www.nomisweb.co.uk/census/2011/WU03EW/chart/1132462184>



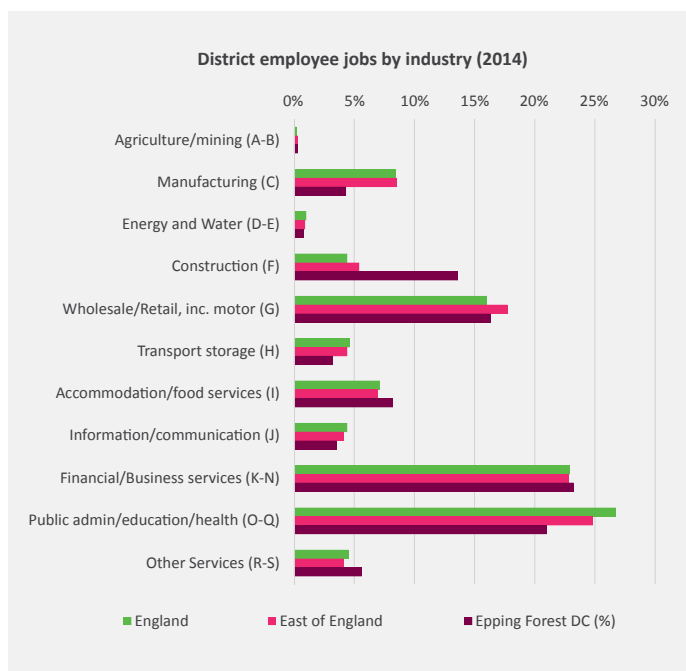
Travel to work – M11

2.32 In 2014 there were 44,100 employee jobs based in the District, of which approximately 64.8% were full-time and 35.2% part-time.

2.33 Figure 2.17 shows the breakdown of all the employee jobs by industry, highlighting that the District is particularly strong on jobs related to 'Construction', far outstripping the East of England and England average percentages. It is also stronger than average on 'Accommodation and Food services', and on 'Financial and other business services'.

Figure 2.17 - Comparison of employee jobs by industry (2014)

Source - NOMIS, Labour Market Profile, Employee jobs by SIC code section A to S¹⁰

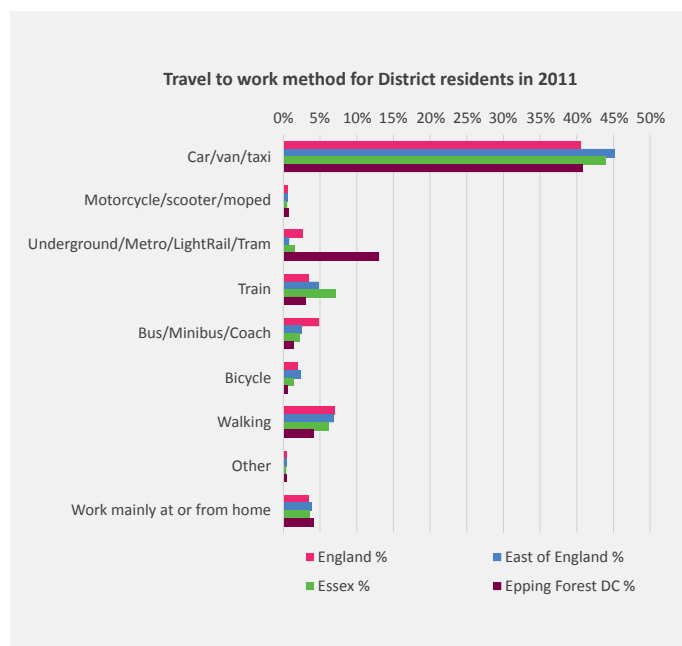


2.34 Large employers in the District include: Kier and Higgins (with headquarters in Loughton Broadway); Sainsbury's (with a distribution centre in Waltham Abbey and stores in Loughton, Loughton Broadway and Ongar), Tesco in Waltham Abbey, Epping Forest District Council, Sports and Leisure Management (SLM, which manages the Epping Forest District Council's leisure centres), Essex County Council, the National Health Service, the Bank of England Printing Works, Epping Forest College and the working glasshouses which form the Epping Forest District part of the Lea Valley glasshouse industry.

2.35 District residents most commonly travel to work using a car or van (or taxi), as in Figure 2.18, following the pattern for Essex, the East of England and England as a whole. However, there is far higher use of 'Underground, metro, light rail or tram' public transport for commuting from the District than any of those other three areas, due to the proximity of London and the presence of many London Underground Central Line stations in the District.

Figure 2.18 - Travel to work method for District residents (aged 16-74) in 2011

Source - NOMIS, Labour Market Profile, Employee jobs by SIC code section A to S¹¹



2.36 There is evidence of proportionally high levels of working from home in the District, as shown in Figure 2.19. In 2011, 4.05% of the District's employed residents (16-74 years) worked 'at or from home', which was slightly higher than the average numbers for Essex, the East of England region, and in England as a whole.



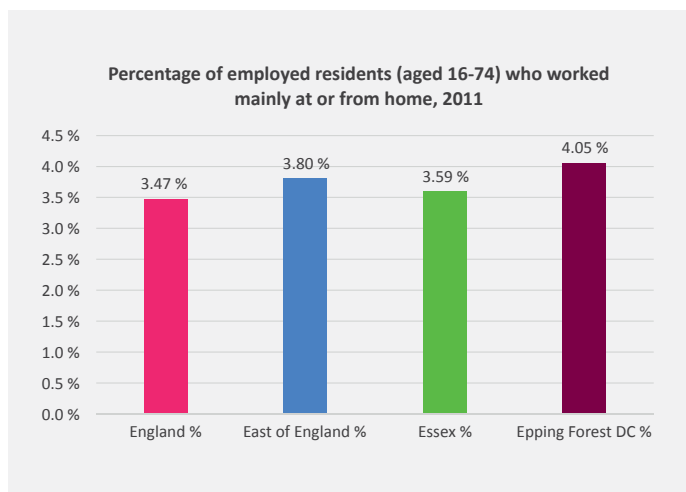
Brooker Road, Waltham Abbey

¹⁰ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/455263/SIC_codes_V2.pdf

¹¹ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/455263/SIC_codes_V2.pdf

Figure 2.19 - Percentage of employed residents (aged 16-74) in employment who worked mainly at or from home, 2011

Source - NOMIS, Labour Market Profile, Employee jobs by SIC code section A to S¹⁰



2.37 Government’s Indices of Deprivation (2015)¹² measure how deprived a ‘Lower Super Output Area (LSOA)’ area (this is usually equal to or smaller than an electoral Ward) is compared with all of the other areas in the country, using a range of indicators. It then ranks them in order of deprivation with 1 being the most deprived area in the country, and 32,844 being the least deprived. There are a total 78 Lower Super Output Areas within the District.

2.38 The majority of the District experiences less ‘deprivation’¹³ than the rest of the country, according to the Indices of Deprivation (2015). However, there are pockets of deprivation within the District when looking at factors including access to housing and services, and adult skills.

2.39 Overall, measures for health are good, however the rankings show that there is some variation at a more localised level. Although average life expectancy is higher than the national average, it varies significantly in different areas within the District. It is 5.3 years lower for men and 4.6 years lower for women in the most deprived areas compared with in the least deprived areas.

2.40 Figure 2.20 shows how many of the 78 fall within the different categories of deprivation nationally; the ‘hotter’ the colour, the more deprived the category. None of the areas within the District ranked within the 10% most deprived nationally (also known as the 1st decile). Parts of Loughton Alderton and Waltham Abbey Paternoster wards were ranked within the 20% most deprived (2nd decile), with parts of Grange Hill, Waltham Abbey North East and Waltham Abbey High Beach wards in the 30% most deprived (3rd decile).

Figure 2.20 - Broad ranking of areas within the District by the Indices of Deprivation 2015

Source – English Indices of Deprivation 2015

Category of deprivation	Number of the District’s Lower Super Output Areas in this category
1st decile (10% most deprived nationally)	0
2nd decile	2
3rd decile	3
4th decile	15
5th decile	10
6th decile	8
7th decile	9
8th decile	12
9th decile	14
10th decile (10% least deprived nationally)	5
Total	78

2.41 The District’s pockets of deprivation are found both in urban and rural areas. The rural areas often (but not exclusively) score worse on the Index of Multiple Deprivation solely due to subrankings relating to the distance to specific local services and access to affordable housing.

2.42 Housing affordability in the District has been a significant problem in more recent times. This is the same for similar areas situated on the border of Greater London, which are attractive to city commuters.

2.43 Figure 2.21 shows a measure of the affordability of housing over time, measured by comparing house prices to earnings (see the note at the bottom of the Figure for more details). The lower the ratio, the more affordable the housing is relative to earnings.

2.44 As Figure 2.21 shows, over 2001-2013 housing was less affordable in the District than in England as a whole, and broadly comparable to that in East Herts District, Uttlesford District and Greater London as a whole.

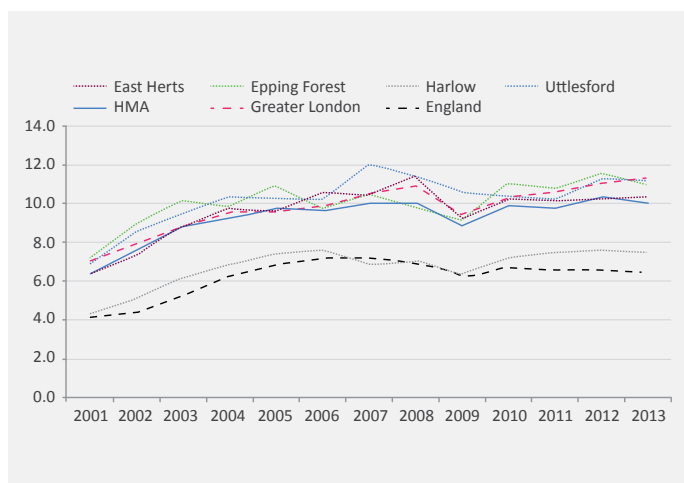
2.45 It is important to remember that affordability can be influenced by supply issues (e.g. housing delivery levels) and demand issues (e.g. lower availability of mortgage finance for first time buyers).

¹² <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015>

¹³ Please note that ‘deprivation’ within the Indices of Deprivation (2015) does not just cover things like income and employment. Some areas can be measured as being a little ‘deprived’ because they have fewer services within easy reach than other areas do, or that the resident adults have fewer qualifications than adults in other areas.

Figure 2.21 - Ratio of Lower Quartile House Price to Lower Quartile Earnings 2001-2013

Source - West Essex and East Hertfordshire Strategic Housing Market Assessment 2015



* This Figure measures affordability through the ratio of the lowest (25th) percentile of house prices in the area to the lowest (25th) percentile of earnings in the area. The 25th percentile is the value quarter of the way through the range when ordered from the lowest to the highest.

2.46 The Council’s own housing waiting list stood at 1,360 households in August 2016. It has in previous years been significantly higher, but it dropped in 2013 when a revised Housing Allocations Scheme was applied, requiring applicants to have lived within the Epping Forest District for at least 3 years (or 2.5 for current residents).

2.47 Government defines affordable housing need as households ‘who lack their own housing or live in unsuitable housing and who cannot afford to meet their housing needs in the market’¹⁴. Figure 2.22 shows the projected need for affordable housing (measured in households) in the District (and in East Herts, Harlow and Uttlesford Districts) from 2011-2033.

2.48 These numbers take into account current unmet need for affordable housing and starter homes, projected future need arising from new households which will form in the future, and also the number of existing households which are likely to falling into need in future. Further breakdowns of need by for example size of dwelling, are shown in the Strategic Housing Market Assessment (2015).

Figure 2.22 - Overall affordable housing need (in households) 2011-33

Source - West Essex and East Hertfordshire Strategic Housing Market Assessment 2015

	Affordable Housing Need (in households) *				
	East Herts DC	Epping Forest DC	Harlow DC	Uttlesford DC	HMA Total
Unmet need for affordable housing in 2011					
Total unmet need for affordable housing	1,632	1,171	1,597	818	5,218
Supply of housing vacated	471	544	849	242	2,106
Overall impact of current affordable housing need	1,161	627	748	576	3,112
Future need for affordable housing 2011-33	2,967	2,525	2,541	2,148	10,179
Total need for affordable housing 2011-33	4,128	3,152	3,289	2,724	13,291
Percentage of overall housing need	31%	34%	67%	27%	35%

NB - this Figure shows affordable need in households, not dwellings

¹⁴ Planning Practice Guidance, Paragraph: 022 Reference ID: 2a-022-20140306

2.49 The horticultural glasshouse industry has a long-standing and visible presence in Epping Forest District, as the larger part of a concentration of activity in the Lea Valley. This has somewhat declined from its peak in the 1950s as it is in competition with overseas growers. Nevertheless it still provides significant crops for the London and UK markets.

2.50 Most of rural Epping Forest District lies in the Green Belt, yet there is a need to maintain economic vitality in the rural parts of the District. This could be through farm diversification, reuse of redundant buildings and some limited development that is suitable within the Green Belt.

Key issues for the Plan to address

2.51 There are several important issues that the Plan must address. More detail about them is found in Chapter 3 and the themes in Chapter 4. They include:

- ensuring that sustainable development is achieved, and that climate change is addressed in the draft policies and proposals of the Plan;
- how to manage and accommodate the needs of the current and future population and the future economic needs of the District – indicated by the evidence to be approximately 11,400 new homes and the creation of 10,000 new jobs over the Plan period (2011-2033). This will need to be supported by necessary infrastructure;
- there is very little land remaining in the District within the settlements that is not already developed - in order to plan properly for the future, a District-wide review of the Green Belt has been undertaken to identify the potential for future development;
- the continued protection of the remaining Green Belt once the final plan proposals are in place and in particular preventing the merging of settlements and checking the unrestricted sprawl of large built-up areas;
- a recognised need for significant regeneration of Harlow, which will be supported by the development of the Harlow Enterprise Zone, together with significant growth in new homes;
- the need to ensure a housing stock that matches the needs of the population, including catering for an ageing population and more single person households than we have seen before, providing affordable housing and starter homes for those who cannot afford market prices and assessing the needs of, and providing for the Traveller and Travelling Showpeople communities;
- providing the right type of sites for jobs in the right locations;
- establishing which existing employment sites, if any, should be released for other purposes;

- encouraging new uses and activities to ensure the survival, vitality and viability of the District's six town and district centres in response to growing competition;
- protecting local services in the District's rural areas and facilities in villages;
- providing for future rural retail and commercial development, rural employment and supporting agriculture and horticulture whilst ensuring that unused horticultural and other agricultural buildings are reused;
- addressing the transport needs of current and future populations for both rural and urban populations along with many other infrastructure needs such as health, education, community spaces and places, faith, culture, sport and leisure opportunities;
- the management of congestion, HGVs on local roads and provision of opportunities for walking, cycling and public transport, in addition to the management of commuter parking around London Underground stations;
- protecting and improving the impressive range and quality of places for enjoyment of the outdoors, sport and nature conservation in the District; and
- protecting and enhancing historical artefacts and buildings, protected trees, hedgerows and landscape.

2.52 The Council has produced this plan in close cooperation with partner organisations such as Essex County Council, the Environment Agency, Natural England, SHMA partners and adjoining authorities. The successful implementation of the Plan depends upon a range of agencies and organisations, as well as the private sector and developers. The Epping Forest District Local Plan will provide the future framework for the District up until 2033.



Epping Forest District Youth Council, Youth Conference

chapter 3

strategic policies of the local plan

The Strategic Context

3.1 This section sets out the strategic context, including the Vision and Objectives against which the draft policies of the Draft Local Plan have been developed. It includes the key draft policies which set the strategic direction of the Plan including a positive approach to sustainable development, the amount of development needed in the District and the associated infrastructure requirements, the proposed spatial distribution of this development, the approach to the Green Belt and the strategic Green Network (including Epping Forest and The Lee Valley Regional Park).

Strategic Planning and Meeting the Duty to Co operate

3.2 The National Planning Policy Framework (NPPF) states that: “Public bodies have a duty to cooperate on planning issues that cross administrative boundaries, particularly those which relate to the strategic priorities...” and that “The Government expects joint working on areas of common interest to be diligently undertaken for the mutual benefit of neighbouring authorities” (para 178). It also expects local authorities “... to demonstrate evidence of having effectively cooperated to plan for issues with cross-boundary impacts when their Local Plans are submitted for examination. This could be by way of Plans or policies prepared as part of a joint committee, a memorandum of understanding or a jointly prepared strategy which is presented as evidence of an agreed position. Cooperation should be a continuous process of engagement from initial thinking through to implementation, resulting in a final position where plans are in place to provide the land and infrastructure necessary to support current and projected future levels of development” (para 181).

3.3 This Draft Local Plan has been developed taking into account: the duty set out in the Localism Act 2011; national policy in the NPPF on the Duty to Cooperate; and current practice guidance in the Planning Practice Guidance (PPG). The Act places a legal duty on local planning authorities, county councils and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in relation to strategic cross boundary matters.¹

¹ NPPG 9-001-20140306

3.4 There are ten adjoining local authority neighbours, four in Essex (Brentwood, Chelmsford, Harlow and Uttlesford), two in Hertfordshire (Broxbourne and East Hertfordshire), and four London Boroughs (Enfield, Havering, Redbridge and Waltham Forest) together with Essex and Hertfordshire County Councils and the Greater London Authority. There are in addition, a wide range of organisations that have an interest in strategic planning in the District. These organisations include important partners such as Historic England, the Environment Agency, Highways England, Natural England, the Lee Valley Regional Park Authority, the City of London Corporation (as owners of Epping Forest) and others. The District Council is a member of many partnership groups containing different mixes of these partners, and others, depending upon the relevant matters. These groups are working to address the strategic matters that this plan addresses. In brief the matters are:

- the amount, type and distribution of housing across the Strategic Housing Market Area;
- the economic role of Epping Forest District in the Functional Economic Market Area including retail, and the amount and type of development required to meet needs;
- the role of Epping Forest District as a location within the London Stansted Cambridge Corridor;
- future planning policy for glasshouse food production which extends beyond the District;
- strategic social infrastructure such as secondary and higher education and hospitals;
- the extent of the Green Belt and any alterations through Local Plan processes by Epping Forest District Council and neighbouring authorities;
- the recreational and conservation role of Epping Forest and other green infrastructure in a wider context; and
- strategic transport infrastructure – road, rail, London Underground, bus, and other networks

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies¹

3.5 A number of critical pieces of evidence for the Plan have been commissioned on a joint basis across administrative boundaries (see paragraphs 3.13-3.16 below). Key partners such as Essex County Council, Highways England, the City of London Corporation (as owners of Epping Forest), the Lee Valley Regional Park Authority, Historic England, the Environment Agency and Natural England have been engaged in developing the draft policy in the Plan on an ongoing basis. The District surrounds Harlow on three sides and this presents an opportunity to provide development to support the broader regeneration and growth for Harlow Town, and together with East Herts District Council, to create a new Garden Town. This requires a shared commitment with neighbouring authorities, infrastructure providers and National Government to provide a strategic approach.

London Stansted Cambridge Corridor (LSCC) Core Area Strategic Vision

- 3.6 The London Stansted Cambridge Corridor (LSCC) covers the area of London north from the Royal Docks, Tech City, the City Fringe, Kings Cross, and the Olympic Park, north, through the Lea Valley, the M11, A1 and A10 road, the East Coast and West Anglia Mainline rail corridors to Stevenage, Harlow and London Stansted Airport, and through to Cambridge and Peterborough.
- 3.7 The District Councils of Broxbourne, East Hertfordshire, Epping Forest, Harlow and Uttlesford form the LSCC Core Area which lies at the heart of the LSCC. This corridor has, over the past decade or more, been the engine of UK growth with its world class industries and businesses.
- 3.8 Over the past five years the Corridor's dynamic, knowledge-based economy has grown at a rate almost double that of the UK average and as a result rates of population growth have increased. Transport links are excellent; with two major rail routes - the East Coast and West Anglia main lines - serving the Corridor. The A1(M), A10 and M11 motorways link its towns and cities with the capital, while London Stansted Airport offers international connections.
- 3.9 With a significant number of jobs in knowledge-based industries, the Corridor is a leading knowledge economy and a showcase for tech industries and firms. There is a high rate of innovation.
- 3.10 The Corridor accounts for 24,700 jobs in the life sciences sector contributing 11% of all national employment. This success is built on research institutes and notable firms and organisations, including Amgen and AstraZeneca in Cambridge, GlaxoSmithKline in Stevenage, and Public Health England in Harlow.

3.11 The continued success of the Corridor as a great place to live, work, do business and visit provides the opportunity for the Core Area to deliver greater and lasting prosperity for its residents and businesses. As such the Council is working with its partner authorities in the Core Area to deliver the following LSCC strategic vision for the area up to 2050:

Vision for the London Stansted Cambridge Corridor Core Area

The Core Area will build on its key strengths including its skilled workforce in sectors such as health, life sciences and pharmaceuticals, advanced engineering and aerospace, its high quality environment and educational opportunities. Together with London Stansted Airport, the local authorities will deliver sustainable growth which supports the economic ambitions of the LSCC and the UK through:

- complementing and supporting the economic performance of the Corridor whilst maintaining and enhancing the special character of the area, including the locally distinctive historic character of its market towns and rural settlements;
- the delivery of housing, supported by good access to social, leisure, community and health facilities, education and jobs, that meets the needs of local people and supports sustainable economic growth, whilst ensuring it remains an attractive place for people to live and locate to;
- capitalising on existing economic sectors and promoting growth of expanding industries including in the food production, life sciences, pharmaceuticals and technology sectors; tourism including hotels, London Stansted Airport's expansion, recreation/green assets including the Lea Valley, Stort Valley, Epping Forest and Hatfield Forest National Nature Reserve;
- working with partners to protect and enhance the high quality environment, its unique landscapes and places of special wildlife value. This would be achieved by place-shaping initiatives which would include measures to conserve areas of high biodiversity; the provision of new, alternative green spaces for people and wildlife; and the increase of green infrastructure connections between these areas, to provide greater opportunities for more sustainable access to nature for everyone living in the corridor;
- working with partners to secure investment in major infrastructure including increasing rail capacity on the West Anglia Mainline and maximising the opportunities that Crossrail 2 can deliver, together with road improvements including a new junction on the M11 at 7A and improvements to junctions 7 and 8, and to the A414, A120, A10 and M25; and delivery of superfast broadband;

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

- supporting the delivery of new jobs in the Harlow Enterprise Zone, and the north side of London Stansted Airport, Broxbourne Park Plaza, Brookfield and Bishop's Stortford – all identified as Strategic Opportunity Sites within the corridor; and
- the regeneration of existing urban areas including at Harlow, Waltham Abbey, Loughton and Waltham Cross

The Core Area supports the development and sustainable growth of Greater Harlow and key growth locations at Broxbourne, Brookfield and Bishop's Stortford together with London Stansted Airport growing to its full permitted capacity and as a business growth hub. These centres, with proportionate growth throughout the wider area, and the right investment, would create an economic powerhouse.

Putting in place these critical building blocks will provide the foundations for looking further ahead to 2050. Certainty through further investment and delivery of key infrastructure, including in the West Anglia Mainline, Crossrail 2, the M11 junctions, M25 junctions, A414, A120 and A10 is a vital component of this.



Mainline trains to London

3.12 In developing the Draft Local Plan the Council has recognised, and taken into account, the wider context within which it is located, and therefore the need to reflect the aspirations and opportunities identified in the LSCC Vision.

The West Essex and East Hertfordshire Strategic Housing Market and Functional Economic Market Area

3.13 Epping Forest, East Hertfordshire, Harlow and Uttlesford District Councils together with the two county councils have a substantial history of co-ordinated working on strategic planning issues, not least on assessing housing need and planning for future growth. The Councils established the Cooperation for Sustainable Development Member Board in October 2014 (the Co-Op Board) in order to take a strategic approach to the delivery of housing and economic needs across the area.



A414

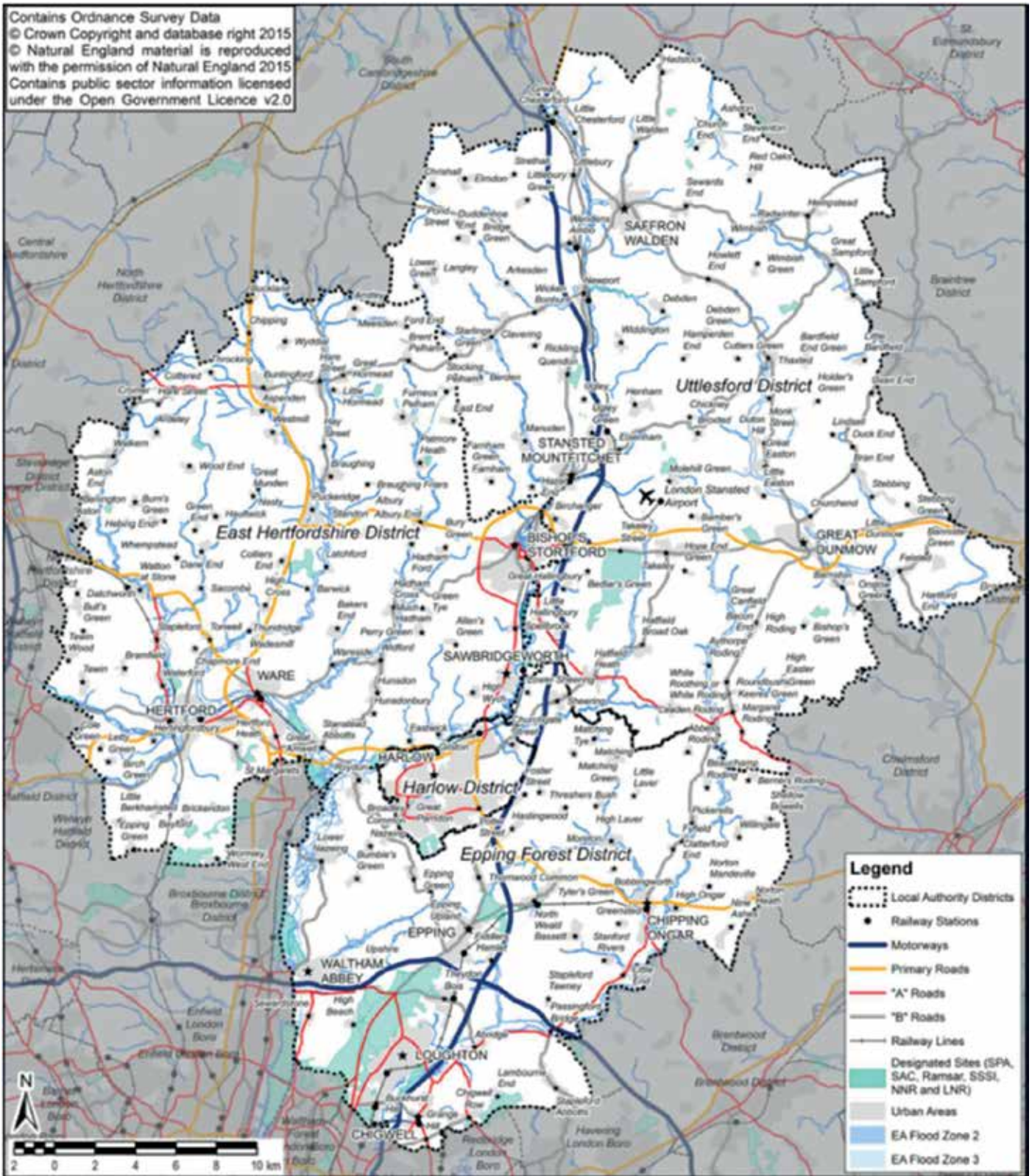
3.14 Three Strategic Housing Market Assessments (SHMAs), published in 2010, 2012 and 2015 have been undertaken for the combined area of East Hertfordshire, Epping Forest, Harlow and Uttlesford Districts. The 2015 Strategic Housing Market Assessment (SHMA) gives an up to date and policy-compliant assessment of housing need over the Housing Market Area (HMA) for the period 2011-2033.

3.15 The four authorities also commissioned in parallel a Joint Economic Report, to consider the Objectively Assessed Economic Need (OAEN) of the Functional Economic Market Area (FEMA, which for the area has been found to be the same as the Strategic Housing Market Area). This was published in 2015 and gives an up to date and policy-compliant assessment of employment need over the FEMA for the period 2011-2033.

3.16 A Draft Memorandum of Understanding (MoU) has been developed by the four District Councils, and supported by Essex County Council, Hertfordshire County Council and Highways England in respect of the 'Distribution of Objectively Assessed Need across the West Essex/East Hertfordshire Housing Market Area. This forms part of the mechanism for delivering the LSCC Vision. Further Draft MoUs have been developed by the four authorities, Essex County Council, Hertfordshire County Council and Highways England in relation to the provision of Strategic Highways and Transport Infrastructure to support the delivery of the strategic housing and economic needs of the wider area, and with Natural England and the Conservators of Epping Forest to ensure that the Epping Forest Special Area of Conservation is monitored to ensure that the growth does not adversely affect air quality in the Forest. These three draft documents are available as part of the evidence base for the Draft Local Plan.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies¹

Figure 3.1 - Map of the Housing Market Area/Functional Economic Area



The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Lee Valley Regional Park

- 3.17 The Lee Valley Regional Park (LVRP) was created by a unique Act of Parliament in 1966 as a “green lung” for London, Essex and Hertfordshire. It follows the course of the River Lea for almost 23 miles (37 km) from the southern edge of Ware in Hertfordshire to the River Thames at East India Dock Basin and comprises some 4,000 hectares. of open space interspersed with various leisure facilities with some pockets of residential, industrial or horticultural developments.
- 3.18 The main body of the Regional Park extends from Ware to Leyton, with a substantial area lying within Epping Forest District (3929.52 acres or 39.64%, of which 97.97% is in the Green Belt) including the River Lee Country Park, recreational open space resources at Nazeing, Glen Faba and Roydon, a range of family orientated visitor facilities located at Fishers Green and Hayes Hill Farm, well established sailing facilities at Nazeing lagoons, and angling, walking and cycling facilities throughout. Important ecological resources including parts of the Lee Valley Special Protection Area (SPA) and Ramsar site provide opportunities to enjoy and learn about nature with good access for all abilities. Further visitor and educational opportunities are provided by the key heritage assets at Waltham Abbey Gardens, Royal Gunpowder Mills and Royal Gunpowder Park. The Olympic Lee Valley White Water Centre lies just across the District border in Broxbourne.
- 3.19 The Lee Valley Regional Park Act 1966 (the Park Act) defined the boundary of the Park and established the Lee Valley Regional Park Authority. It has a statutory responsibility to either provide directly or work with partners to provide facilities for sport, recreation, leisure, entertainment and nature conservation throughout the 4,000 hectares of the Park. It has an appointed board of 28 Members. The Members are elected and nominated to the Authority by their own constituent Authorities. Epping Forest District Council has two members appointed to the Board.
- 3.20 Section 14 (1) of the Park Act requires the Authority to prepare a Plan setting out proposals for the future management and development of the Regional Park. Planning authorities in the Park Area are under a mandatory obligation to include those parts of the Plan affecting their area within their own relevant planning strategies and policies (Section 14(2) (a)) although inclusion does not infer that the planning authority necessarily agrees with them (Section 14 (2) (b)). The Authority is in the process of preparing a suite of documents, the Park Development Framework (PDF), which will establish its aspirations and specific proposals for the future use and development of the Regional Park. In July 2010, the Authority adopted the Vision, Strategic Aims and Principles followed by adoption of a series of Thematic Proposals in January 2011 which set out development and management proposals on a broad Park-wide thematic basis.

- 3.21 The Authority is not a local planning authority for the purposes of either Local Plan preparation or a decision-maker for planning application purposes. Consequently, the Local Plan will be an important document in terms of the protection, enhancement, development and management of the Regional Park and the public enjoyment of its leisure, ecological, heritage, and sporting resources. It will need to recognise and support the Park as a key asset for the District, and component of the region's green infrastructure.

Lee Valley Regional Park Vision

The Lee Valley Regional Park Vision outlines a common purpose for the Regional Park and expresses the desirable characteristics of the Regional Park. The vision is:

- to be a cohesive, sustainable and valued regional green lung;
- to be an area of enhanced and protected natural biodiversity for the enjoyment of all;
- to achieve full utilisation of the unique land and water assets of the Regional Park for specialist leisure and recreational facilities developed in accordance with principles of sustainability and design excellence; and
- to be an accessible and permeable, integrated visitor attraction to serve the region which will include local communities.

- 3.22 The delivery of the Vision for the Lee Valley Regional Park is supported by the Draft Local Plan through a number of draft policies including:
- Draft Policy SP 4 Green Belt;
 - Draft Policy SP 6 The Natural Environment, Landscape Character and Green Infrastructure;
 - Draft Policy E 4 Visitor Economy;
 - Draft Policy DM 1 Habitat protection and improving biodiversity;
 - Draft Policy DM 3 Epping Forest SAC and the Lee Valley SPA;
 - Draft Policy DM 4 Suitable Accessible Natural Green Spaces and Corridors; and
 - Draft Policy DM 9 High Quality Design.
- 3.23 The Lee Valley Regional Park Authority is also preparing particular proposals for the future use and development of individual sites and areas that collectively form the totality of the Regional Park, which are being produced to cover eight areas across the Park. Epping Forest District is partially covered by Area 5 proposals which were adopted by the Lee Valley Regional Park Authority in April 2013 – this aims to enhance current visitor facilities at the Royal Gunpowder Park to create a visitor hub and improve pedestrian and cycle links. Other parts of the District will be covered within Areas 6 and 7 for which no proposals have yet been published.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies¹

Conservators of Epping Forest

3.24 The Conservators of Epping Forest are charged with the duties and responsibilities for conserving and protecting Epping Forest under the Epping Forest Act 1878. Epping Forest Land covers 5% of the District, and together with the Buffer Lands, over 7% of the District. It is a major public recreation and tourism destination. It makes a major contribution to the provision of public open space within the District. The Forest is protected by Site of Special Scientific Interest status and is designated as a Special Area of Conservation. The Council has duties as the Competent Authority for Epping Forest in relation to the Habitats and Species Regulations 2010. There are identified issues in relation to poor air quality in and around the Forest, which the Council is committed to working with partners to address. Ongoing management of the Forest's landscape, wildlife and visitors is guided by a Management Plan which outlines the vision and direction. A new Management Plan is being developed by the Conservators for the 10 year period 2017-2027.

3.25 The future of Epping Forest and the enhancement of its biodiversity is supported by the Draft Local Plan and will also be supported by the agreement of a Memorandum of Understanding to manage the impacts of growth with the West Essex/East Hertfordshire Area on Epping Forest Special Area of Conservation, and a number of draft policies including:

- Draft Policy SP 6 The Natural Environment, Landscape Character and Green Infrastructure;
- Draft Policy E 4 Visitor Economy;
- Draft Policy DM 1 Habitat protection and improving biodiversity;
- Draft Policy DM 3 Epping Forest SAC and the Lee Valley SPA;
- Draft Policy DM 4 Suitable Accessible Natural Green Spaces and Corridors; and
- Draft Policy DM 9 High Quality Design.

Draft Vision and Objectives for Epping Forest District to 2033

3.26 The following section presents the Council's aspirations for the area and forms the vision and objectives for the Local Plan. Individual visions for places within the District are contained in the relevant sections in Chapter 5.

The Draft Vision for the District

By 2033 Epping Forest District will be a place where:

- residents continue to enjoy a **good quality of life**;
- **new homes of an appropriate mix of sizes, types and tenures** to meet local needs have been provided and well integrated communities created;
- development **respects the attributes** of the different towns and villages;
- development needs will be met in the most **sustainable locations**;
- **Epping Forest** will be conserved and enhanced;
- the recreational aims of **Lee Valley Regional Park** are supported;
- a more **sustainable local economy** including tourism, aviation, research and development, food production will be developed;
- a **distinctive and attractive network** of town and village centres will have been maintained;
- **access** to places by public transport, walking and cycling will be promoted; and
- **significant residential development** will be located near Harlow to support the economic regeneration of the town.



The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

How we will achieve this

Development needs including the provision of new homes will be met in the most sustainable locations, balancing the efficient use of existing infrastructure, the ability to deliver new infrastructure, minimising the adverse impact on the natural and historic environment and maintaining the Metropolitan Green Belt where it continues to make a contribution to its nationally defined purposes.

Epping Forest will be conserved and enhanced and will continue to form a key part of the District's unique and distinctive identity. Residents will have enhanced access to open and natural spaces including the Forest, the Lee Valley Regional Park and the countryside.

The District's economy will continue to have its strong links with London whilst supporting significant economic growth planned for Harlow and London Stansted Airport. This will contribute to the wider economy whilst developing a more sustainable local economy which builds on its strengths and assets including tourism, aviation, research and development, food production and its variety of small businesses as well as the skills of local people.

The District will maintain a distinctive and attractive network of town and village centres which can be accessed by public transport, walking and cycling as an alternative to the car, and which support local communities. All new development will be to a high quality and development opportunities within existing settlements will be maximised without compromising that distinctiveness and attractiveness. In order to cater for the housing and economic needs of both the District and the wider area, including supporting regeneration and economic growth at Harlow, a significant proportion of new homes will be located around Harlow through the creation of new sustainable communities.

In addition, the settlements within the District will need to play a role in the delivery of the development strategy by accommodating some development on new sites in order to cater for more local needs, provide choice and support the achievement of mixed and balanced communities.

Draft Plan Objectives

A. Environment and design

- to protect the Metropolitan Green Belt within its revised boundary, and to encourage the re-use of previously developed land;
- to protect Epping Forest and its setting, including the buffer lands;
- to protect, and encourage appropriate management of other designated wildlife sites in the District, including the Lee Valley Special Protection Area, Sites of Special Scientific Interest, Local Nature Reserves and Local Wildlife Sites;

- to protect and encourage the enhancement of heritage resources including Scheduled Monuments, statutorily and locally listed buildings, Registered Parks and Gardens, and Conservation Areas;
- to ensure that the design, density, layout and landscaping of new development is sensitive to the character of the surrounding area, is of a high quality and is designed so as to reduce opportunities for crime and anti-social behaviour; and
- to ensure new development takes full account of, and mitigates where necessary, potential problems from air pollution, land contamination and noise.

B. Housing

- to make provision for objectively assessed market and affordable housing needs within the District, to the extent that this is compatible with national planning policy;
- to ensure that new homes provide an appropriate mix of sizes, types, forms and tenures to meet local needs and create balanced, mixed and well-integrated communities. This includes supported housing for elderly people and other groups with special needs; and
- to make provision for the identified needs of the Travellers and Travelling Showpeople.

C. Economic Development

- to meet the objectively assessed economic and town centre needs in the District to the extent that this is compatible with national planning policy;
- to diversify the District's two Town Centres (Epping and Loughton High Road) and four District Centres (Loughton Broadway, Ongar, Waltham Abbey and Buckhurst Hill) to support their future vitality and viability by encouraging other forms of town centre uses including residential, cultural, leisure, tourist and commercial activities appropriate to their roles;
- to encourage the growth of local businesses and start-ups, through supporting home-working, provision of a range of flexible and affordable business facilities and the provision of high-speed broadband across the District;
- to support the diversification of the agricultural economy, including the expansion of the glasshouse horticulture industry, subject to appropriate environmental considerations; and
- to support the expansion of tourism in the District through the promotion of, and improving access to, a wide range of existing attractions in the District including Epping Forest, the Lee Valley Regional Park, the Royal Gunpowder Mills site, the historic towns, village centres and countryside, and through the provision of new visitor accommodation.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies¹

D. Infrastructure and Movement

- to identify and help fund and facilitate the timely delivery of necessary infrastructure and services through a planned and coordinated Infrastructure Delivery Plan (IDP) working with relevant authorities, agencies, developers and stakeholders;
- to improve public transport, walking and cycling opportunities with the aim of promoting healthy lifestyles, reducing the effects of traffic congestion and improving accessibility to services and the countryside without requiring the use of the car; and
- to provide enhanced access to green spaces and leisure, play and sports facilities and to make appropriate provision in new development.

E. Climate Change and Flood Risk

- to locate new development where there are the greatest opportunities for utilising public transport and cycling and walking instead of private car use;
- to require development to meet high standards of energy efficiency and use of renewable energy;
- to ensure new development makes full provision for recycling and, where appropriate, encourages the production of energy from waste; and
- to ensure that new development is located away from areas at risk of flooding, and that such development will not increase flood risk elsewhere.

The Strategic Policies

3.27 The overarching strategy of the Draft Local Plan is contained in the following six draft policies and their explanation. These sit within the context of the Plan vision and objectives outlined previously. The strategy sets out the overall approach to development in the District and in particular the amount of new homes and jobs that the Plan seeks to achieve, the distribution of that development between settlements, the overall approach to locating new homes and jobs, the future protection of the Green Belt and the approach to the natural environment and green infrastructure that partners new development. It also explains the approach of the Plan to addressing sustainable development and climate change. These threads of the strategy are viewed as equally important. It should be read in conjunction with Chapter 5 on the settlements in the District and Chapter 6 on Infrastructure and Delivery.

Sustainable Development

Draft Policy SP 1 Presumption in Favour of Sustainable Development

The Issue

3.28 The fundamental purpose of the Local Plan is to deliver the vision, objectives and strategy for the District for the Plan period up to 2033 whilst contributing to sustainable development which can be described as positive growth that achieves economic, environmental and social progress (NPPF Paragraphs 6-7). This principle is supported internationally through United Nations definitions, and national policy makes it clear that its achievement is the purpose of the planning system. The challenge for the Local Plan is to address the economic, environmental and social facets of sustainable development jointly and simultaneously, seeking to achieve gains in all rather than, for example, achieving economic progress at the expense of social and environmental progress. The Local Plan will need to take advantage of economic opportunities, and meet the needs of existing and future residents, businesses and visitors, whilst protecting and enhancing the natural and historic environment and built heritage and addressing the impacts of a changing climate. The strategy and draft policies in this Plan as a whole seek to address the matter of sustainable development holistically and recognise the interrelationships between elements of new development and the existing settlements and countryside. Sustainable development is defined as development which meets the needs of the present without compromising the ability of future generations to meet their own needs.

3.29 The national presumption in favour of sustainable development means that unless specific policies in the NPPF indicate otherwise or adverse impacts would significantly and demonstrably outweigh the benefits, the Local Plan is required to:

- take a positive approach that reflects the presumption in favour of sustainable development;
- positively seek opportunities to meet the development needs of the District; and
- meet objectively assessed needs, with flexibility to adapt to rapid change.

What you told us?

3.30 Responses from the Community Choices consultation and stakeholder engagement included:

- support for the recognition of the dimensions of sustainable development and the need to achieve net gains across the three themes of economic, environmental and social progress.

Key Evidence

- National Planning Policy Framework;
- Sustainability Appraisal and Habitats Regulation Assessment.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies!

Preferred Approach

3.31 The Council recognises the importance of pursuing sustainable development for the District, as noted in national policy, particularly in respect of paragraph 9 of the NPPF. This highlights that sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life including but not limited to: making it easier for jobs to be created in cities, towns and villages; moving from a net loss of bio-diversity to achieving net gains for nature; replacing poor design with better design; improving the conditions in which people live, work, travel and take leisure; and widening the choice of high quality homes.

3.32 To ensure that all development reflects the presumption in favour of sustainable development the Local Plan needs to include an overarching policy so that it is clear that development proposed locally which is sustainable can be approved without delay. The Council is committed to help achieve sustainable development and will give favourable consideration to proposals which will contribute towards delivering: a strong, flexible and sustainable economy; the protection and enhancement of the natural, built and historic environment; the prudent use of natural resources; mitigation and adaptation to climate change; and which support strong, vibrant and healthy communities. This approach is embodied in Draft Policy SP 1 and is reflected in all draft policies in the Local Plan and planning decisions made by the Council.

Draft Policy SP 1: Presumption in Favour of Sustainable Development

The Council will take a positive approach to the consideration of development proposals, reflecting the presumption in favour of sustainable development contained in the National Planning Policy Framework. The Council will work proactively with applicants to find solutions for development proposals that help to improve the economic, social and environmental conditions in the District.

Proposals which accord with the development plan will be brought forward and approved unless material considerations indicate otherwise. If the development plan contains no policy relevant to the consideration of a planning application or policies are out of date, the Council will grant permission unless the following indicate otherwise:

- policies in the National Planning Policy Framework; or
- other material circumstances.

Alternative Options

To not include a policy relating to the presumption in favour of sustainable development	This would not accord with the NPPF and would not provide the framework for the development of all other policies. It would not achieve a 'positively prepared' Local Plan that reflects this fundamental premise of national policy.
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The Spatial Development Strategy to support Housing and Economic Needs

3.33 This section looks at the amount of housing and employment growth that the Council will seek to facilitate over the Plan period. Other types of development will also be needed in the District over the Plan period including for example retail growth, infrastructure and community facilities. These requirements are explored further in the settlement chapter (Chapter 5) and the Infrastructure and Delivery chapter (Chapter 6).

The Issue

Housing

3.34 The Council has worked closely with East Hertfordshire, Harlow and Uttlesford District Councils to prepare a technical document known as the Strategic Housing Market Assessment (SHMA). The purpose of the SHMA is to objectively assess housing need taking into account population projections, affordable housing needs and jobs growth. The most recent, which was published in 2015 identified an objectively assessed housing need for 46,100 additional homes across the SHMA area. The SHMA identified that for Epping Forest District this equated to approximately 11,300 new homes over the Local Plan period (2011-2033). Since the publication of the 2015 SHMA, the Office of National Statistics and Department for Communities and Local Government have issued further population and household projections (in 2016). The authorities have undertaken some checking of the objectively assessed housing need in the light of the new projections and this has indicated that the Objectively Assessed Housing Need for the SHMA area is now approximately 54,600 new homes.

3.35 The local authorities have considered the most recent population and household projections. They have identified the potential to increase the level of housing to be delivered across the Housing Market Area but the level of infrastructure constraints, as well as environmental and policy designations are such that to provide for the full OAHN based on the 2016 figures would result in Local Plans which did not fully accord with other policies set out in the NPPF. This has shown that the maximum amount of growth for the Plan period is around 51,100 homes for the Strategic Housing Market Area.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

3.36 Taking this into account the Draft Memorandum of Understanding on the 'Distribution of Objectively Assessed Need Across the West Essex/East Hertfordshire Housing Market Area' identifies a need for Epping Forest District to accommodate approximately 11,400 new homes over the Local Plan period (2011-2033).

3.37 In order to meet this level of housing need the Draft Local Plan seeks to allocate a number of sites across Epping Forest District – the strategic sites around Harlow are identified in later in this chapter at paragraph 3.52 and the sites across the other settlements are set out in the individual sections in Chapter 5.

Travellers and Travelling Showpeople

3.38 The Council is required by the National Planning Policy Framework (NPPF) to meet the accommodation needs of the population within their area. This includes the needs of the Traveller community and that of Travelling Showpeople. Local authorities have to assess the accommodation needs of Travellers and Travelling Showpeople alongside the settled population and develop a strategy that addresses any unmet need that is identified. Travelling is an integral part of cultural identity for Gypsy and Traveller households and Gypsies and Travellers are recognised ethnic groups and are entitled to the same access to housing as the settled community.

3.39 The Draft Local Plan seeks to establish how the Council will meet Traveller and Travelling Showpeople accommodation needs in the District until 2033 including setting pitch targets for Travellers and plot targets for Travelling Showpeople based on local evidence. The most up-to-date local evidence has identified a need for 38 pitches to support the needs of the Gypsy and Traveller community and 1 yard to support the needs of Travelling Showpeople over the period of the Local Plan (2011-2033). More information in respect of the development of the evidence base can be found in the Interim Note on Gypsy, Traveller and Travelling Showpeople Assessment (September 2016)

3.40 In order to meet this level of need the Local Plan has allocated a number of sites including provision within the strategic sites identified in paragraph 3.52 and sites across the other settlements are set out in the individual sections in Chapter 5.

The Economy

3.41 In addition to housing need, the Council has also worked with our neighbouring authorities in order to understand how many new jobs are likely to be created in the Plan period. The latest evidence (produced by Hardisty Jones Associates) identifies a need in Epping Forest District over the Local Plan period of between 8,800 and 10,010 new jobs. This equates to between 400 – 455 new jobs per annum. This is slightly lower than the East of England Forecasting Model Baseline (2014) which suggested a requirement for 470 new jobs per annum. The latest

evidence recommends a lower requirement as a result of the impacts from planned growth at London Stansted Airport which would draw labour and economic activity away from other parts of the sub-region. Jobs growth is projected as a range per year for the Local Plan period because the evidence has analysed the projected jobs growth across the FEMA (the 4 local authorities) then modelled apportioning the 'share' of jobs in two different ways:

- (a) based on the historic share of FEMA jobs that each authority had; and
- (b) based on the likely future share of FEMA jobs that each authority was likely to have (according to the projections).

3.42 The evidence then provides these two figures as the range for each authority. From 2002 to 2013, Epping Forest District had the highest creation of jobs of the four Districts, with Uttlesford District having the second largest. East Hertfordshire District actually saw an overall decline in jobs over the period, and Harlow District remained almost neutral. It is important to note that the latest evidence makes allowance for the planned expansion of Stansted Airport. The airport is currently estimated to be handling about 21.95 million passengers per year. It also has planning permission to extend this to 35 million passengers per year, and is planning on more growth in future.

3.43 In order to help support jobs growth in the District, the Draft Plan seeks to ensure sufficient provision of land and premises for office, industrial and warehousing uses is provided. Further detailed work to identify required sites is being undertaken by the Council. In the meantime Draft Policy E 1 sets out the proposed approach.

Key Evidence

- Economic and employment evidence to support the Local Plan and Economic Development Strategy (Hardisty Jones Associates, September 2015);
- Economic evidence to support the development of the OAHN for West Essex and East Herts (Hardisty Jones Associates, July 2015);
- Strategic Housing Market Assessment for West Essex and East Herts (ORS, September 2015);
- Note on updating the Overall Housing Need based on 2014 based projections for West Essex and East Herts (ORS, August 2016)
- Strategic OAHN Spatial Options Study for the West Essex and East Herts authorities (AECOM, August 2016);
- Harlow Strategic Sites assessment for West Essex and East Herts authorities (AECOM, August 2016);
- Draft Memorandum of Understanding on the Distribution of Objectively Assessed Need across the West Essex/East Hertfordshire Housing Market Area September 2016.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

- Draft Memorandum of Understanding on Highways and Transport Infrastructure for the West Essex/East Hertfordshire Housing Market Area September 2016
- Draft Memorandum of Understanding on managing the impacts of growth within the West Essex/East Hertfordshire Housing Market Area on Epping Forest Special Area of Conservation
- Stage 1 Assessment of the Viability of Affordable Housing, Community Infrastructure Levy and Local Plan (Dixon Searle June 2015);
- Strategic Land Availability Assessments (NLP 2016);
- Settlement Capacity Study (Fregonese Associates 2016);
- Essex Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTAA) July 2014, updated note for EFDC in September 2016 (ORS)
- Planning Policy for Traveller Sites August 2015 (Department of Communities and Local Government).
- Compulsory purchase process and the Crichel Down Rules: guidance (DCLG October 2015)
- Site Selection Report September 2016 (Arup)
- Authority Monitoring Reports (EFDC)
- Economic and employment evidence to support the Local Plan and Economic Development Strategy (Hardisty Jones Associates, September 2015);
- The Lea Valley Glasshouse Industry: Planning for the Future (Laurence Gould Partnership Ltd, 2012);
- Epping Forest District and Brentwood Borough Employment Land Review (Atkins, 2010);
- Epping Forest District Council Town Centres Study (Roger Tym and Partners, 2010);
- Settlement Hierarchy Technical Paper (EFDC, 2015);
- Economic Plan for Essex (Essex County Council, 2014); and
- Economic Impact of Tourism (Destination Research, 2014).
- establishing accurate forecasts for population growth and related new housing targets;
- some responders challenged the methodology for establishing need and/or questioned how the figures had been arrived at. This included suggestions that the outputs were based on statistics rather than real demand (reference was made to developments still awaiting completion); that the targets appeared to forecast significantly higher growth over the next 20 years rather than the actual growth that has occurred over the past 20 years; and that an aging population did not necessarily lead to an assumption that potential housing targets should be greater;
- the constrained capacity of the London Underground Central Line would reduce demand for new homes;
- some responders considered that the level of housing should be at the lower end of the range consulted on (6,400 – 10,200);
- considering the needs of residential boaters and associated moorings - there is a growing and recognised demand for such use on the Rivers Lea and Stort; and
- the majority of responders supported the inclusion of a density policy with the mix being dependent on the character of the area.

Travellers and Travelling Showpeople

- There was an indication that the settled and travelling communities favoured a degree of separation from each other;
- Concerns about an over-concentration of Travellers in the parishes of Nazeing and Roydon;
- A desire not to see the expansion of existing sites;
- No further provision of sites within the Green Belt;
- That some communities lacked appropriate locations to support Traveller and Travelling Showpeople sites;
- Provision should be made elsewhere in or outside of Essex;
- The needs of the settled community should be paramount;
- The recognition of the need for additional accommodation for Travelling Showpeople, and the Council's intention to work with other local authorities was welcomed;
- That some Green Belt land may be required; and
- A request that the Local Plan include a definition of Travellers, including Travelling Showpeople

What you told us?

3.44 Responses from the Community Choices consultation and stakeholder engagement included:

Housing

- continuing to protect the Green Belt wherever possible;
- using "brownfield" (i.e. previously developed) land before releasing any Green Belt for development;
- full account should be taken of the contribution that windfalls make to the delivery of housing;
- preventing London from sprawling into the District and preventing larger urban areas (e.g. Harlow) from merging with nearby villages (e.g. Roydon);

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies¹

The Economy

- the need to establish as accurately as possible forecasts for the numbers of new jobs which would be needed during the Plan period;
- respondents advocated new ways of working, including the promotion for example, of business clusters, live/work units and home working;
- the need for a better balance of uses in the District's centres – although there was recognition that the Council had only limited influence over this;
- that the absence of larger chain stores means that residents will shop further afield for certain purchases;
- that the Local Plan needs to acknowledge agriculture as the major land use of the District;
- that farming supports the rural economy, addresses food security, reduces the need for food imports (in turn reducing CO₂ emissions), and protects the countryside;
- concerns about derelict agricultural and food production sites located in the Green Belt, and that these should be properly managed;
- some felt that derelict sites should be protected from other uses whilst others considered that the sites may be used for future housing or employment development as an alternative to developing more valued areas of Green Belt;
- concerns were raised in relation to the potential impacts from taller glasshouses within the Green Belt;
- glasshouse areas should be located near to main road routes;
- support for developing leisure and tourism uses to provide further employment;
- opportunity to raise the profile of the Upper Lee Valley as a more appealing leisure destination and link to sports facilities at the Lee Valley White Water Centre to create a regional centre that would attract visitors; and
- the Local Plan is important in terms of the protection, enhancement, development and management of the Lee Valley Regional Park and public enjoyment.

Preferred Approach

Housing: The Strategic OAHN Spatial Options Study

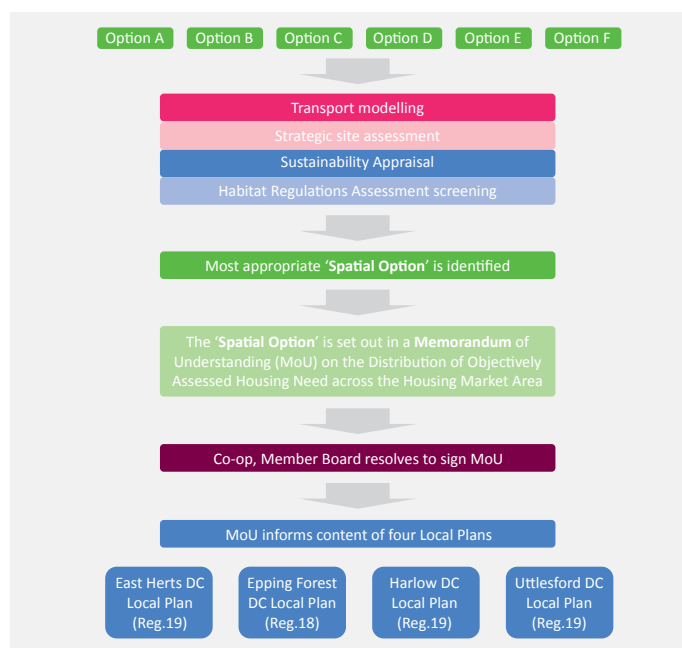
3.45 As part of their joint work the Cooperation for Sustainable Development Member Board (the Coop Member Board) considered six options (A-F) for accommodating new housing development across the West Essex and East Hertfordshire Housing Market (HMA) area up to 2033. These six options varied in terms of: (i) the overall amount of development to be provided for across the HMA (ranging from ~48,300 to ~57,100 new homes); and (ii) the spatial distribution of that development, in particular the

amount of new homes to be accommodated in and around Harlow Town. Varying the overall amount of development allowed the Co-op Member Board to test the implications of different levels of growth including: 46,100 (the figure for Objectively Assessed Housing Need in the Strategic Housing Market Assessment, SHMA); 49,638 (a figure based on the CLG 2012-based household projections); and 54,608 (an updated OAHN figure provided by Opinion Research Services (ORS), in order to inform testing taking account of the CLG 2014-based household projections and the 2014-based Sub-National Population Projections). Varying the spatial distribution of development allowed the Co-op Member Board to explore the implications of focusing different levels of development in different parts of the Housing Market Area (HMA). In particular, the options varied in terms of the level of development located in and around Harlow, the HMA's key urban centre.

3.46 The implications of the six options (A-F) were investigated through four means:

- transport modelling to explore their implications in relation to traffic flows and the need for road upgrades or additional highways infrastructure;
- sustainability Appraisal to assess their implications in relation to a range of topics including biodiversity, community and wellbeing, historic environment, landscape and water;
- Habitat Regulations Assessment to determine their implications, if any, for the integrity of the Epping Forest Special Area of Conservation; and
- strategic Site Assessment to assess the suitability of the potential sites in and around Harlow that could deliver new housing development.

Figure 3.2 - Strategic OAHN Spatial Options



The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

3.47 In light of this investigation, the Co-op Member Board identified a Preferred Spatial Option to deliver ~51,100 new homes across the HMA to 2033 broken down as follows:

Figure 3.3 - Proposed sites

Local authority	Net new dwellings 2011-2033
East Hertfordshire District Council	~18,000
Epping Forest District Council	~11,400
Harlow District Council	~9,200
Uttlesford District Council	~12,500
Total across the HMA	~51,100
...of which the area in and around Harlow* will provide	~16,100

*in and around Harlow' refers to development in Harlow town as well as around Harlow in adjoining Districts

3.48 The Spatial Option was considered by the Coop Member Board as the most sustainable choice for the HMA on the following basis. At approximately 51,100 new homes, the planned level of housing growth is higher than both the established OAHN within the published 2015 SHMA (46,100) and the figure based on the CLG 2012-based household projections (49,638). It is lower than ORS' estimated OAHN figure taking into account recent information including the CLG 2014-based household projections (54,600). Overall, the figure of approximately 51,100 indicates that the four HMA authorities are positively seeking opportunities to meet the development needs of their areas in line with the National Planning Policy Framework (NPPF) and significantly boost the supply of housing (NPPF, para. 47) whilst taking of infrastructure and environmental constraints.

3.49 Harlow represents the most sustainable location within the HMA at which to concentrate development given its role as a sub-regional centre for employment (especially in technology); its Enterprise Zone status; the need to rejuvenate the town centre; the opportunity to capitalise on its transport connections (for example, good rail links to London, London Stansted Airport and Cambridge) and deliver north-south and east-west sustainable transport corridors traversing the town; its important location on the London – Stansted – Cambridge corridor; and, above all, the wider economic growth aspirations for the town.

3.50 The transport modelling undertaken to date demonstrates that growth of between 14,000 and 17,000 new homes in and around Harlow can be accommodated provided that the mitigation measures set out in the Draft Highways and Transportation Infrastructure MOU are delivered during the Plan period. Evidence suggests that growth above this level beyond 2033 may be possible around Harlow within other Districts in the HMA subject to further transport modelling and the identification and delivery of additional strategic highway mitigation measures beyond those in the current draft MOU.

3.51 The Strategic Site Assessment indicates that sufficient suitable strategic sites are available in and around Harlow to deliver the figure of ~16,100 (together with sites either already completed or granted planning permission as well as urban brownfield sites within Harlow District which accounts for approximately 6,600 homes).

3.52 The ~16,100 dwellings identified in and around Harlow comprise the following sites identified in the Strategic Sites Assessment as the preferred locations for development:

Figure 3.4 - Proposed sites in and around Harlow

Epping Forest District	Latton Priory	~ 1,000
	West Sumners	~ 1,000
	West Katherines	~ 1,100
	East of Harlow *	~ 750
	Riddings Lane	~ 50
	Total	~ 3,900
East Hertfordshire District	Gilston	~ 3,050
Harlow District	East of Harlow*	~ 2,600
	Total in proposed sites	~ 9,550

In addition Harlow District will deliver within the District ~ 6,600 on sites not included in the strategic sites assessment
 * The East of Harlow area is split between Harlow and Epping Forest Districts

3.53 The commitments within Harlow District including completions/permissions, urban brownfield and the Princess Alexandra Hospital provides for some 6,600 new homes. The Council is proposing to allocate sites around Harlow as identified through the outcome of this work with our Housing Market Area partners (including making provision for Travellers) to support the vision for the London Stansted Cambridge Corridor.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

3.54 The Council is proposing that the remaining housing need identified for Epping Forest District will be delivered by taking a sequential approach to where new homes will be provided. In determining the appropriate sites the Council has taken account of the previous consultation responses which considered that new housing should be distributed across the District together with the evidence on sites put forward and in the draft policy and environmental constraints in the District. The approach to the allocation of sites has been to take each settlement and consider the most appropriate sites in accordance with the following order of priority:

- 1 A sequential flood risk assessment – proposing land in Flood Zone 2 and 3 only where need cannot be met in Flood Zone 1
- 2 Sites located on previously developed land within settlements
- 3 Sites located on open space within settlements where such selection would maintain adequate open space provision within the settlement
- 4 Previously developed land within the Green Belt (in anticipation of the NPPF being updated to take account of the proposed changes published in December 2015).
- 5 Greenfield/Green Belt land on the edge of settlements:
 - a. Of least value to the Green Belt if the land meets other suitable criteria for development.
 - b. Of greater value to the Green Belt if the land meets other suitable criteria for development.
 - c. Of most value to the Green Belt if the land meets other suitable criteria for development.
- 6 Agricultural land:
 - a. Of Grade 4-5 if the land meets other suitable criteria for development.
 - b. Of Grade 1-3 if the land meets other suitable criteria for development.
- 7 Enable small scale sites in smaller rural communities to come forward where there is a clear local need which supports the social and economic well-being of that community.

3.55 The Council will resist the loss of existing homes unless they are part of a wider scheme where there is an overall gain in the number of homes provided.

Figure 3.5 - Housing land supply: 2011-2033

Source – Epping Forest District Council records

The components of housing land supply over the period 2011-2033 are as follows	
Number of homes required to be built 2011-2033: 518 x 22	~11,400
Homes Built (Completions) 2011-2016 up to 31 March 2016	1,173
What is currently available in the future (supply)	
Sites with planning permission up to 31 March 2016	1,194
Windfalls 35 x 17	595
Total supply	2,950
Requirement met through strategic sites around Harlow within EFDC	3,900
Remaining requirement to be provided elsewhere in the district	4,550 plus reserve sites

² Please note that the figures may not add up due to rounding.

³ Reserve sites are sites that can be released for allocation by the Council in the future should the need arise. The Council is required to ensure that the Local Plan includes sufficient flexibility to adapt to rapid change (para 14, NPPF). The inclusion of reserve sites in the Draft Local Plan includes some flexibility for sites dropping out during the consultation and up to examination and will provide flexibility once the Plan is adopted should allocated sites fail to deliver. This will also help to ensure that the Council can ensure that sufficient land can be made available to meet five year land supply requirements on an ongoing basis.

3.56 The Council recognises that land is a finite resource, and that the District is subject to policy and environmental constraints. It is therefore critical that land for development is used in an efficient and effective way as set out in Draft Policy SP 2. Consequently, the Council will expect new development to maximise densities on housing sites, whilst recognising that different density levels will be appropriate for different sites in different locations as set out in Draft Policy SP 4.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies¹

Travellers and Travelling Showpeople

3.57 The Council’s preferred approach is to provide sufficient sites for the Traveller and Travelling Showpeople communities as part of this Local Plan in order to meet the identified need for additional provision over the Local Plan period. Taking this approach will help to minimise the number of unauthorised sites within the District. Taking into account the Planning Policy Statement for Traveller sites published by DCLG in August 2015 the Council proposes to take a proactive and sequential approach in selecting sites:

- the sequential flood risk assessment – prioritising allocation of sites in Flood Zone 1 and proposing land in Flood Zone 2 where need cannot be met in Flood Zone 1;
- sites with temporary permissions or unauthorised sites that may potentially be suitable for regularisation;
- intensification of existing traveller sites/sites which could be regularised (unauthorised sites or sites with temporary permission);
- extension of existing traveller sites/sites which could be regularised (unauthorised sites or sites with temporary permission);
- new Traveller sites in non-Green Belt areas;
- new Traveller sites in Green Belt areas;
- where sufficient provision to meet identified need for additional pitches cannot be found from the above sources, provision will be made by allocating Traveller pitches within strategic housing site allocations around Harlow or on other strategic housing allocations.

Figure 3.6 - Traveller and Travelling Showpeople Supply: 2011-2033

Source – *Opinion Research Services, Epping Forest District Council records*

The components of traveller and travelling showpeople supply over the period 2011-2033 are as follows:	
Number of pitches required 2011-2033 based on 2016 Interim Gypsy and Traveller Accommodation Assessment	38 pitches and 1 yard
No of pitches completed	16
Pitches with planning permission	4
Remaining requirement to be provided	18 pitches and 1 yard (identified in Draft Policy SP 3 and Chapter 5 of the Draft Local Plan)

3.58 The preferred approach to traveller site provision including size, number of pitches and location is set out in the Site Selection Report. This states, “Accommodating Traveller needs on sites of no more than five pitches was considered the most appropriate approach for new sites. Intensification or extension of existing sites should not exceed 10 pitches subject to detailed consideration of the suitability of each site and justification for exceeding the preferred maximum of 5 pitches”.

The Economy

3.59 The Councils’ preferred approach to supporting the economy is to plan to meet higher level employment needs identified in the report produced by Hardisty Jones Associates (455 jobs per annum). This approach is supported by the latest evidence, and has been taken account of in the objectively assessed need for housing. By planning for the upper end of the range, the Council is planning for an aspirational level of employment and job growth over the Plan period. This reflects growth anticipated in association with London Stansted Airport and the growing needs of the sub-region, as well as the anticipated development of the glasshouse industry over the Plan period. It also provides added flexibility to account for future changes to market conditions, and to account for change of use through permitted development which may occur. However, it should be noted that this level of jobs growth will need to be considered further within the context of the levels of job growth being proposed by East Hertfordshire, Harlow and Uttlesford District Councils and therefore may be subject to review. This is to ensure that the number of jobs to be provided across the FEMA is aspirational but realistic.

3.60 The strategy for supporting the economic needs of the District will be delivered by retaining, enhancing and renewing existing employment sites where possible, and then allocating additional sites as required. The Council is currently undertaking further detailed work in order to identify sites required for allocation.

Infrastructure and Delivery

3.61 When development occurs, it places additional demands on infrastructure, including water and energy supply, wastewater disposal, roads, education and healthcare as well as open space and green infrastructure. The delivery of key infrastructure will be vital to support the number of homes and jobs needed and the sequential approach proposed for their delivery seeks to make the best use of existing infrastructure as well as providing the best possible opportunity to provide additional infrastructure capacity. The provision of infrastructure together with the timing of its delivery is considered in more detail in Chapter 6 of this Plan.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies¹

Draft Policy SP 2: Spatial Development Strategy 2011-2033

Within the period 2011-2033 the Council will provide for approximately 11,400 new homes and approximately 10,000 new jobs through the Local Plan.

A The new homes will be delivered by:

- i) permitting development proposals within the defined settlement boundaries where they comply with all other relevant policies of the Local Plan;
- ii) the development of sites around Harlow and at other settlements as allocated through this Local Plan (as identified in Policy SP 3 and Chapter 5) as follows;

Sites around Harlow	~ 3,900
Buckhurst Hill	~ 90
Chigwell	~ 430
Chipping Ongar	~ 600
Coopersale	~ 50
Epping	~ 1,640
Fyfield	~ 90
High Ongar	~ 10
Loughton	~ 1,190
Lower Sheering	~ 30
Nazeing	~ 220
North Weald Bassett	~ 1,580
Roydon	~ 40
Stapleford Abbots	~ 10
Sheering	~ 120
Theydon Bois	~ 360
Thornwood	~ 130
Waltham Abbey	~ 800

- iii) permitting rural exception sites in accordance with Policy H 3 and all other relevant policies of the Local Plan;
- iv) the delivery of sites identified in Neighbourhood Plans;
- v) making the best use of land by ensuring that development densities are appropriate to the location and size of the site in accordance with Policy SP 4; and
- vi) resisting developments which would result in a net loss of homes, unless it can be demonstrated that the benefits of doing so will materially outweigh the harm.

- B An additional 18 pitches and 1 yard will be provided through the allocation of sites in the Local Plan to accommodate the needs of Travellers and Travelling Showpeople as identified in Policy SP 3 and Chapter 5.

This provision will be delivered through the following sequential approach:

- i) the regularisation of existing sites with temporary permissions or other unauthorised sites where appropriate;
- ii) making the best use of existing traveller sites through intensification and extension, and the review of personal permissions where appropriate;
- iii) new sites in locations outside the Green Belt which are appropriately located in terms of access to healthcare, education and other services
- iv) new Traveller sites in Green Belt areas which are appropriately located in terms of access to healthcare, education and other services;
- v) The provision of land as part of the development of the strategic housing sites around Harlow and other allocated sites in this Local Plan and;
- vi) Permitting additional Traveller sites in accordance with Policy H 4.

C The new jobs will be delivered by:

- i) retaining, enhancing and extending existing employment sites where appropriate;
- ii) allocating new employment land at appropriate locations across the District to provide a flexible supply of future sites to cater for needs;
- iii) allocating new employment space at the strategic allocations to contribute to meeting the economic needs of the wider sub-region, and complement Harlow Enterprise Zone;

In addition, the Council will:

- iv) promote and support town centre development and regeneration;
- v) encourage town centres to complement other larger sub-regional and regional comparison retail destinations locations outside of the District;
- vi) promote and support growth in the food production and glasshouse industry;
- vii) promote and support growth in the tourism industry and visitor economy;

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- vii) seek to provide suitable training and skills development for local residents, to provide them with the skills needed to access future employment opportunities both within and outside the District;
- ix) seek to increase workforce participation and encouraging older workers to continue to work; and
- x) attract new businesses, encourage start-ups, and help growing businesses.

D Development proposals will be required to demonstrate that they accord with infrastructure requirements established through the Infrastructure Delivery Plan and all other policies of the Plan.



Development at Langston Road

- 3.62 The identified housing supply to 2033 exceeds the requirement. This serves two functions. Firstly, it provides a contingency to allow for flexibility. Contingency planning is necessary to allow for eventualities beyond the Council’s control, including the economic cycle and factors relating to specific sites or developers, which could result in stalled sites. The Plan provides a range of sites in different locations which means that it is not reliant on delivery at a single location. A breakdown of the housing supply is included at Appendix 5.
- 3.63 Secondly, as identified in paragraph 3.48, the Council recognises that recent household projections demonstrate a further upward trend in housing need and the identification of additional sites demonstrates the Council’s commitment to positive planning.
- 3.64 The Council’s positive approach may also require it to use its compulsory purchase powers under section 226 of the Town and Country Planning Act 1990. That power gives the Council a positive tool to help to assemble land where this is necessary to implement proposals in the District Plan or where strong planning justifications for the use of the power exist. For the circumstances in which those powers may be exercised, see the Department for Communities and Local Government’s “Compulsory purchase process and the Crichel Down Rules: guidance”.

Alternative Options – Housing

<p>Set a Housing target based on capacity within existing settlements and use of brownfield sites only.</p>	<p>This would provide for only part of the District’s Objectively Assessed Housing Need. Limiting the housing target to this level would not support the future needs of the residents of the District or its local economy. It would also result in growing affordability issues, would significantly limit the Council in fulfilling its wider housing obligations, increase the levels of commuting into the District and limit the opportunities to secure improvements in infrastructure. Furthermore, it would limit the opportunities for a number of communities across the District to be able to address their own more local housing needs and maintain mixed and sustainable communities because of the limitations on the availability of brownfield sites in some locations. Ultimately the Local Plan could not be considered to be ‘sound’ and therefore could not be adopted by the Council.</p>
<p>Set a housing target based on capacity within existing settlements, use of brownfield sites and strategic allocations around Harlow</p>	<p>This would provide for a greater proportion of the District’s Objectively Assessed Housing Need. However, if would not, as with Option 1 above, support sufficient levels of housing to support the future needs of the residents of the District or its local economy. The issues identified in Option 1 are also pertinent to this Option.</p>

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Alternative Options – Travellers and Travelling Showpeople

<p>To not make specific provision for Travellers and Travelling Showpeople.</p>	<p>This would be contrary to national policy and have the following consequences:</p> <ul style="list-style-type: none"> • Result in unauthorised sites and yards with the potential for creating community disquiet. • Would not ensure access to the support and services that Travellers and Travelling Showpeople need. • Reinforce a cycle of nomadism and homelessness for those within the communities who may prefer a more settled way of life. • Prevent the Council from fulfilling its duty under the Housing Act 2004 • Restrict the Council’s ability to enforce against unauthorised development as it had not met the national policy requirements to meet the need for new provision.
<p>Only include a criteria based policy.</p>	<p>This would be contrary to national policy, having particular regard to the extent of the Green Belt within the District.</p>

Alternative Options - Economy

<p>Plan to meet the economic needs identified by the East of England Forecasting Model</p>	<p>The aspirational forecast economic needs arising from the East of England Forecasting Model equate to an additional 470 jobs per annum (approximately 10,300 additional jobs over the Plan period). Latest evidence suggests that a slightly lower target would be more appropriate, taking into account the objectively assessed needs for housing, local circumstances and the impacts of growth at London Stansted Airport. This option could potentially lead to surplus employment land in the future unless the level of housing planned for is further increased.</p>
<p>Plan to meet the economic needs based on the Lower Stansted Growth Scenario.</p>	<p>This scenario equates to an additional 400 jobs per annum (approximately 8,800 additional jobs over the Plan period). Latest evidence suggests that this option is at the lower end of the projected needs, taking into account the objectively assessed needs for housing and local circumstances. This would potentially reduce the opportunity for the Council to achieve its Vision and Objectives for the local economy.</p>

Strategic allocations around Harlow

- 3.65 The Harlow Strategic Site Assessment Report was commissioned by Harlow, Epping Forest, East Hertfordshire and Uttlesford District Councils as part of the joint work being undertaken through the Cooperation for Sustainable Development Member Board, and the consideration of options for accommodating new housing development across the West Essex and East Hertfordshire Housing Market Area up to 2033.
- 3.66 The Assessment has considered and evaluated potential strategic sites in and around Harlow and forms an important part of the evidence base to support emerging Local Plans in the area. A range of sites are potentially available to accommodate future development in and around Harlow, subject to the consideration of infrastructure, landscape and policy (including Green Belt) constraints. The Assessment therefore provides robust evidence and a consistent basis to consider the range of potentially available sites across the area to meet the development and infrastructure needs of the constituent local authorities, and to enable the future economic and regeneration aspirations of Harlow Town to be met in the longer term.
- 3.67 The Assessment found a range of sites to the east and north of Harlow, that due to their comparative lack of constraints, stand out as sustainable locations for growth. The analysis suggests that there is potential for growth to the south, although the landscape ‘ridge line’ is an important boundary that should not be breached. Sites to the west of Harlow offer greater suitability for growth into less sensitive landscapes, provided that coalescence can be avoided, and local transport concerns can be mitigated.
- 3.68 The report identifies sufficient suitable sites in and around Harlow to accommodate approximately 16,100 dwellings, subject to a range of infrastructure requirements being met and landscape impacts being mitigated.
- 3.69 In accordance with the Assessment Report, and other relevant evidence base documents, the Draft Local Plan seeks to allocate a range of sites to the west, south and east of Harlow, but within Epping Forest District. These sites will play an important role in meeting the development and infrastructure needs of the District, and together with other sites within the Housing Market Area, will contribute significantly to meeting the growth ambitions for Harlow and the wider London-Stansted-Cambridge Corridor.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies!

3.70 Given the strategic importance and scale of these sites, development proposals will be required to accord with a range of place-shaping principles, and where applicable, it will be necessary to demonstrate compliance with these principles through the production of masterplans as stipulated.

Draft Policy SP 3 Strategic Allocations around Harlow

A The following sites will be allocated to support the delivery of the spatial development strategy set out in Policy SP 2:

Site Reference	Location	Housing to be delivered
SP 3.1	Latton Priory and Riddings Lane	Approximately 1,050 homes (1,000 Latton Priory and 50 Riddings Lane)
SP 3.2	West Sumners	Approximately 1,000 homes
SP 3.3	West Katherines	Approximately 1,100 homes
SP 3.4	East of Harlow	Approximately 750 homes and the potential relocation of Princess Alexandra Hospital

B As well as the delivery of new homes sites SP 3.1 – 3.4 will be expected to make provision for an appropriate level of employment, retail, and community uses in accordance with other policies within the Plan. Sites must also provide the necessary infrastructure including highways and transport infrastructure (as identified in the relevant Memorandum of Understanding), schools, health, open space and green infrastructure provision. The Strategic Allocations must be planned and delivered as high quality, integrated, sustainable and distinctive developments supported by necessary infrastructure, services and facilities.

C Each site will be required to provide land for 0.5ha (up to 5 pitches), in order to accommodate the future needs of Travellers in the District, in accordance with the sequential approach set out within Policy SP 2.

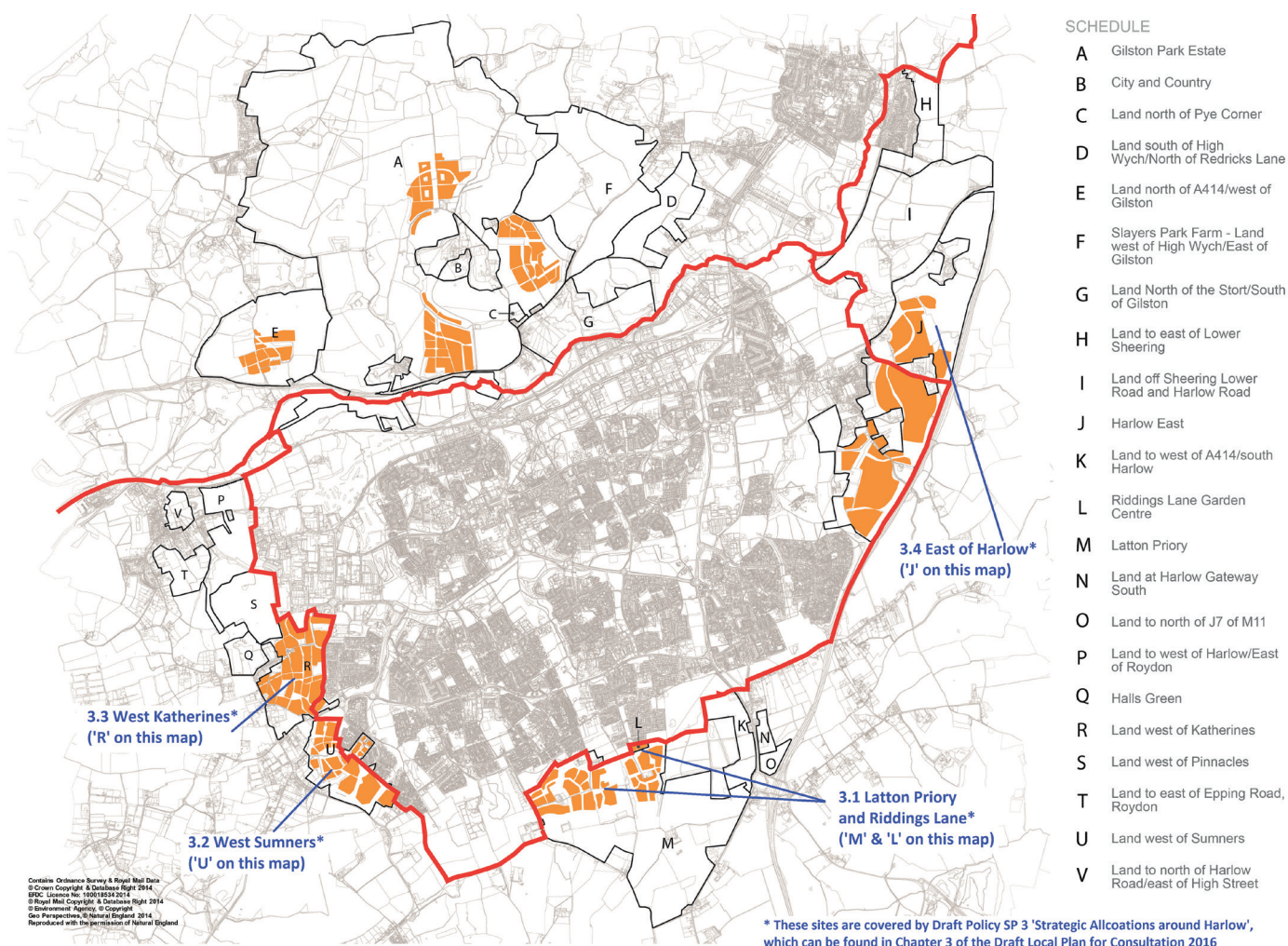
- D Infrastructure requirements must be delivered at a rate and scale to meet the needs that arise from the proposed development, in accordance with the Infrastructure Delivery Plan. Development identified in this policy will be expected to make a contribution proportionate to its scale and impact for the delivery of Junction 7A of the M11, improvements to Junction 7 and other strategic infrastructure requirements.
- E In order to front-load the planning process and ensure that a comprehensive, joined up and cohesive approach is taken to the planning and delivery of high quality development and associated infrastructure, development proposals in relation to sites SP 3.1-3.4 will be required to be in accordance with a Strategic Masterplan which has been adopted by the Council. The Strategic Masterplan(s) will be produced by the applicant, in partnership with the Council and relevant stakeholders (including adjacent land owners, relevant parish / town councils, infrastructure providers and statutory consultees) and where relevant jointly with Harlow District Council. Strategic Masterplans should be prepared in consultation with the local community, and be capable of being adopted by the Council in due course as Supplementary Planning Documents. For sites in close proximity, joint Strategic Masterplans will be required.
- F Development proposals for the Strategic Allocations (and where applicable Strategic Masterplans) must reflect and demonstrate that the place shaping principles set out in Policy SP 4 have been adhered to.



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The Local Plan should be read as a whole. Proposals will be judged against all relevant policies¹

Figure 3.7 - Proposed Strategic Allocations in and around Harlow



SP 4 – Place Shaping

The Issue

- 3.71** Place shaping is a holistic process that aims to bring together all the component parts of a successful place. It provides an opportunity to encourage an integrated approach to development by focusing on, and creating better social, physical and economic environments.
- 3.72** National Planning Policy Guidance emphasises the importance of high quality design and place shaping. It states that well designed places exhibit qualities that benefit users and the wider area. Development should ensure that new or changing places: are functional; support mixed uses and tenures; include successful public spaces; are adaptable and resilient; have a distinctive character; are attractive; and encourage ease of movement.
- 3.73** Allocations in the Local Plan (as identified in Draft Policy SP 3 and Chapter 5) need to be planned carefully to ensure that they become successful places. The Local Plan has an important role to play in the creation

of sustainable communities at these locations. It is important that these areas work as places and are attractive, prosperous and encourage safe communities where people want to live, work or visit.

What you told us?

- 3.74** Responses from the Community Choices consultation and stakeholder engagement included:
- support for the recognition of the principles of sustainable development and the need to achieve net gains across the three themes of economic, environmental and social progress;
 - with respect to development the Council should require provision for multipurpose open space, and open space standards and links between open spaces. It should ensure the location is respected, for example outer edges of settlements require walking access to green areas, and inner open spaces that are green and accessible;

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies¹

- concern was expressed regarding the need to carefully manage the impact of development particularly on settlement edges, rights of way, biodiversity and landscape character. A careful approach to development on settlement edges is needed to ensure permeability to the countryside and development sympathetic to its location. This involves assessing and addressing the environmental impact of development and providing sustainable development policies.

Key evidence

- National Planning Policy Framework;
- Planning Policy Guidance;
- Creating Garden Cities and Suburbs Today (TCPA, 2012);
- Site Selection Report September 2016 (Arup);
- Landscape Character Assessment (Chris Blandford Associates);
- Settlement Edge Landscape Sensitivity Study (Chris Blandford Associates);
- Sustainability Appraisal (AECOM)

Preferred Approach

3.75 The Council's preferred approach seeks to achieve successful and desirable strategic developments. This draft policy sets out the framework and key principles that will guide the future development of allocations in the Local Plan (as identified in Draft Policy SP 3 and Chapter 5).

3.76 Given the importance and scale of the allocations, development proposals will be required to accord with a range of place-shaping principles, and where applicable, it will be necessary to demonstrate compliance with these principles through the production of masterplans as stipulated in Draft Policy SP 3 above.

3.77 The Council is committed to working with Harlow Council and East Hertfordshire District Council, Hertfordshire County Council and Essex County Council, in partnership with relevant Local Enterprise Partnerships to bring forward transformational growth at Harlow. The Councils have a strong collective commitment to achieving Garden City principles in strategically planned development. The partners understand and recognise the need to promote high quality, cohesive growth, supporting the core ethos and objectives set out in the Town and Country Planning Association's key guiding principles. Draft Policy SP 4 seeks to ensure that these aspirations can be achieved.

3.78 The appreciation of housing density is crucial to realising the optimum potential of sites. It is not appropriate to apply density ranges set out in Draft Policy SP 4 mechanistically but to consider the density appropriate to the location taking account of relevant factors to optimise potential including the local context, design, transport and social infrastructure.

3.79 The draft Place Shaping policy will ensure a holistic approach which will bring together all the component parts of a successful place.

Draft Policy SP 4 Place Shaping

- A Development proposals for allocations in the Local Plan (as identified in Policy SP 3 and Chapter 5) and where applicable Strategic Masterplans must reflect and demonstrate that the following place shaping principles will be adhered to:
- i strong vision, leadership and community engagement;
 - ii. provide for the long-term stewardship of assets;
 - iii. provide mixed-tenure homes and housing types that are genuinely affordable for everyone;
 - iv. ensure a robust range of employment opportunities with a variety of jobs within easy commuting distance of homes;
 - v. provide high quality and imaginatively designed homes with gardens or access to usable and accessible amenity space, combining the very best of town and country living to create healthy homes in vibrant communities;
 - vi. generous, well connected and biodiversity rich green space provision;
 - vii. extend, enhance and reinforce strategic green infrastructure and public open space;
 - viii. ensure that development enhances the natural environment;
 - ix. deliver strong local cultural, recreational, social (including health and educational where required) and shopping facilities in walkable neighbourhoods;
 - x. positive integration and connection with adjacent rural and urban communities including contribution to the revitalisation of existing neighbourhoods;
 - xi. ability to maintain and enhance the important features, character and assets of existing settlements;
 - xii. conserve and positively enhance key landscapes, habitats and biodiversity;
 - xiii. provide for sustainable movement and access to local and strategic destinations (including rail, bus and pedestrians/cycling); and
 - xiv. positively respond to sustainable water management.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies¹

B To ensure the best and most efficient use of land as a guide the Council will normally expect:

- i a greater intensity of development at places with good public transport accessibility;
- ii. densities above 50 dwellings per hectare in town and large village centres and along main transport routes and close to transport nodes;
- iii. in the areas outside town and large village centres, new residential development should achieve densities of between 30 and 50 dwellings per hectare, and should enhance the distinctive character and identity of the area;
- iv. lower density developments may be appropriate in certain areas of the District. Some parts of the urban areas and some villages are particularly sensitive to the impact of intensification and redevelopment because of the prevailing character of the area and the sensitive nature of the surrounding countryside or built form.

Alternative Options

Alternative Options	
Not to include a Place Shaping policy	The Council considers that the inclusion of a policy which stipulates place shaping principles is required. Not to do so could result in development which does not meet the aspirations of the Council and its partners, and that is potentially of a lower overall quality. The inclusion of a Place Shaping policy will ensure that new allocations contribute to the creation of sustainable communities and successful places and make the most efficient use of land.

SP 5 – Green Belt and District Open Land

The Issue

- 3.80 Over 92% of the District is designated as Green Belt. The NPPF provides the context in respect of the role of Green Belts, together with the role of Local Plans regarding the establishment of Green Belt boundaries as follows:
- 3.81 The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence (paragraph 79).
- 3.82 Green Belt serves five purposes (paragraph 80):
- to check the unrestricted sprawl of large built-up areas;
 - to prevent neighbouring towns merging into one another;
 - to assist in safeguarding the countryside from encroachment;
 - to preserve the setting and special character of historic towns; and
 - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 3.83 Local planning authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy. Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the Plan period (paragraph 83).
- 3.84 When defining boundaries, local planning authorities should:
- ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;
 - not include land which it is unnecessary to keep permanently open;
 - where necessary, identify in their plan areas of ‘safeguarded land’ between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the Plan period;
 - make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan Review which proposes the development;

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies¹

- satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and
- define boundaries clearly, using physical features that are readily recognisable and likely to be permanent. (paragraph 85)

3.85 The evidence suggests that if the Council is to deliver the Vision and Objectives of the Local Plan as set out in Chapter 2, provide the development needed to support the long term sustainability of the District and the wider area as identified in Draft Policies SP 2 and SP 3, then there is a need to review the extent of the Green Belt within the District. In addition, the current Local Plan was adopted before the publication of the NPPF (which makes it clear that Local Plan policies should avoid repeating national policy) and prior to changes to nationally set Permitted Development Rights. As such a number of the policies are either out of date or are no longer applicable.

Key evidence

- National Planning Policy Framework;
 - Green Belt Review Stage 1 (EFDC, 2015);
 - Settlement Capacity Study (Fregonese Associates, 2016);
 - Green Belt Review Stage 2 (LUC, 2016).
 - Report on Site Selection (Arup 2016)
- 3.86 Responses from the Community Choices consultation and stakeholder engagement included:
- Continued protection of the Green Belt in the District where possible, particularly in relation to preventing coalescence of settlements within and adjoining the District;
 - Brownfield land should be allocated for development before land in the Green Belt; and
 - A need for continuity of approach between neighbouring Local Authorities in respect of Green Belt Review. (The Council has involved the Co-operation for Sustainable Development Board established in October 2014 to discuss cross-boundary matters and report progress.)



Green Belt

Preferred Approach

- 3.87 In order to achieve the delivery of sustainable development, in accordance with the Vision and Objectives of this Local Plan, the Council is proposing to alter the Green Belt boundary as currently identified on the Adopted Local Plan (1998) maps. This is in order to facilitate the delivery of the strategic sites identified in Draft Policy SP 3 above and those within Chapter 5 which would otherwise lie within the Green Belt.
- 3.88 The NPPF requires that exceptional circumstances are demonstrated to justify any alteration to the Green Belt boundary, whether this is to remove or create areas of Green Belt. There is no clear definition of what amounts to exceptional circumstances, but case law is clear that any justification must be responsive to local conditions and take into account a range of factors.
- 3.89 No alterations have been made to Green Belt boundaries since the existing Local Plan was adopted in 1998. The alterations made at this time were relatively minor and related only to four specific locations. Proposed development sites within the 1998 Local Plan were not removed from the Green Belt as part of the process of allocating them for development. In addition to this historic position of only making very limited changes to the Green Belt, Epping Forest District has previously been considered as an area of development restraint by higher tier plans (e.g. County Structure Plans and Regional Strategies) with relatively low development needs allocated as a result. As set out in paragraphs 3.13-3.16 the Council has worked in partnership with neighbouring authorities within the defined Housing Market Area to identify the Objectively Assessed Housing Need (OAHN) for the Plan period. For Epping Forest District, the most recent OAHN represents a considerable increase over previous development rates. Case law makes clear that the need to make provision for development needs is not, in itself, sufficient to justify the exceptional circumstances necessary to make alterations to the Green Belt boundary. It is, however, part of the overall set of local conditions which come together to create a bespoke scenario for the District.



Green Belt

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies¹



Local trees

3.90 Through this Draft Local Plan, the Council is pursuing a strategy which seeks to minimise the use of Green Belt land for development whilst focusing development in the most sustainable locations. To the north of the District, Harlow has long been identified as an appropriate location for additional growth supported by regeneration within the existing town. Harlow is the largest settlement within the Housing Market Area, but the “new town” has suffered decline in recent years. There are overall aspirations for regeneration in employment, town centre and residential sectors, with the provision of new infrastructure in support of this. Successive studies have demonstrated that Harlow is a suitable location for growth, and that an element of this growth would need to be outside of the administrative boundaries of Harlow in Epping Forest and East Hertfordshire Districts. There is further discussion of the strategic sites for allocation around Harlow in Draft Policy SP 3. The delivery of the strategic sites around Harlow is dependent on the construction of key infrastructure, including improvements to Junction 7 and a new motorway junction (Junction 7A) to the north of existing junction 7 of the M11. The new motorway junction and associated access would be constructed across Green Belt land in both Epping Forest and Harlow Districts.

3.91 Beyond Harlow, the identification of possible locations for development has followed a sequential approach in which non-Green Belt land is prioritised for development over land within the Green Belt. The Strategic Land Availability Assessment (SLAA, 2016) provides the basis for identifying opportunities for development. This includes the additional sites from the Settlement Capacity Study (2016), which sought to ensure that potential opportunities to redevelop existing brownfield sites outside of the Green Belt were identified. One of

the key responses from the Community Choices consultation in 2012 was that the Council needed to be certain that all opportunities for the re-use of brownfield land were identified before land is released from the Green Belt. The approach taken demonstrates that this has been achieved.

3.92 Further to the SLAA, more detailed site analysis and filtering has been completed. The Site Selection Report sets out the approach taken in detail. This approach seeks to protect the most high value Green Belt land wherever possible, drawing on the findings of the Green Belt Review: Stage 2 in particular. It is clear from the Report on Site Selection that insufficient land outside the Green Belt exists to meet the development needs of the District within the Plan period. In order to meet the development needs identified, and achieve sustainable forms of development in and around existing settlements, alterations to the Green Belt boundaries are necessary.

3.93 The boundary alterations proposed to allow for the proposed site allocations have been kept to the minimum needed to deliver the Local Plan Strategy and result in approximately 500 hectares, or around a 1.5% reduction in the Green Belt within the District (excluding the release of Green Belt to facilitate the allocation of employment sites).



Forest trees

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Figure 3.8 - Proposed Green Belt boundary alterations to take account of proposed allocations



The Local Plan should be read as a whole. Proposals will be judged against all relevant policies¹

Anomalies

3.94 In addition, evidence contained within the Green Belt Review: Stage 2 identifies a number of areas in the District where development has already taken place within the Green Belt. In these locations there is a case for reviewing whether it is appropriate for these developed areas to remain within the Green Belt, or if a more defensible boundary would be appropriate in the long term. These areas have been termed 'anomalies within the Green Belt'. Using the Green Belt Review Stage 2's initial review, an assessment has been completed of the identified locations. Where appropriate, revised indicative Green Belt boundaries have been included within this Draft Local Plan (see Chapter 5). A total of eight areas are proposed for removal from the Green Belt as a result of this analysis. However it is recognised that the consultation process on the Draft Local Plan may identify further anomalies to assess. The background paper provides the methodology and detailed analysis.

Proposed designation of District Open Land

3.95 In some locations the suggested alteration to the Green Belt boundary will remove areas of land that are not proposed for change. This is because it would not make sense to create 'holes' in the Green Belt. It is therefore proposed to apply an alternate designation that will provide the same level of protection as the Green Belt designation to these areas that are broadly in open space, recreation and leisure uses. In accordance with the NPPF a Local Green Space designation of "District Open Land" is proposed. In connection with the Green Infrastructure Strategy, opportunities will be sought to improve and enhance the newly defined District Open Land.

3.96 The NPPF (paragraph 77) requires the following tests are met in order to designate Local Green Space:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green space concerned is local in character and is not an extensive tract of land.

3.97 The two areas that have currently been identified to become District Open Land meet the above criteria and are identified in Chapter 5. Given the nature of the District, and the high proportion of Green Belt, it will also be necessary to identify land to be safeguarded to meet future development needs.

The extent to which safeguarded land will be required is not yet clear and will be the subject of further consideration prior to submission of the Plan for examination. The hierarchical approach taken as part of the preparation of this Draft Local Plan has identified all reasonably available land outside of the Green Belt for development in the first instance. For future Plan periods further land within the existing settlements may become available, but it is considered likely that further development on land that is currently within the Green Belt will be required. The NPPF does not define how much safeguarded land is required, only that it should "meet longer-term development needs stretching well beyond the Plan period" (paragraph 85). The Council will continue to consider this matter beyond the current consultation period.

3.98 The NPPF clearly sets out in paragraphs 87 – 92 (inclusive) the approach to planning applications for development proposals within the Green Belt. There are no locally specific matters which would warrant Green Belt policies over and above Draft Policy SP 5, the approach to the delivery of Rural Exception affordable housing sites as set out in Chapter 4 (Draft Policy H 3), and the site specific draft policies set out in Chapter 5. In addition, existing adopted policy GB14A has been superseded by changes in the national General Permitted Development Order and is now unenforceable.

Draft Policy SP 5 Green Belt and District Open Land

Green Belt

A. The general extent of the Green Belt is set out in Figure 3.8. The detailed boundaries and inset settlements are defined in Chapter 5. The openness of the Green Belt will be protected from inappropriate development in accordance with national planning policy.

District Open Land

B. The same level of protection will be applied to areas of District Open Land as is applied to Green Belt. The key characteristics of District Open Land are their openness, local significance, wildlife value and/or public accessibility. It is not necessary for each of these characteristics to be present to be designated or retained as such.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Draft Policy SP 6: The Natural Environment, Landscape Character and Green Infrastructure

The Issue

3.99 There is a need to provide a positive strategy for the protection and enhancement of the natural environment in the Local Plan and recognise its role in adapting to climate change. The District contains a rich diversity and heritage of countryside, woodland, trees, green lanes, rivers and water meadows and both rural and urban open spaces that are important culturally and for good health, whilst being valued for their landscapes, quiet enjoyment, recreation and the plants and animals they support. A key element of green infrastructure, and characteristic of the landscape in Epping Forest District is trees, as they are the key component of the ancient forests of Epping and Hainault, many woods and miles of ancient hedgerow as well as the dominant asset in urban areas. Particular attention is therefore paid to the importance of trees within the Local Plan strategy. National policy and legislation supports the protection and improvement of the natural environment through measures such as the development of green infrastructure networks and through habitat and species protection together with the achievement of net gains in biodiversity.

What you told us?

- 3.100 Responses from the Community Choices consultation and stakeholder engagement included:
- elements of a positive strategy for improving the natural environment should include: preservation and enhancement of the natural environment; tree protection and additional tree planting to improve the density of trees; enhance and expand the tree and woodland resource including urban tree networks; the care of species and habitats including connecting habitats and providing buffers; supporting the health and wellbeing of residents; providing, protecting and enhancing urban open spaces; and supporting ecotourism. In addition, assessing the value of corridors through private gardens as well as more obvious public green routes;
 - the measure receiving the greatest support was the production of a District-wide green infrastructure strategy. The Council should include green infrastructure wherever possible and appropriate as well as ensuring that it is designed to deliver multiple functions, and water courses should be considered as green infrastructure. Strong support was expressed for an accessible green infrastructure network for: people including those with particular access requirements, animals, walking and cycling and enhancing open spaces;

Alternative Options	
Not to take land from the Green Belt to meet development needs	The comprehensive and robust process that has been followed to identify suitable locations for growth has found there is insufficient land outside of the Green Belt to meet the development needs of the District. Where appropriate, proposed brownfield development sites will be subject to higher density schemes than is the current norm, within the parameters of maintaining the existing character of the District. If no land were removed from the Green Belt to meet the objectively assessed development needs, the Council would not be able to meet the identified requirements and would be at risk of having the Local Plan be found unsound. The impact of this would be a continuation of the current position in that development takes place in an ad hoc manner, and the required infrastructure is not delivered in a planned and timely way.
To make no alterations to the Green Belt as a result of development already completed	The areas identified and assessed are all locations where substantial change has taken place within the Green Belt. Any further planning applications for change in these locations e.g. extensions to residential properties, are currently, and would continue to be, assessed against Green Belt policy. In these instances, this is inappropriate as substantive development has already taken place and the application of Green Belt policy is a misnomer.
Not to introduce a designation of District Open Land	In assessing the most appropriate adjusted Green Belt boundary in relation to anomalies identified in the Green Belt, it has become clear that whilst continued Green Belt designation may not be appropriate in some locations, a further designation to offer protection from development would be appropriate in specified locations where protection needs to be maintained. If such a designation were not introduced in place of the Green Belt designation, it would lead to significant pressures for development in locations that are in alternative appropriate use for open space purposes.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies¹

- protecting green assets particularly in sensitive landscapes is important;
- the importance of Epping Forest in terms of its size (5% of the District plus 2% buffer land) and its contribution to biodiversity should be fundamental to the strategy of the Plan which should recognise the context of the Forest in relation to the Green Belt and the networks of green infrastructure;
- the protection, enhancement, development and management of the Lee Valley Regional Park and the public enjoyment of its leisure, ecological heritage and sporting resources need to be recognised and supported – the Park is a key component of the region's green infrastructure;
- more meaningful green spaces and wildlife links should be created between the Epping Forest and Lee Valley Regional Park. Links between towns (in the east) and between the Lee Valley Regional Park and Epping Forest (including cycleway) should be made;
- with respect to development the Council should require provision for multipurpose open space, and open space standards and links between open spaces. It should ensure the location is respected, for example outer edges of settlements require walking access to green areas, and inner open spaces that are green and accessible;
- only apply off site mitigation on open space for development in exceptional circumstances and where possible provide alternative green spaces;
- setting general limits on development and thresholds for development to provide sufficient amenity space, robust landscaping design and maintenance;
- concern was expressed regarding the need to carefully manage the impact of development particularly on settlement edges, rights of way, biodiversity and landscape character. A careful approach to development on settlement edges is needed to ensure permeability to the countryside and development sympathetic to its location. This involves assessing and addressing the environmental impact of development and providing sustainable development policies;
- policy to manage and prevent significant harm to landscape character including buffers against development on ridges and valleys; hedgerows and the woodland patchwork; veteran and other trees, avenues and roadside trees;
- a sensitive approach to development on brownfield sites in sensitive locations such as the Epping Forest, respecting traditional businesses, and requiring zero carbon initiative;
- take all opportunities to enhance and support public transport to mitigate the impacts of air pollution on the natural environment and human health.

Key evidence

- Council Directive 1992/43/EEC: Conservation of natural habitats and of wild fauna and flora;
- Directive 2009/147/EC: Conservation of wild birds;
- Convention on Wetlands of International Importance Especially as Waterfowl Habitat. Ramsar, 2/2/1971 as amended 3.12.1982;
- Wildlife and Countryside Act 1981;
- Town and Country Planning Act 1990;
- Natural Environment and Rural Communities Act 2006;
- 'Biodiversity 2020: A strategy for England's wildlife and ecosystem services' – DEFRA 2011;
- UK Post 2010 Biodiversity Framework JNCC and DEFRA 2012;
- National Planning Policy Framework: Section 11 Conserving and enhancing the natural environment;
- National Planning Policy Framework paragraphs 156 and 157;
- Planning Practice Guidance: Natural Environment;
- Circular 06/2005 Biodiversity and Geological Conservation;
- 'The National Pollinator Strategy: for bees and other pollinators in England' - DEFRA 2014;
- European Site Conservation Objectives for Epping Forest SAC (UK0012720) Natural England 2014;
- European Site Conservation Objectives for Lee Valley SPA (UK9012111);
- Essex Biodiversity Action Plan 2010-2020 , Essex Wildlife Trust 2011;
- Local Wildlife Sites (LoWS) Review, EECOS for EFDC 2010;
- Planning Practice Guidance: Natural Environment;
- National Landscape Character Areas - Natural England;
- Epping Forest District Council Landscape Studies – Landscape Character Assessment 2010;
- Epping Forest District Council Settlement Edge Landscape Sensitivity Study 2009; and
- Epping Forest District Historic Characterisation Study 2015.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Preferred Approach

3.101 The continued development of the District's green assets into networks is a critical plank of the strategy of the Local Plan and the Council seeks to address the matters raised in response to public and stakeholder engagement. The improvement of the natural environment is also a key aspect of the Council's response to climate change, providing opportunities to mitigate against the impacts of climate change and adapt to the changing climate. The Local Plan seeks to protect and improve upon the quality of the natural environment in the District, in tandem with providing for the necessary new development, through the continued development of green networks that provide for multi purpose open spaces, and increasing access to the natural environment for residents and visitors. The multi functional nature of the network includes the water environment of the District. Use of the District-wide network can include recreation, flood water storage, nature conservation, transport by walking, cycling and horse riding, provision of shade in urban areas, use of trees to alleviate air pollution, sustainable drainage, food production and a host of other uses that do not constitute buildings. This is commonly known as 'green and blue infrastructure' (the blue referring to the water environment) and any component can be termed an 'asset'.

3.102 The Council wishes all development to contribute to future accessible networks of green infrastructure as even the smallest site can provide for vegetation, trees or green roofs or walls with careful design. Larger sites can be designed to capitalise on the existing green and blue infrastructure assets by incorporating them into layouts and improving on provision whilst improving links between aspects of green infrastructure and the quality of the living environment for occupants. Therefore strategic Draft Policy SP 6 applies to all development.

3.103 Further draft policies are contained in the Development Management section of Chapter 4 of this Plan that sets out in more detail the Council's requirements.



Bee on a thistle

Draft Policy SP 6 The Natural Environment, Landscape Character and Green Infrastructure

A. The Council will protect the natural environment, enhance its quality and extend access to it; this contributes to the health and wellbeing of its people and economic viability of the District. In considering proposals for development the Council aims to create a comprehensive network of green corridors and places, appropriate to the specific rural or urban setting. In so doing, it seeks to connect and enrich biodiversity through habitat improvement and protection at all scales, and extend access to and maximise the recreation opportunities of, our countryside and urban open spaces.

B. The countryside:

- i) the Council will conserve and enhance the character and appearance of the countryside. Landscape character assessments will be used to assist in judgements on the suitability of new development;
- ii) the Council will act itself, and in relation to development proposals, to develop a multifunctional countryside, which is productive, rich in biodiversity at all scales, with a well-connected green infrastructure network that is accessible for quiet enjoyment, recreation and exercise.

C. Towns and smaller settlements:

- i) the Council will protect the green infrastructure assets of the towns and smaller settlements and improve the quality of existing green space in towns and smaller settlements.
- ii) the Council will ensure that new development is designed to protect existing green infrastructure, enhance networks, secure better provision where deficiencies have been identified and deliver new green infrastructure to link to local or wider green infrastructure networks.
- iii) the Council will seek the provision of new quality green space appropriate to the scale of the development.

D. Green Infrastructure:

The District's green infrastructure network will be extended, maintained and enhanced through the remaining policies in this Plan including:

- i) the location of development (Policy SP 2 and Chapter 5)
- ii) adapting to climate change
- iii) sustainable urban drainage systems (Policy DM 16)
- iv) supporting sustainable transport choices (Policy T 1)
- v) open space, sport and recreation provision (Policy DM 6)

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies¹

E. The Council will therefore expect all development proposals, where appropriate, to contribute towards the delivery of new green infrastructure which develops and enhances a network of multi-functional green+ and blue assets* throughout the District. This will be proportionate to the scale of the proposed development and the rural or urban context. The Council will support development which contributes to the District's existing green infrastructure and where possible, enhances and protects networks. It will secure additional provision where deficiencies have been identified. Where on site provision is not feasible then the use of CIL/S106 agreements will be sought to contribute to green infrastructure.



Ponds and Wildlife

+ green corridors and places are any natural areas that can comprise spaces and corridors, so for example a hedgerow can provide a green corridor for wildlife, a green lane a corridor for both wildlife and people, and either of these can join a park with a wood for example – the park and wood being green places.

* multifunctional green and blue assets – any corridor or place that has a number of purposes, for example a pond can provide flood water storage, a place to row a boat and a wildlife haven.



Tree planting with pupils



Local Wildlife

Alternative Options

Retain existing policies

The existing policies were adopted prior to the publication of the NPPF, PPG and Directive 2009/147/EC. The current policies are not all compliant with the NPPF and therefore there is a need to review and update. In particular there is a need to update to ensure that there is a positive emphasis on enhancement and improvement via net biodiversity gains and the provision for the monitoring of impacts as well as the extension and development of a green and blue infrastructure network.

No policy

To not have a policy would mean that there would be no strategic framework within which more detailed policies can be developed and no positive strategy for the natural environment. It would therefore miss opportunities to ensure the enhancement and protection of the natural environment and not comply with the NPPF.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies¹

chapter 4

district wide policies

Housing, Economic and Transport Policies

Housing

4.1 This section of the Draft Local Plan sets out the approach that the Council will expect applicants to adopt in relation to the mix and type of new homes to be provided on development sites within the District. It also sets the site thresholds above which proposals will need to make provision for affordable housing and starter homes and how the Council will assess proposals for rural affordable housing which would normally be considered as being contrary to policy (known as rural exception sites).

Draft Policy H 1: Housing Mix and Accommodation Types

The Issue

4.2 It is important to consider, as set out in national planning policy, the needs of different sectors within the community. This is to ensure that the right size and type of new homes is provided across the District to meet the needs of existing and future residents and to ensure the creation of mixed and balanced communities. This includes those with specialist housing requirements or who have a desire to build their own homes.

Key evidence

- West Essex and East Hertfordshire Strategic Housing Market Assessment (September 2015);
- Epping Forest District Council Self Build/Custom Housebuilding Register;
- Planning Practice Guidance (PPG): Housing Optional Technical Standards: Accessibility and wheelchair housing standards (DCLG 2015); and
- Epping Forest District Council Authority Monitoring Reports.

What you told us?

4.3 Responses from the Community Choices consultation and stakeholder engagement included:

- the majority of responders supported the inclusion of a density policy with the mix being dependent on the character of the area. For example, in the parish of North Weald it was considered this should be less than 30 dwellings per hectare;
- agreed set density ranges should be carefully considered in line with the area and the available transport and social infrastructure;
- that protection of the Green Belt was of prime importance but was equally important to ensure the correct mix of properties – even if slightly more Green Belt land has to be released;
- support for the development of minimum space standards;
- that existing policy DBE8 (Private amenity space) is suitable and should be retained;
- that it may be more appropriate to allow the market to determine the most appropriate houses to build but ensure that all new housing complies with the needs of people with disabilities, and makes provision for different types of housing and specifically for retirement, single occupancy and home working;
- proposed lifetime homes developments need to be more defined and need to be targeted for specific units;
- co-housing units, where groups of people can live together should be encouraged;
- that the needs of older people need to be taken into account; and
- protection of existing bungalows needs to be considered.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies¹

Preferred Approach

- 4.4 The revised Strategic Housing Market Assessment (SHMA) sets out the type and size of new market housing needed both across the SHMA area and within the District over the Plan period. However, there is also a need to consider the most appropriate location for market housing, and the type and size of properties to be provided in different areas. This must take into account the desire for some to build their own homes and to address specialist housing needs where the evidence exists to support this. The Council will seek to make the best use of land, and take account of the existing stock of housing within the locality in respect of the objective of achieving mixed and balanced communities.
- 4.5 It is important that a proportion of new homes can provide for the needs of those with, or who may develop, accessibility needs through the design of those homes. This reflects the evidence as set out in the revised SHMA that there is an existing need for accessible housing in the District and that will continue taking into account the ageing profile of the District's population over the period of the Local Plan. Improving housing standards to strengthen local communities and reduce the need for residential care by enabling vulnerable people to remain in their homes, or be able to have the choice to be able to move into a new home, is important as part of improving the overall housing mix within the District. Consequently, the Council's preferred approach is that all new homes should be built to Category 2: Accessible and Adaptable Homes standards, subject to further viability testing.
- 4.6 The needs of those with accessibility needs, including older people can be supported by bungalow accommodation. Recent information contained in the Council's Authority Monitoring Report shows that there has been a gradual erosion of the District's existing stock of bungalows. The Council considers that bungalows can play an important role because of their potential ease of adaptation such that they can provide choice for people with accessibility needs, including the current and future needs of older people.

Draft Policy H 1 Housing Mix and Accommodation Types

- A. Development will be permitted where the mix of market housing:
- i) includes a range of house type and size to address local requirements, including for 'down-sizing';
 - ii) is appropriate to the size, location and characteristics of the site;
 - iii) is appropriate to the established character and density of the neighbourhood;
 - iv) takes into account the existing housing stock in the settlement or neighbourhood in order to avoid any over-concentration of a single type of housing where this would undermine the achievement of mixed and balanced communities; and
 - v) provides for all new homes to be accessible and adaptable as defined by the Building Regulations in effect at the time of the application.
- B. Development proposals will be required to provide evidence, proportionate to the scale of development proposed, to justify the mix of housing proposed.
- C. Proposals for housing specifically designed to meet the identified needs of people with support needs (including older people) requiring specialist accommodation and self-build/custom build housing will be supported where:
- i) they meet a proven identified need;
 - ii) the location is appropriate in terms of access to facilities, services and public transport and;
 - iii) for housing to meet the needs of people with support needs are of an appropriate design to accommodate the required amenities and support staff.
- D. Where there is evidence of an identified unmet need in the local area and the location is appropriate in terms of access to facilities, services and public transport, larger scale new residential developments should incorporate specially designed housing/specialist accommodation for people with support needs (including older people) and for self-build/custom build schemes. The Council will require affordable housing on all such developments that fall within Use Class C3, in accordance with Policy H 2 (Affordable Housing).
- E. The loss of bungalows will be resisted as they provide a supply of accessible accommodation.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Alternative Options	
Not include a policy and thus leave the determination of mix and type of housing to the market	This would not comply with the National Planning Policy Framework (NPPF) in respect of taking account the needs of different sectors of the community and creating mixed and balanced communities.
To only identify housing mix and type on strategic allocations	Whilst this would comply with the principle of the NPPF it would not ensure that all communities are properly assessed in terms of their needs and ensuring the creation of mixed and balanced communities.

4.9 The Housing and Planning Act has introduced a requirement for Starter Homes to be provided as part of all developments, potentially over 10 dwellings or 0.5 ha in size. Starter Homes are defined as new dwellings only available for purchase by qualifying first-time buyers and which are made available at price which is at least 20% less than its market value but which is below the price cap. A price cap of £250,000 outside Greater London and £450,000 in Greater London is specified. To qualify for starter homes, the purchaser must be a first-time buyer (falling within the statutory definition) and he or she must be under the age of 40. The Secretary of State may also, through regulations, specify additional criteria a first-time buyer must fulfil for example nationality. Proposals which fall within the relevant thresholds are likely to have to provide for 20% Starter Homes, as part of the development, in addition to other existing requirements for affordable and specialist housing needs.

4.10 The Government proposes to introduce regulations to underpin the new statutory framework for Starter Homes. The Council is currently awaiting the introduction of the regulations, and considering how the requirements for Starter Homes should be met, including what the implications are for Local Plan policy. Further work will be undertaken in due course to consider the viability implications of the Starter Homes requirements.

Draft Policy H 2 Affordable Housing

The Issue

4.7 The evidence presented in the revised SHMA demonstrates that the provision of affordable homes is a key issue for the District in that of all of the new homes needed within the District over the Local Plan period (2011-2033) some 3,152 of those need to be affordable. This equates to approximately 143 affordable homes a year. The primary opportunity to address this issue is through on-site provision as part of market sector housing developments, taking into account the limited supply of land and to ensure the creation of mixed and balanced communities. Therefore there needs to be a balance between securing the maximum level of affordable housing on those sites whilst ensuring that this does not impact on the viability of those developments and therefore prevent the overall delivery of homes and infrastructure.

4.8 In order to understand what would be considered a proportionate and reasonable level of affordable housing to be sought, without impacting on the overall delivery of housing, the Council has undertaken an initial assessment of Viability.

Evidence Base

- West Essex and East Hertfordshire Strategic Housing Market Assessment (September 2015);
- Stage 1 Assessment of the Viability of Affordable Housing, Community Infrastructure Levy and Local Plan (June 2015);
- Strategic Land Availability Assessment (2016);
- Settlement Capacity Study (2016); and
- Authority Monitoring Reports.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

What you told us?

4.11 Responses received from the Community Choices consultation and stakeholder engagement included:

- that better analysis of the need for affordable housing should be undertaken which focused on those actually in need rather than for applicants who were not residents and had aspirations for affordable housing;
- some concerns were raised that seeking affordable housing from smaller sites (that is, below the currently adopted levels) would impact on development viability and restrict infill development. Conversely some responders considered that affordable housing should be sought from smaller sites than the current adopted level allows;
- that affordable housing needed to be of the right type, size and design and should be in direct response to local need;
- that affordable housing should not just be considered as a percentage of build. It should be considered as an appropriate development within its own environment and the need should be assessed and decided based upon matters such as location, need, infrastructure, suitability, and character. If an assessment based on these factors indicates that 80% - 100% affordable housing would be appropriate in a certain location then it should be considered;
- ensure the 'ring fencing' of affordable housing, and that it is retained for occupation by District residents;
- not enough attention given to the needs of the existing community to ensure the provision of appropriate and affordable accommodation;
- crucial to attract a mix of developments and avoid ghetto creation;
- that viability issues should be assessed using an 'open book' viability approach;
- that should viability be an issue then a revised mix and type of homes should be considered before a lower level of affordable housing provision is accepted; and
- that the mix of affordable homes should follow that of the market homes on individual sites;

Preferred Approach

4.12 The evidence suggests that the provision of 40% of affordable homes on sites of 11 or more dwellings would provide the most appropriate balance between achieving a meaningful proportion of affordable homes, as well as accommodating CIL contributions (should this be taken forward), to support both the delivery of affordable housing and provision of necessary strategic infrastructure subject to individual site viability.

4.13 In developing its approach to the delivery of affordable homes the Council needs to take into account the fact that not all development sites will contribute to the provision of affordable housing. This could be due to a number of factors including:

- that the site is too small;
- that there are site-specific factors which mean that the provision of on-site affordable housing may not be desirable in terms of the form and location of development;
- that site-specific complexities and costs would not generate sufficient 'value' to be viable if the proportion of affordable housing sought were to be provided; or
- because some developments, such as those brought forward through the 'Office to Residential' prior approval process, are not required by national regulations to make a contribution towards the provision of affordable housing.

4.14 The 2015 SHMA provides information about the potential type and tenure of affordable homes to be provided across the District. This provides a useful starting point but, as with the delivery of market housing, there is a need to consider the most appropriate location type, size and tenure of properties to be provided in different areas. Different locations will have different characteristics, and different sizes of site will provide varying opportunities for achieving a mix. There is also a need to make best use of land, and to also take account of the existing stock of affordable housing within the locality in respect of the objective of achieving mixed and balanced communities. In relation to this latter point, it is important to ensure that affordable homes are designed to ensure that they are visually integrated as part of any wider development i.e. that schemes are designed in such a way as to be 'tenure blind'. Similarly, it is important that a proportion of the homes to be provided for the needs of those with, or who may develop, accessibility needs through the design of those homes.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies¹

Draft Policy H 2 Affordable Housing

- A. On development sites which provide for 11 or more homes, the Council will seek a minimum of 40% of those homes for affordable housing. The mix of affordable housing units in terms of affordable rent and intermediate housing will be required to accord with the latest available evidence set out in the Strategic Housing Market Assessment. All new homes will be required to meet accessible and adaptable homes standards as defined by the Building Regulations applicable at the time of the application.
- B. The management of the affordable housing provided will be undertaken by a Registered Provider which is a Preferred Partner of the Council unless otherwise agreed by the Council. Any scheme will need to demonstrate that the design, siting and phasing of such housing provides for its proper integration and timely provision as part of the wider development.
- C. Where it has been demonstrated to the Council's satisfaction through the submission of viability evidence which is open and transparent that the provision of affordable housing in accordance with the above levels and tenure mix would deem the scheme unviable then the Council will take a flexible approach to achieving viability as follows:
- i) reviewing the tenure mix;
 - ii) reviewing the extent of other site specific planning obligations; and
 - iii) the proportion of affordable housing.
- D. The mix of units in respect of size will be determined on a site by site basis dependent on the overall needs for that area and on the specific characteristics of the individual site.

Alternative Options

Continue with the affordable housing policies within the current adopted Local Plan. This sets out different levels of affordable housing ranging from 33% to 50% dependent on the location and size of the site.

Evidence suggests that the level of affordable housing that has been delivered through current policy is not sufficient to deliver the level of affordable housing needed. In addition, current policy is not in accordance with the Government's recently set minimum threshold for affordable housing (being that it should only be sought from development of 11 units or more).

Provision of 40% of affordable homes on sites of 15 or more dwellings regardless of location.

Evidence suggests that the level of affordable housing that has been delivered through current policy (which includes the 15 or more threshold for sites being developed in larger settlements within the District - i.e. those with a population of 3,000 or more), is not sufficient to deliver the level of affordable homes needed. In addition the Viability evidence suggests that sites of 11 or more dwellings would be capable of delivering affordable homes and be viable.

Set different levels of affordable homes in different parts of the District

It is acknowledged that the Viability work undertaken by the Council indicates that development in Waltham Abbey would generate less value than in other areas to support both 40% affordable housing and CIL levels. However, taking into account the priority that the Council gives to the provision of affordable housing that this matter should be addressed through CIL setting rather than a differential approach to affordable housing.

Seek a higher level of affordable homes within the Green Belt.

There is no evidence to suggest that development costs for such sites are lower than for other sites across the District to justify such an approach.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Draft Policy H 3 Rural Exception Sites

The Issue

4.15 A significant part of the District is rural in nature with a large number of smaller settlements and communities which, in accordance with the proposed spatial strategy would not be appropriate for the allocation of larger scale market developments, which would normally be expected to deliver a proportion of affordable homes. Nevertheless it is highly likely that there will continue to be a need for affordable homes in those communities.

Evidence Base

- West Essex and East Hertfordshire Strategic Housing Market Assessment (September 2015);
- Stage 1 Assessment of the Viability of Affordable Housing, Community Infrastructure Levy and Local Plan (June 2015).

What you told us?

- 4.16 Responses received from the Community Choices consultation and stakeholder engagement included:
- Comments received were, for the most part, related to the provision of affordable housing in its widest sense and therefore the comments referred to in relation to Draft Policy H 2 are also relevant to Draft Policy H 3;
 - that current Policy GB16 is appropriate;
 - that a rural exceptions policy was needed but concerns were raised regarding the impact of 'Right to Buy' and Starter Homes; and
 - considered that a population threshold of 3,000 persons was appropriate.

Preferred Approach

4.17 There is a need to provide the opportunity for those communities to be able to benefit from the provision of affordable homes on suitable small scale sites if a local need is clearly identified and evidenced. In accordance with the NPPF there is also a need to provide some flexibility to enable the opportunity for some cross-subsidy through the provision of a small proportion of market housing should viability evidence clearly demonstrate that such cross-subsidy is justified.

Draft Policy H 3 Rural Exceptions

A. Planning permission may be granted for small-scale "affordable" housing schemes within the smaller settlements, as an exception to the normal policy of restraint, where the Council is satisfied that:

- i) there is a demonstrable social or economic need for affordable housing for local residents which cannot be met in any other way and which can reasonably be expected to persist in the long term. An application would be expected to be supported by an assessment appraisal which clearly demonstrates that there is a local housing need;
- ii) the development is well-related to the existing settlement and there is no detriment to the character of the village or the countryside, or causes significant harm to Green Belt objectives. Proposals involving extensions into the open countryside or the creation of ribbons or isolated pockets of development are unlikely to be considered acceptable and should be avoided. There should be no significant grounds for objection on highways, infrastructure or other planning grounds; and
- iii) suitably secure arrangements will be made to ensure the availability of the accommodation, as built, for initial and subsequent local needs households whose total income is insufficient to enable them to afford to rent or buy a dwelling of a sufficient size on the open market.

B. The Council will consider the provision of some market housing within a site if it can be demonstrated through open and transparent viability evidence that such housing is necessary to ensure the delivery of the affordable homes.

Alternative Options

To not include a 'rural exceptions policy'	If no policy were included it would inhibit the opportunity for small rural communities to benefit from the provision of appropriate small scale development to deliver affordable homes, in support of locally identified needs. This would not reflect the NPPF or recognise that a significant part of the District is rural in nature and that a need to deliver affordable homes across the District has been identified.
Retain the current adopted Local Plan rural exceptions policy.	This would enable the provision of appropriate small scale development of affordable homes in support of locally identified needs. However, it may not provide sufficient flexibility to allow for cross-subsidy to take account of viability considerations if necessary to achieve delivery.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Draft Policy H 4 Traveller Site Development

The Issue

- 4.18 As set out in national planning policy “Travellers” means “Gypsies and Travellers” and “Travelling Showpeople”. Therefore, when referring to Travellers in this Plan, the term incorporates Gypsies and Travellers, and Travelling Showpeople.
- 4.19 There are distinct differences in the culture and way of life of Gypsies and Travellers, and Travelling Showpeople. For this reason, Planning Policy for Traveller Sites provides two separate definitions.
- 4.20 “Gypsies and Travellers” are defined as: persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.
- 4.21 “Travelling Showpeople” are defined as: members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family’s or dependants’ more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.
- 4.22 The Council is required to plan for the future needs of Travellers in the District up to 2033. Chapter 3 and Draft Policy SP 2 set out the context in relation to the future needs of Travellers in the District over the Plan period and the sequential approach to meeting those needs over this period. The proposed allocation of sites to meet the identified need for Travellers and Travelling Showpeople are set out in Draft Policy SP 3 and Chapter 5. In addition, the Plan requires a policy to enable the assessment of proposals for new Traveller sites which fall outside of the allocated sites.
- 4.23 National planning policy sets out a range of issues for local planning authorities to consider when assessing applications for Traveller site development. It makes clear that local planning authorities should consider a range of issues, including: the effective use of brownfield or derelict land; landscaping and the positive enhancement of the environment; promoting opportunities for healthy lifestyles; and avoiding isolation from the rest of the community. The Council should also consider any locally specific criteria to assess applications that may come forward on unallocated sites.

Evidence Base

- National Planning Policy Framework
- Planning Policy for Traveller Sites (PPTS) – August 2015 DCLG
- Essex Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTAA) July 2014 and 2016 update EFDC interim note - ORS
- Traveller Site Selection Methodology – 2016 EFDC
- Consultation on Options: Development Plan Provision for Gypsies and Travellers in Epping Forest District – November 2008 EFDC

What you told us?

- 4.24 Responses received from the Community Choices consultation and stakeholder engagement included:
- There was an indication that the settled and travelling communities favoured a degree of separation from each other;
 - Concerns about an over-concentration of Travellers in the parishes of Nazeing and Roydon and preference for additional provision to be across the District;
 - Traveller community preference was for concentration of provision within existing areas to enable them to live in close proximity to family members;
 - Access to a town yet not adjacent to a settlement community is important to travellers;
 - That some communities lacked appropriate locations to support Traveller sites; and
 - Preference for the provision of smaller sites rather than expanding provision on existing sites that already have over 5 pitches.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies!

Preferred Approach

- 4.25 The Council's preferred approach is to ensure that any proposals for Traveller sites located outside of the allocated sites are assessed in accordance with national planning policy to ensure that they are located in suitable locations, and meet the future needs of the Traveller community.
- 4.26 The criteria in the draft policy responds to the need to ensure that sites for Travellers are accessible and that there is convenient access to local services and facilities, specifically educational, medical and welfare services. The available provision of local services, especially schools, to meet the needs of the occupiers must also be reviewed and appropriately addressed.
- 4.27 When considering applications for sites, the Council will take into account the suitability of the site and the sustainability of the location, having regard to national planning policy.
- 4.28 Proposals for Traveller site development is inappropriate development in the Green belt and will only be approved when very special circumstances have been demonstrated in line with national planning policy.
- 4.29 The Council will resist the loss of existing Traveller sites, and particularly the conversion to permanent dwellings unless it can be clearly demonstrated that there is no genuine need or likely future need for Traveller sites in the locality and other planning policy requirements are met including those identified in national planning policy.

Draft Policy H 4 Traveller Site Development

- A. The Council will meet the identified need for Travellers through the provision of plots and/or pitches as part of allocations as set out in Policies SP 2, SP 3 and Chapter 5.
- B. If applications for Traveller site development are received for sites other than those allocated in this Plan they will be permitted taking account of the following considerations:
- i). The impact on local amenity and the natural and historic environment;
 - ii). The relationship to local services with capacity, including education establishments, health and welfare services, shops and community facilities;
 - iii). Access to the highway, public transport services and sustainable transport options;
 - iv). The provision of on-site facilities for parking, storage, play and residential amenity and appropriate essential services;
 - v). Whether the site is located outside areas of high flooding risk;
 - vi). The compatibility of the proposed use with surrounding land uses including potential disturbance from vehicular movements, and on-site business activities;
 - vii). The impact on the physical and visual character of the area;
 - viii). The potential for successful integration between travelling and settled communities; and
 - ix). Whether the site is located in the Green Belt.
- C. In accordance with Policy SP 3, proposals for new sites should not exceed five pitches or 0.5 hectares, unless a specific justification is provided for a greater number of pitches up to a maximum of 10 pitches.
- D. Planning permission will not be granted for the replacement of lawful Traveller sites by permanent dwellings or other uses unless it can be clearly demonstrated to the satisfaction of the local planning authority that there is no genuine need or likely future need for Traveller sites in the locality and other planning policy requirements are met.

Alternative Options

Not to include a criteria based policy to assess applications for Traveller sites outside of the Allocations

This would mean that applications would be judged against national planning policy rather than locally specific policy criteria.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

The Economy and Town Centres

- 4.30 This section of the Draft Local Plan sets out the future plan for the economy and town centres within Epping Forest District up until 2033.
- 4.31 National policy requires the planning system to place a considerable emphasis on supporting economic growth. Local Plan policies for the economy and town centres should be based on adequate, up-to-date and relevant evidence and integrated with other policy elements, particularly housing. It further reinforces the requirement for cooperation with partners and across boundaries in maintaining a robust evidence base to understand current needs and likely changes. National policy also sets the requirement for Local Plans to address barriers to investment, holistically assess needs for land or floorspace as well as the sufficiency and suitability of existing and future land supply. Local Planning Authorities should also have specific regard to the role and function of their town centres, assess locations of deprivation and assess the needs of the food production and tourism industries.
- 4.32 In terms of town centres, Local Plans should define a resilient network and hierarchy and the extent of shopping areas. Plans should promote competitive town centres that provide choice, a diverse offer and reflect individuality; they should support existing, and create new, markets and allocate sites to meet a range of uses/needs, including edge of centre sites.
- 4.33 The NPPF promotes the sustainable growth of all types of businesses in rural areas, including conversion of, and new, buildings. It also promotes the development and diversification of agricultural and other land-based businesses and the supporting of sustainable rural tourism activities as well as encouraging the retention and development of local services.
- 4.34 The strategy for the economy and town centres is closely linked to the strategic policies of the Plan, particularly in relation to the quantum and location of future planned development. The Plan incorporates draft policies to plan for future jobs growth, and the identification of sites and areas to meet future land requirements and employment needs. In addition, draft policies seek to establish the future town centre hierarchy and plan for the retail needs of the District, both in terms of the type of additional retail floorspace that will be required, and where this should be located. Further draft policies relate to the food production industry and glasshouses, and tourism.

- 4.35 In order to retain sites in employment use and meet the identified need for employment sites, the Council will require evidence in order to show that marketing requirements have been met before releasing sites to other uses. Differing requirements will need to be met depending upon the size, nature and location of the site or property. In general marketing should be for a minimum of 6 months and at a realistic price supported by details of any valuations of the property made as part of the process of placing it on the market. As part of the application a statement will need to be provided which details why the site has not been taken up for the use it has been marketed.

Draft Policy E 1 Employment Sites

The Issue

- 4.36 Epping Forest District is an area of contrasts. More urban in the south abutting London but in stepping beyond the M25 the District becomes more rural in nature. The area has a number of smaller town and population centres with no single higher order conurbation. Unsurprisingly given its position, the District has very high levels of out-commuting with around half of working residents commuting into London. Consequently, the District is not a self-contained economy, but an integral part of a functional economic geography that extends well beyond its boundaries.
- 4.37 London is a clear economic driver with influence on the District but Harlow is also a major location for economic growth, particularly with its Enterprise Zone status. The Harlow Enterprise Zone (serving all of West Essex) is seeking to create high quality, high technology employment close to the District. Development and employment at North Weald Airfield features in the County Council and LEP's plans for growth. Epping Forest District sits within the London- Stansted-Cambridge Corridor's plans which include promoting growth in sectors such as food and life sciences.
- 4.38 Epping Forest District Council, along with the Cooperation for Sustainable Development Board member local authorities, commissioned work in 2015 on the economy of West Essex and East Hertfordshire, to inform an updated Strategic Housing Market Assessment (SHMA) and Objectively Assessed Housing Need (OAHN) for the four local authorities. In addition, Epping Forest District Council commissioned a further study by the same consultants to specifically examine the Epping Forest economy by undertaking detailed research and considering future employment land supply requirements. The study provides clear recommendations for the future economic strategy based upon the research and forecasts undertaken.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

4.39 An Employment Land Review was undertaken in 2010 which identified that a small but significant proportion of employment sites offer opportunities for intensification of development and/or redevelopment at higher densities. There is a need for further 'grow on' space to accommodate the needs of existing businesses and to ensure their future retention in the District. Existing businesses are generally satisfied with their business accommodation, but evidence shows that they are likely to require additional floorspace in the future to meet their business expansion requirements. This particularly applies to manufacturing businesses.

Evidence Base

- Economic evidence to support the development of the OAHN for West Essex and East Herts (Hardisty Jones, July 2015);
- Economic and employment evidence to support the Local Plan and Economic Development Strategy (Hardisty Jones, September 2015);
- Strategic Land Availability Assessment (NLP, 2016);
- Epping Forest District and Brentwood Borough Employment Land Review (Atkins, 2010);
- Shaping the Future (LSP, 2010);
- Economic Development Local Plan Background Paper (EFDC, 2016);
- Sustainability Appraisal (AECOM, 2016);
- Economic Plan for Essex (Essex County Council, 2014).

What you told us?

- 4.40 Responses received from the Community Choices consultation and stakeholder engagement included:
- the need to establish as accurately as possible forecasts for numbers of new jobs which will be needed during the Plan period to 2033;
 - respondents advocated new ways of working, including the promotion for example, of business clusters, live/work units and home working.

Preferred Approach

4.41 Given the limited supply of readily available employment sites within current policy constraints, there is potential to consider a programme of renewal for some sites, in particular those where Epping Forest District Council has some ownership, such as at Oakwood Hill. This will help to make the most of existing land alongside the consideration of new allocations.

- 4.42 Based on the evidence, therefore, the Councils' approach is to protect and enhance existing employment sites (including through intensification), together with the allocation of new sites where appropriate. Such an approach would provide for the employment development needed to support sustainable long-term economic growth within the District and the wider area whilst limiting the extent of land that will need to be released from the Green Belt. The Council is also seeking to implement an approach which supports rural development and develops the economy in the northern and eastern parts of the District.
- 4.43 The following Draft Policy E1 sets out the proposed approach in relation to meeting future employment needs. Further detailed work to identify sites for allocation, together with future designated uses, and additional land requirements, is currently being undertaken by the Council.

Draft Policy E 1 Employment Sites

Existing Employment Sites

- A. The Council will seek to retain and where necessary enhance existing employment sites and premises. Proposals for the redevelopment, renewal or extension of existing employment sites and premises for their designated use will be encouraged.
- B. The change of use of existing employment sites or premises (whether designated or undesignated) to uses other than those for which they are designated will be resisted unless the applicant can demonstrate through evidence, including marketing of the site, that there is no longer a reasonable prospect of the site being used for the existing or designated employment use. The site must have been marketed effectively at a rate which is comparable to local market value for its existing use, or as a redevelopment opportunity for other Class B Uses or Sui Generis Uses of an employment nature, and it must be demonstrated that the continuous use of the site for employment purposes is no longer viable, taking into account the site's existing and potential long-term market demand for an employment use.
- C. Where appropriate and viable, proposals which will result in loss of employment space will be expected to provide mitigation measures in the form of contributions to local employment training and small business growth programmes supported by the Council.

New Employment Sites

- D. The Council will allocate new sites for employment uses to meet any remaining future floorspace requirements of the District in accordance with Policy SP 2. In accordance with Policy SP 3, Strategic Allocations (SP 3.1 – SP 3.4) will be required to make provision for an appropriate level of employment floorspace. In addition, the Council will allocate new employment land at other locations across the District to provide a flexible supply of future sites to cater for needs.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

The Issue

- E. In addition, there is potential to consider a programme of renewal for some sites, in particular sites where the Council has some ownership. This will help to make the most of existing land alongside new allocations.
- F. The Council will be undertaking further work to enable specific employment land requirements and allocations to be identified within the Local Plan, and to further consider opportunities to intensify and extend existing sites where appropriate.
- G. The Council will support and encourage the development of flexible local employment space to meet the employment and economic needs of the District. All new employment space should seek to meet the needs of local businesses and attract inward investment.

Alternative Options	
Only allocate new sites to meet projected requirements	This approach would provide for the likely levels of employment floorspace needed over the Plan period but would not recognise the important role played by existing employment areas and the opportunities that exist for intensification and/or regeneration. It would therefore not minimise the amount of Green Belt land that would need to be released.
Protect existing employment sites and renew older stock	The evidence suggests that this would be required to meet future economic needs, but is unlikely to be sufficient in itself to provide for the longer term economic needs of the District and wider area, both in terms of quantum and type of use.

- 4.44 The town centres of the District experience a significant leakage of comparison retail spend, as many of the District’s residents choose to shop outside of the District for items like clothing, furniture and major home appliances. This is not surprising given the relatively small nature of the District’s town centres compared to other areas within reach, such as Harlow, Romford, Enfield, and Brentwood.
- 4.45 The evidence base has considered the relative roles of settlements and town centres across the District, taking into account a range of factors including: sustainability; accessibility; town centre health check analysis; retail provision; employment provision; the historic environment; availability of services and facilities; and population. This has enabled recommendations to be made in relation to the future town centre hierarchy and requirements. The latest evidence has recommended that the hierarchy should be updated and amended to include town centres and small district centres. It has recommended that Epping and Loughton High Road should be categorised as Town Centres, and Waltham Abbey, Loughton Broadway, Chipping Ongar and Buckhurst Hill should be defined as Small District Centres.
- 4.46 In preparing the Draft Local Plan the Council has to take into consideration the changing nature of town centres recognising the influence of the internet on trading, an increasing demand for services and the level of forecast growth across the District. While population growth is forecast, this does not necessarily translate into a need for more shop and service floorspace, particularly given the competition from nearby centres such as Westfield and the impact of internet trading. Indeed an over provision of floorspace could be detrimental to the health of centres, which in a number of cases have seen some decline in the level of retail provision. Equally under-provision will generate more journeys and potentially diminish the attractiveness of centres.
- 4.47 Increasing the market share of retail expenditure is considered to be an unrealistic position for the District, given the established nearby retail offer, including Harlow, Romford and Westfield that the District can and does not wish to compete with together with greater use of the internet for making purchases. The evidence suggests that retaining a constant market share is more realistic, and this identifies a need for up to 59,700sq.m. of floorspace. When ‘pipeline’ development is removed there is a net need of 39,700sq.m. From this it has been assumed that approximately 40% will be provided in Harlow, recognising the contribution this town makes to service the needs of the District.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'



Loughton

Evidence Base

- Town Centres Review (Arup, September 2016)
- Epping Forest District Council Town Centres Study (Roger Tym and Partners, 2010);
- Settlement Hierarchy Technical Paper (Epping Forest District Council, 2015); and
- Sustainability Appraisal (AECOM, 2016).

What you told us?

- 4.48 Responses received from the Community Choices consultation and stakeholder engagement included:
- the need for a better balance of uses in the District's centres – although there was recognition that the Council had only limited influence over this;
 - the need to protect the character and heritage of the centres, including control of shop front design;
 - that the absence of larger chain stores means that residents will shop further afield for certain purchases; and
 - concerns regarding town centre car parking and in particular in relation to competition for space between shoppers and commuters near underground stations.

Preferred Approach

- 4.49 In light of the evidence the Council's preferred approach is to introduce a simplified town centre hierarchy which accords with the latest evidence. Growth in town centre uses will be focussed on the largest town centres at Epping and Loughton High Road, and the Council will seek to promote growth in centres across the District in order to maintain their vitality and viability over the Plan period.
- 4.50 Additionally, in accordance with the requirement of national policy, primary shopping areas, Primary Retail Frontages and Secondary Retail Frontages have been identified within each Town and District Centre.
- 4.51 The Council is undertaking further work to determine how to meet future floorspace requirements over the Plan period, including the needs for out of centre sites.

Draft Policy E 2 Centre Hierarchy/Retail Policy

- A. The following Town and District Centre hierarchy applies in the District:
- Town Centre:
 - Epping
 - Loughton High Road
 - Small District Centre:
 - Waltham Abbey
 - Loughton Broadway
 - Chipping Ongar
 - Buckhurst Hill
- B. Proposals within defined Town and District Centres for retail, leisure, entertainment, offices, arts and culture, tourism and other main town centre uses, as defined by national planning policy, will be supported where they will maintain and enhance the vitality and viability of the centres.
- C. Within Primary Retail Frontage ground floor units will be maintained in A1 Class Uses in accordance with Policies P 1 to P 5. Proposals that would not result in a reduction in the specified percentage of A1 Class Uses will be permitted for other main town centre uses where this would support the function, vitality or viability of the Town or District Centre and maintain an active daytime frontage.
- D. Within Secondary Retail Frontage ground floor units will be maintained in A1 Class Uses in accordance with Policies P 1 to P 5, but a wider range of main town centre uses may be supported where they would maintain the diversity, viability and vitality of the Town or District Centre. Proposals for non-A1 Class Uses within Secondary Retail Frontages must encourage active shop fronts, attract a high footfall consistent with other main town centre uses and positively contribute to the function of the Town or District Centre.
- E. The scale and type of any development proposals should be directly related to the position of the relevant centre in the hierarchy.
- F. In Town and District Centres, the Council may permit residential development in appropriate locations and within Primary or Secondary Retail Frontages where it is above the ground floor and would not lead to a loss of main town centre uses, floorspace or frontage.
- G. The Council will not permit the change of use to any non-retail use of corner shops, shops in small local parades or village shops, unless it can be demonstrated that:
- there is no demand for a retail use; or
 - the service provided is to be continued in another location in the village or locality; or
 - the new use would meet an identified community need.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Draft Policy E 3 – Food Production and Glasshouses

The Issue

- 4.52 The District has long been home to a major part of the Lea Valley glasshouse industry, now mainly focused in Roydon, Nazeing and Waltham Abbey. The District has historically provided a favourable location for the industry, with largely flat land, rich soil, ample water supply, and good proximity to London through road, rail and canal links. The industry experienced post-war growth, but has subsequently experienced rapid decline due in part to growing competition with other land-uses, increased competition from other areas and technological improvements which means that the industry no longer requires high quality arable land. However, it continues to remain one of the main centres of the UK Glasshouse industry and whilst the land take has declined significantly the production from the remaining sites has increased. The industry continues to rely significantly on migrant/seasonal labour for most of the glasshouse and packhouse jobs. However, the cost of local accommodation is too great for many employees, so some growers have made provision on site – a mix of permanent, temporary (caravan/mobile home), or building conversions, a number without permission.
- 4.53 Glasshouse horticulture is an appropriate use in the Green Belt, but technological changes and competition pressures mean new glasshouses have to be much larger in area and taller, increasing their impact on the locality. Some growers are looking to expand significantly, others are stable with some relying on niche markets, and the rest are in long-term decline or are already derelict. Packhouses are vital to the industry to enable the producers to provide supermarkets with graded and packaged products. They handle produce from the Lea Valley, UK and abroad and allow growers to enter into long-term contracts with the supermarkets on the basis of guaranteed volume throughout the year.
- 4.54 The Glasshouse sector makes a significant contribution to the local economy and employment. Looking to the future, and given operational matters of profit margins, costs and access to workers, growers are increasingly looking at investment in increased mechanisation/robotics, although the likely impact of this over the Plan period is unclear.

H. Out of Centre uses

Proposals for town centre uses outside of defined Town Centre Areas, including significant edge of centre/out of centre retail development, will be subject to sequential testing as required by national planning policy and will only be permitted where:

- i) There is a demonstrable need for the development;
 - ii) The proposal satisfies the sequential approach to site selection;
 - iii) The proposal would not put at risk or harm public and/or private sector proposals to safeguard the vitality and viability of any nearby town centre;
 - iv) The proposal would not harm the vitality and viability of any nearby town centre;
 - v) The development would be readily accessible by a choice of means of transport, including public transport, cycle and foot, and by the disabled, or that such accessibility can be provided; and
 - vi) The development would facilitate linked trips with existing out-of- centre developments.
- i. Applications for retail, leisure and office development outside of town centres which are over 2,500 sq.m. of floorspace will be required to undertake and provide an impact assessment in accordance with national planning policy.

Alternative Options

Retain existing Local Plan hierarchy

The existing Local Plan defines a network of Principal, Smaller, District and Local Centres for the District. Epping, Loughton High Road and Waltham Abbey are defined as Principal Centres, with Loughton Broadway and Chipping Ongar defined as Smaller Centres. The Town Centres Study and more recently, Settlement and Town Centres Review have reviewed and examined the centres within the District in detail, and made recommendations as to how it could be amended to reflect changing circumstances.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies!

4.55 Growth in the glasshouse industry is constrained by planning designations and constraints in the Lee Valley Regional Park and commercial pressures on site availability from other uses, the glasshouse industry provides two areas of opportunity for future employment and economic growth. The first is the employment of local workers in the existing sector and the second is in the growth of the industry and new jobs that will be created. Following a period of difficult trading conditions the market opportunities for home grown products, together with concern about food security and the widening gap between what the nation produces and requires is leading to renewed aspiration and real opportunities for growth in the sector. The industry appears to have good growth prospects, and food has been agreed as one of the sector priorities for the London-Stansted-Cambridge Corridor.

4.56 The Lea Valley Food Task Force seeks to create a production base by 2035 that exceeds 2014 levels of production by a minimum of 20%. The Task Force recommends that there is a need to develop robust employment and training provision and pathways to ensure that the industry has a skilled local workforce if possible.

Evidence Base

- The Lea Valley Glasshouse Industry: Planning for the Future (Laurence Gould Partnership Ltd., 2012).

What you told us?

4.57 Responses received from the Community Choices consultation and stakeholder engagement included:

- that the Local Plan needs to acknowledge agriculture as the major land use of the District;
- that farming supports the rural economy, addresses food security, reduces the need for food imports (in turn reducing CO₂ emissions), and protects the countryside;
- support for this traditional industry of the area, recognising the place for agriculture in the Green Belt;
- recognition of traffic problems that can be associated with poor access to sites.
- concerns about derelict agricultural and food production sites located in the Green Belt, and that these should be properly managed;
- some felt that derelict sites should be protected from other uses whilst others considered that the sites may be used for future housing or employment development as an alternative to developing more valued areas of Green Belt;
- concerns were raised in relation to the potential impacts from taller glasshouses within the Green Belt;
- glasshouse areas should be located near to main road routes.

Preferred Approach

4.58 The preferred approach is to introduce a criteria based approach to the location and form of glasshouse development. This would provide the industry with much needed flexibility in the face of increased competition from other locations and increased demands from the supermarkets. A new criteria based approach would enable proposals to be considered against a range of criteria to ensure that proposals are suitable and appropriate. This approach would arguably provide greater flexibility and be more equitable for all growers. It would address the matter that some undeveloped land that is currently designated for glasshouses would no longer necessarily meet the needs of the modern grower. It is recognised that this approach would provide less certainty than the designated areas approach, could result in more development outside of the areas currently designated for the use and could lead to greater subjectivity and less certainty in planning decisions. Nevertheless this needs to be balanced against the benefits to the industry that providing some flexibility would bring, and the benefits to food security that the industry itself brings.

4.59 The matter of water usage in this area of water stress is important and growers are expected to take water efficient measures in their operations, using water harvesting wherever possible as well as sourcing water supply from appropriate sources such as above ground reservoirs. This is now common practice in modern operations.

Draft Policy E 3 Food Production and Glasshouses

- A. New or replacement glasshouses and associated packhouse development will be permitted subject to satisfying the following criteria:
- i) the height, overall size and bulk of the development would not adversely affect the openness of the Green Belt or the character or sensitivity of the adjoining landscape including long-distance public views;
 - ii) the application includes full details of landscaping, including trees and other vegetation which will be retained or removed. In appropriate cases the Council may require the provision of a buffer area (on a sq.m/ha basis) of managed biodiverse landscaping including a commitment to its long-term management to offset the loss of open land;
 - iii) the land is capable of being developed without major changes in contouring;

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

- iv) vehicular access from the site to the road network is adequate and uses roads capable of accommodating the vehicle movements likely to be generated by the development without detriment to highway safety, the rural character of the roads, or residential amenity;
- v) adequate surface water drainage capacity exists or can be provided as part of the development. The Council may require inclusion of sustainable drainage systems to control the quality or attenuate the rate of surface water run-off. Contributions in the form of commuted sums may be sought in legal agreements to ensure that the drainage systems can be adequately maintained;
- vi) adequate water resources are available or can be provided on-site, such as above ground reservoirs and water harvesting;
- vii) existing constrained site within the District, and horticultural activities on that site will cease as a consequence of the relocation, the application should include details of:
 - the phased removal of buildings and any contaminated material from the constrained site to allow it to be reinstated to its original use or alternative use; and
 - on-going landscape management of the constrained site.

B. With applications for major new development, or for major expansion to existing sites, the Council may require some or all of the following:

- i) an enforceable plan describing how the buildings and other structures would be removed and the land re-instated to its previous condition should the site no longer be required for horticulture, with a built-in review on a ten-yearly basis;
- ii) a supporting business plan from an authorised and responsible source confirming that the new development, or the expansion in association with existing glasshouses, will result in an economically viable unit for the foreseeable future.

C. In considering applications for a change of use of a glasshouse site, the Council will take into account the following factors:

- i) If in a Green Belt location, the essential characteristics of permanence and openness, and the five purposes of including land in the Green Belt (in accordance with national planning policy);
- ii) landscape impact of the proposed development, including long distance public views;
- iii) the adequacy and suitability of the rural road network to accommodate traffic associated with the proposed development;
- iv) potential adverse effects on the amenities of adjoining and nearby residents;
- v) results of tests of site contamination, and methods of treatment and monitoring to render the site suitable for the proposed use; and
- vi) conclusive and suitably authorised evidence that continuation of glasshouse horticulture is unviable – this could include details of attempts to market the site or to consolidate with neighbouring units

Alternative Options	
Continue with designated areas approach.	The existing Local Plan policy E13 provides designated areas for horticultural glasshouses, and the policy seeks to generally contain the development of glasshouses within those areas. Such an approach helps to provide certainty for growers and the local community. Clustering of the uses also helps to minimise landscape impact, whilst protecting
Combined approaches, retaining the designated areas with updated policies and applying criteria based policy elsewhere in the District	This approach could retain an element of certainty for proposals within the designated areas, but could potentially be confusing and difficult to implement.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Draft Policy E 4 – The Visitor Economy

The Issue

4.60 Tourism provides an important source of revenue and employment for the District. Evidence suggests that in 2014 tourism provided for over 2,500 full time equivalent jobs in the District, which equated to approximately 7% of overall employment in the District. The total value of the tourism industry for the District equated to almost £200 million in 2014.

4.61 The District has many attractive facilities to suit a range of interests. These include Epping Forest, Waltham Abbey Church and gardens, the Lee Valley Regional Park, historic North Weald Airfield, Greensted Church, the Royal Gunpowder Mills and the market towns of Chipping Ongar, Epping and Waltham Abbey. The White Water Centre, constructed for the 2012 Olympics, and just over the District border in the Lea Valley near Waltham Abbey, could also be a catalyst in the medium to long-term to encourage sport and other tourism-related activities in the locality. There is a comparatively low supply of visitor accommodation in relation to potential demand.

Evidence Base

- National Planning Policy Framework: Section 2: Ensuring the vitality of town centres;
- National Planning Policy Framework: Section 3: Supporting a prosperous rural economy;
- Economic Impact of Tourism (Destination Research, 2014);
- Economic and employment evidence to support the Local Plan and Economic Development Strategy (Hardisty Jones, September 2015);
- Lee Valley White Water Centre Economic Development Study (Nathaniel Lichfield & Partners, 2011);
- Lee Valley Park Development Framework (Lee Valley Regional Park Authority, January 2011);
- Area 5 proposals for The Waterlands: King George V Reservoir to Rammey Marsh (Lee Valley Regional Park Authority 2013);
- Tourism: Jobs and Growth – The Economic Contribution of the Tourism Economy in the UK (Deloitte November 2013);
- Epping Forest Hotel Investment Fact Sheets (Visit Essex January 2010);
- Epping Forest District Visitor Accommodation Needs Assessment Phase 1 (Hotel Solutions August 2016).

What you told us?

- 4.62 Responses received from the Community Choices consultation and stakeholder engagement included:
- support for developing leisure and tourism uses to provide further employment;

- opportunity to raise the profile of the Upper Lee Valley as a more appealing leisure destination and link to sports facilities at the Lee Valley White Water Centre to create a regional centre that would attract visitors, including potential for associated overnight accommodation;
- potential for the Epping Ongar Railway to develop to provide a significant leisure facility;
- there is demand for residential boats/moorings on Rivers Lea and Stort;
- need to ensure that any growth protects the Essex Way and 81 mile public footpath that starts at Epping Station;
- visitor and educational opportunities are provided by the key heritage assets at Waltham Abbey Gardens, Royal Gunpowder Mills and Royal Gunpowder Park;
- the Local Plan is important in terms of the protection, enhancement, development and management of the Regional Park and public enjoyment;
- there is a lack of hotel and visitor accommodation in the District to allow growth in staying tourism. There is a need to look at breadth of accommodation provision and potential – including high quality hotels, budget/limited service hotels, B&Bs, touring caravanning and camping provision and self-catering. Pubs with rooms should be supported to help support the viability of pubs;
- Debden and Loughton are large settlements with no hotel;
- we should consider Sheering and links to Stansted but do not want hotel in the Green Belt to be a car park for the airport;
- Waltham Abbey as a heritage market town possibly B&B in Waltham Abbey (Museum); possible hotel in Theydon Bois – close to Epping Forest, tourist lodges in High Beach;
- the small museum at North Weald Airfield has scope for expansion drawing on the radar history;
- there is a lack of hotels/B&Bs in North East of District – in reach of Epping Ongar Railway, Secret Nuclear Bunker, Ongar Town;
- possible accommodation for construction and healthcare industries;
- additional accommodation will provide jobs and an opportunity to support the local economy through more overnight stays;
- there is concern to protect against the loss of visitor accommodation to higher value uses, in particular residential;
- restrictions on development in Epping Forest due to legislation make the provision of visitor accommodation, attractions and facilities there difficult; and
- some complaints from business about insufficient accommodation.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies¹

Preferred Approach

- 4.63 The Council considers that there is clear potential to develop the tourism sector locally, drawing on the 'green and unique' character of the District whilst continuing to protect and enhance the quality of the District's environment. There is commitment to support the sector through the promotion of and improving access to, a wide range of existing attractions in the District.
- 4.64 The Economic and Employment evidence in 2015 based on economic forecasting suggested that there was scope for the development of 150 bedspaces over the new Local Plan period, but was not based on any market research. The Council however has ambitions to exceed this target with a more proactive approach and has commissioned further work to fully understand the potential demand within the District for visitor accommodation. This ambition has gained momentum in recent years with the formation of a District-wide tourism group comprising a wide range of stakeholders.
- 4.65 It is estimated that tourism is worth £198m to the local economy and that the sector is responsible for 2,535 FTE jobs in the District which equates to 7.4% of local employment (2014 figures). The market is currently dominated by day visitors, with 3.2 million day visitors compared to 169,000 staying visitors, only half of whom used paid accommodation (2014). The lack of visitor accommodation is a factor here, and increased provision an opportunity to grow these higher value staying visitor markets.
- 4.66 Both Epping Forest (4.3 million visits each year) and the Lee Valley Regional Park (LVRP) provide direct green links into the area from London and offers leisure and recreation activities. LVRP's proposals for Area 5 within its Park Development Framework seek to provide a range of short stay accommodation within the Park including hotel, hostel, holiday village, touring caravan, camping and short term mooring. The Council is working with Lee Valley Regional Park Authority as part of the One Epping Forest Local Strategic Partnership on a tourism strategy.
- 4.67 The District also boasts a built heritage with for instance, Greensted Church - reputedly the oldest wooden church in the world, Copped Hall which staged the first performance of Shakespeare's Mid-Summer Night's Dream and the Epping Ongar Heritage Railway.
- 4.68 The need to continue to protect and enhance the quality of the District's environment, whilst also taking the opportunity to make the most of the District's assets is recognised. The visitor economy is central to achieving the objective to support the expansion of tourism in the District through the promotion of, and improving access to, a wide range of existing attractions in the District including Epping Forest, the Lee Valley Regional Park, the Royal Gunpowder Mills site, the historic towns, village centres and countryside.



Tourism on the Epping Ongar Railway

- 4.69 The District currently has a limited stock of hotel and visitor accommodation, and a number of low quality hotels that have seen little recent investment. Key markets for accommodation in the District are business visitors and contract workers for hotels during the week; people attending weddings and family events; people visiting friends and family; leisure tourists using the District as a base for visiting London; people taking part in outdoor sports and recreation, particularly in the Lee Valley Regional Park; and those escaping from London for a rural break. The Visitor Accommodation Needs Assessment notes that these are all markets that are set to grow over the Plan period.
- 4.70 The types of visitor accommodation that would be suitable in the District encompass a wide range including, but not exclusively hotels and inns, camping, caravan, activity holiday centres, holiday lodges, camping pod sites, wedding venues with accommodation and youth hostels.
- 4.71 Whilst tourism is a key sector of the local economy, its growth may also raise challenges for the environment and for local communities. High numbers of visitors can put pressure on some locations in terms of their tranquillity, appearance and by physical erosion. Increased visitor traffic could result in increased congestion on certain routes, and car parking difficulties can affect the environment, as well as local peoples' and visitors' experiences of the area. It is therefore essential that growth in the tourism sector is based upon sustainable visitor attractions. Such attractions retain the economic and social advantages of tourism development while having minimal impact on the environment and the local community through reducing, or mitigating any undesirable impacts on the natural, historic, cultural or social environment to balance the needs of the visitors with those of the destination.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Draft Policy E 4 The Visitor Economy

- A. Opportunities for the sustainable development of the visitor economy will be supported where they are of a scale, type and appearance appropriate to the locality and provide local economic benefits, through the following measures:
- i) Support for the development of high quality visitor accommodation in terms of new hotels in settlements, accommodation linked to outdoor sport and activity hubs in the Lee Valley Regional Park, and rural accommodation of an appropriate scale and type that makes use of existing buildings and strengthens existing rural leisure businesses;
 - ii) Support for the upgrading of existing visitor attractions, visitor centres and development of appropriate new ones;
 - iii) the retention and improvement of existing visitor accommodation and venues unless there is proof that there is no market interest in acquisition and investment to allow continued profitable operation;
 - iv) encourage sustainable tourism in rural areas. This will include better linkages between the towns and rural surroundings; and the promotion of opportunities for the understanding and enjoyment of the Lee Valley Regional Park and Epping Forest while recognising the importance of conserving and enhancing the cultural heritage of the area, as assets that form the basis of the tourist industry here;
 - v) support a year-round visitor economy while ensuring the facility remains for visitor use;
 - vi) support the improvement of sustainable transport opportunities for visitors and encourage the use of sustainable transport modes to reduce the impact of visitors on the highway network; and
 - vii) encourage local food and produce and appropriate tourism development that supports rural business and farm diversification.

Alternative Options

Continue with current planning policies.	The existing Local Plan policies RST1 and RST7 permit the provision of facilities and are generally NPPF compliant but do not take a proactive approach and are very general.
Provide allocations potentially on strategic or mixed use development sites as well as a criteria based policy	There were few sites put forward in the SLAA for visitor accommodation and the Council is not currently proposing to allocate sites for visitor accommodation.

Transport

4.72 This section of the Draft Local Plan sets out the Council's Preferred Approach to managing growth in car travel and its linked impacts including on the local economy and on the environment and communities. The draft policies seek to widen the choice of travel opportunities using public transport, walking and cycling. The Council is also considering the development of residential car parking standards which are specific to Epping Forest District to reflect local information on car ownership and the need to make best use of land. It also sets out how land will be safeguarded for future transport schemes and seeks to protect petrol filling stations, which are an important, but diminishing, local facility.

Draft Policy T 1: Sustainable Transport Choices

The Issue

- 4.73 The District has a very varied character ranging from edge of London to rural and there is very variable access to public transport, walking and cycling opportunities even in some more urban areas.
- 4.74 The District is bisected the M11 and M25 motorways which by are key parts of the strategic roads infrastructure. Incidents on both of these roads very quickly can result in impacts on the operation of the local road network within the District. The reverse can also happen. The consequences of this include:
- potential road safety issues, when the slip roads cannot clear resulting in stacking back onto the motorways;
 - impacts on journey time reliability for both residents and businesses; and
 - slow moving traffic increasing impacts on air quality with resultant health consequences on both residents and the District's environmental assets, such as the Epping Forest.
- 4.75 The District's economy is such that there are high levels of both in and out commuting which puts pressure on the District's road network (at all levels) at peak periods, and also impacts on rail capacity (both national rail and London Underground networks). The London Underground Central Line terminates at Epping, and there are a number of other Central Line stations within the District. This is both a benefit to District residents and businesses but also has a downside. Because there are price differentials between the cost of travel on rail services and London Underground (the latter being cheaper), the London Underground stations are an attractor at peak hours for longer distance car trips by commuters. Not only does this impact on the Central Line's capacity but also adds to peak hour traffic congestion, and places on-street parking pressure on local roads.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

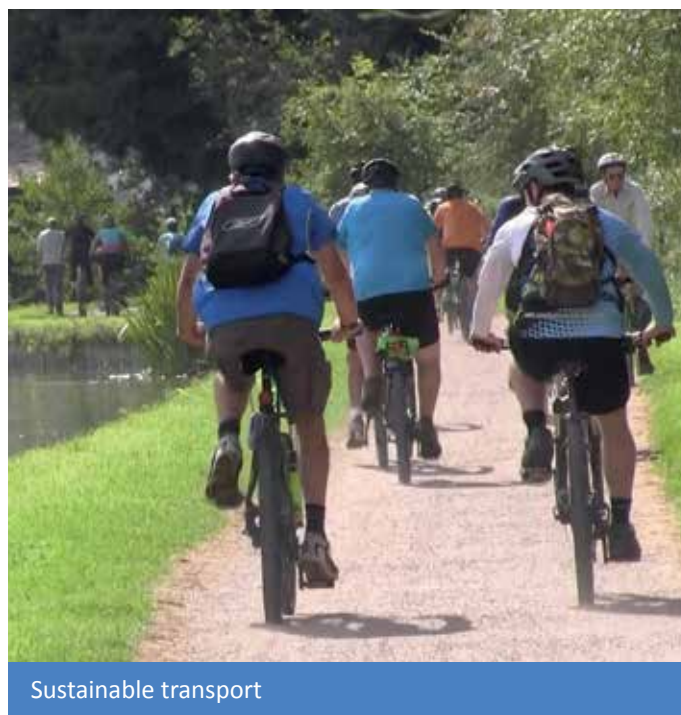
4.76 An initial analysis of traffic growth across the District Work has shown that even without development in the future, parts of the highway network will be operating over-capacity, in some cases by 2026 and in other cases by 2036. Whilst some junctions could be improved most physically cannot be improved or would have environmental consequences by doing so. For example, traffic congestion and delays that occur on the routes south of Epping could only be resolved by using land which forms part of the Forest. Delays and queuing affect economic productivity, increase air pollution and can sever local communities.

4.76 In 2008 road transport related CO₂ emissions produced per person 4.77 per annum in Epping Forest was 1.66 tonnes. Whilst this is similar to the UK average, that average exceeds recognised UK air quality targets. Whilst traffic is not the only source of pollution, it plays a major role, and has local impacts on key road routes through the District.

4.78 The District, as in many other places, has an aging population where the car will, over time, become less feasible as a method of travel. Whilst car ownership had increased by 4.6% between 2001 and 2011 (as would be expected when taking into account an increase in the District's households and population over the same period and an increase in the number of younger people staying in the family home than previously), there were also some 15% of households that do not have access to a car.

4.79 Epping Forest District faces a number of challenges including:

- that for some communities, public transport, walking and cycling are not realistic options. Rural bus services are becoming less and less commercially viable and therefore cannot operate without receiving subsidy from Essex County Council, which is itself operating within an environment of significant financial challenges;
- that there is a need to recognise there will still be a need for new developments to accommodate the car. Research undertaken nationally has been inconclusive as to whether reducing car parking in new developments has any effect on car ownership and this appears to be backed up by, albeit somewhat dated, post-occupancy research undertaken relating to new residential developments that many households will still want to have access to a car. Environmental, road safety and community impacts occur if an appropriate balance is not adopted;
- the size of modern cars has increased and this has led to a need to increase the size of parking spaces in new development. This means that more land is needed to accommodate the same number of cars and puts pressure on needing to find additional land when planning for the number of homes that the District needs to deliver; and
- the level of car ownership across the District is varied ranging from 66.7% of homes in the Loughton Town Council area having no or 1 car through to 17.8% of homes in Theydon Garnon parish having no or 1 car.



Sustainable transport

Evidence Base

- Essex Highways Technical Note 1: Base year junction capacity modelling. (October 2013);
- Essex Highways Technical Note 2: Spreadsheet model development, latest study position and next steps. (January 2014);
- Essex Highways Technical Note 3: Early-Stage Forecast Modelling Results – Background Growth Only and Initial Local Plan ‘Scenario’. (May 2014);
- Essex Highways Technical Note 4: Forecast Modelling Results from 7 x Development Scenario Tests. (June 2014);
- Essex Highways Technical Note 5: Preliminary Mitigation Measures Modelling. (July 2014);
- Essex Highways Technical Note 6: Sustainable Accessibility Mapping and Analysis. (December 2014);
- Essex Highways Technical Note 7: Sustainable Accessibility Ranking, Mapping and Analysis. (April 2015);
- Essex Highways Technical Note 8: Sensitivity Testing / Car Ownership & Use Mapping. (June 2016);
- Baseline analysis of highway conditions including detailed assessment of key junctions Accessibility analysis for proposed sites to assist in site selection (Essex Highways, October 2013).
- Census 2011 Transport related data;
- Residential Car Parking Research: Department for Communities and Local Government 2007;
- Epping Forest District Council Planning Application Validation Requirements Checklist.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

What you told us?

4.80 Responses received from the Community Choices consultation and stakeholder engagement included:

- concerns about traffic growth and the impacts this would have on communities, the environment and health;
- concerns regarding the capacity of motorway junctions and the local road network to accommodate development;
- the need to put in place a suitable strategy to ensure that the M11 and M25 motorways are left no worse off;
- the need for the provision of a new junction on the M11 between junctions 7 and 8;
- impact of increases in traffic through Epping Forest;
- a need to take the Epping Forest Transport Strategy 2008 into account;
- several bypasses were suggested – for Epping, Nazeing, North Weald, Ongar and Roydon;
- residents from Roydon and Lower Sheering/Sheering expressed concern about the impact of level crossings on traffic movements;
- the decline of rural bus services and the impact of HGVs on rural roads (and the need for better enforcement of weight restrictions) were also frequently mentioned;
- extensions to the Central Line were suggested – to Bishop’s Stortford, Chelmsford, Harlow, North Weald Airfield, Ongar and Stansted;
- detailed comments on transport/highway issues in relation to individual settlements;
- people felt that the difference in travel costs between national rail services and the Central Line needed to be addressed – to reduce overcrowding on the latter and pressure on car parks in towns and villages with Central Line stations and local peak hour traffic levels;
- the Central Line has a shortfall in capacity westbound into the City in the AM peak. Additional demand on trains from the east of the line would still be able to board trains, but the impact would have knock-on impacts on inner London users who would have longer wait times for trains that they are able to board. Until Crossrail opens, it will not be possible to know the true impact of crowding relief on the Central Line. In addition some stations have low levels of entry and exit which may require improvements to facilities;
- opportunities to expand existing Transport for London owned station car parks;
- opportunities to widen the use of the Epping to Ongar railway to provide commuter rail services;
- detailed comments on transport needs and impacts as a result of development in relation to individual settlements and communities across the District;
- a need to consider the impacts and opportunities that exist across administrative boundaries;
- the need to improve public transport reliability and frequency;
- should focus on areas where existing public transport opportunities can absorb more activity;
- further increases in capacity could have other impacts on associated roads, and congestion at junctions and level crossings;
- need to consider the feasibility and costs associated with improvements – developers should make a reasonable contribution. Need to secure investment for the future;
- need to increase cycling facilities – currently low level of cycling because of safety issues and high volumes of traffic;
- encourage more home working;
- Park and Ride at North Weald should not be pursued;
- pursue a ‘garden village’ approach where transport routes are pre-planned;
- need to assume that car ownership will continue to increase and need to make sure that an adequate number of car parking spaces are provided to avoid long term consequences. If necessary more land should be made available to provide for this;
- needs to be sufficient parking for the size of residential unit and size of spaces should reflect the fact that cars have increased in size;
- any bespoke standards should look at different standards for different locations such as town centres and rural areas;
- Essex County Council standards provide a useful starting point;
- should provide charging points for electric vehicles;
- need to provide supporting mechanisms such as introduction of Residential Parking Zones around new developments, restriction of parking of commercial vehicles and providing car club spaces as an alternative to private parking spaces;
- parking spaces should be located close to homes/convenient and not to the rear.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies¹

Preferred Approach

4.81 Recognising that there is a need to manage the growth in car travel the Local Plan has the potential to widen sustainable transport choices and encourage reductions in car use by:

- considering existing and future sustainable transport opportunities as part of the criteria when identifying sites for housing and employment;
- ensuring the provision of facilities and services in new strategic developments to provide high levels of 'self-containment'; and
- securing the provision of, or financial support for, bus services, and walking and cycling facilities.

4.82 Taking such an approach has a wider benefit in that it can also provide access to new transport opportunities for existing residents, thus reducing increases in background traffic growth, would make a contribution to reducing car-related pollution levels and improve access to services for those who do not have a car or who are unable to drive.

4.83 The delivery of strategic development around Harlow is a key part of the Council's strategy for the future delivery of new homes within the District, and to support the opportunities that Harlow's Enterprise Zone offers to create new jobs, as part of its partnership approach with Harlow, Uttlesford, and East Hertfordshire Councils. A key part of the infrastructure needs to support this strategy is the provision of a new junction (J7a) on the M11 motorway. Demonstrating to Highways England that positive steps are being taken to reduce car travel within the District is an important part of the business case that the Council and its partners will need to present. The preferred approach to delivering sustainable transport choices helps to support that business case.

4.84 As set out above there are issues around the provision of car parking in new development. The Council believes that there are opportunities to take a more locally focused approach to car parking standards across the District. It is therefore proposing to develop specific residential car parking standards for Epping Forest District. It is proposed that these parking standards will be developed based on:

- an understanding of differing levels of car ownership across the District;
- the different levels of current and future access to services and facilities across the District; and
- making better use of land through widening the use of 'unallocated' car parking within larger developments and looking at the need for providing on-site garage provision.

4.85 In order to encourage the use of low emission vehicles to support improvements in air quality the Council will be working in partnership with Essex County Council, and through the development of its own residential car parking standards, to achieve the appropriate provision of electric vehicle charging points, particularly on strategic housing and large scale commercial and retail developments. The Council's proposed approach will be tested through further viability assessment to ensure that such proposals will not impact on the delivery of development.

4.86 Some of the issues raised through the Community Choices Consultation are not within the remit of the Local Plan to address. These include matters such as:

- the differential pricing between rail and London Underground services;
- the issues arising from the down time of barriers at rail crossings; and
- the impact of HGVs on the local road network.

4.87 The Council recognises that these are important issues that need to be addressed wherever possible and will continue to pursue these matters with partners including Essex County Council, Network Rail and the Train Operating Companies and Transport for London.

Draft Policy T 1: Sustainable Transport Choices

- A. The Council will work in partnership to promote a safe, efficient and convenient transport system which will:
- i) build on the District's strategic location, through improvements to strategic road and rail connections to the wider area;
 - ii) promote transport choice, through improvements to public transport services and supporting infrastructure, and providing coherent and direct cycling and walking networks to provide a genuine alternative to the car and facilitate a modal shift;
 - iii) promote improved access to the two town and four district centres and rail stations by all modes of transport and ensure good integration between transport modes;
 - iv) manage congestion and provide for consistent journey times;
 - v) promote and improve safety, security and healthy lifestyles; and
 - vi) improve the efficiency of the local highway network.
- B. Development should seek to minimise the need to travel, promote opportunities for sustainable transport modes, improve accessibility to services and support the transition to a low carbon future.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

- C. Development proposals will be permitted that:
- i) integrate into existing transport networks;
 - ii) provide safe, suitable and convenient access for all potential users;
 - iii) provide an on-site layouts that are compatible for all potential users with appropriate parking and servicing provision; and
 - iv) do not result in inappropriate traffic generation or compromise highway safety.
- D. Development proposals that generate significant amounts of movement, as identified in the Council's Planning Application Validation Requirements Checklist, must be supported by a Transport Statement or Transport Assessment and will normally be required to provide a Travel Plan. Development proposals which generate a significant number of heavy goods vehicle movements will be required to demonstrate by way of a Routing Management Plan that no severe impacts are caused to the efficient and safe operation of the road network and no material harm caused to the living conditions of residents.
- E. Development should be of high quality, sustainable in design, construction and layout, offering maximum flexibility in the choice of travel modes, including walking and cycling, and with accessibility for all potential users.
- F. Development will be permitted where it:
- i) does not have a severe impact on the operation, safety or accessibility to the local or strategic highway networks;
 - ii) mitigates impacts on the local or strategic highway networks, arising from the development itself or the cumulative effects of development, through the provision of, or contributions towards, necessary and relevant transport improvements, including those secured by legal agreement;
 - iii) protects and where possible enhances access to public rights of way;
 - iv) provides appropriate parking provision, in terms of amount, design and layout and storage arrangements, in accordance with adopted Parking Standards; and
 - v) ensures that all development proposals provide a co-ordinated and comprehensive scheme that does not prejudice the future development or design of suitable adjoining sites.
- G. In order to encourage the use of low emission vehicles to support improvements in air quality the Council will be working in partnership with Essex County Council, and through the development of its own residential car parking standards, to achieve the appropriate provision of electric vehicle charging points, particularly on strategic housing and large scale commercial and retail developments.

Alternative Options

Make full provision for increases in traffic growth on the road network and continue with Essex County Council Residential Car Parking Standards

Work has been undertaken to understand the impacts of further traffic growth across the District both with and without development, and the potential junction improvements needed if a 'predict and provide' approach were taken regarding traffic growth. Whilst there are opportunities in some cases to make junction improvements for the main part there is insufficient land available within the control of Essex County Council as Highway Authority to be able to guarantee implementation. Land outside of the Highway boundary is also constrained, including by land within the Epping Forest. Consequently the road network would become further congested with increases in travel times and reduced journey time reliability.

- 4.88 Consequently, taking such an approach would not support the efficient operation of the local economy, the need to address air quality issues, provide for healthy lifestyles, reduce community severance, and improve access to services for those who do not have access to a car.
- 4.89 Evidence has shown that there is a significant variance of car ownership and access to services by means other than the car. In addition the need to accommodate an increase in the size of the modern car means that more land is needed to accommodate car ownership needs. The Essex County Council Residential Car Parking Standards take a 'one-size fits all' approach to provision. To continue with the current standards would therefore not reflect local circumstances and provide the opportunity to take a more considered and balanced approach to the provision of residential car parking, and would result in the need for more land for development in an area which is highly constrained by the Green Belt, and environmental assets including the Epping Forest.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Draft Policy T 2: Safeguarding of routes and facilities

The Issue

4.90 The Council's preferred approach is to support using sustainable transport choices to manage the impacts of traffic growth. However, there will still be a need to make some improvements to the local and strategic highway network, including the provision of a new Junction 7a to the M11 motorway. In addition land may also be needed for improvements to train, bus, cycling and walking networks, to improve connectivity and/or capacity. It is important the Council ensures that the implementation of such schemes is not prevented as a result of permitting development which would prevent such routes.

4.91 Monitoring undertaken by the Petrol Retailers Association (PRA) identified that 886 forecourts closed between 2008 and 2013, about 10 per cent of all those in the UK, with the loss of almost 6,000 jobs. The PRA has advised that more than a third of these were in rural areas, and it was of the view that this creates the risk of "fuel deserts" in isolated areas where people depend on their vehicles to get around. Concerns regarding closures have also been raised by Government following the commissioning of a report into the matter in 2013.

Evidence Base

- Essex County Council's 'The Essex Transport Strategy: the Local Transport Plan for Essex' covering the period 2011-2026. (June 2011).
- Highways England London to Leeds (East) Route Strategy 2015-2020 and Road Investment Strategy and Delivery Plan 2015-2020.

What you told us?

- 4.92 Responses received from the Community Choices consultation and stakeholder engagement included:
- the need to provide for improvements in transport infrastructure, including capacity; and
 - the need to provide for a new junction on the M11 (a Junction 7A).

Preferred Approach

4.93 A number of transport investment opportunities have already been identified within the District. The Council recognises that there is a need to ensure that the implementation of identified schemes and those that may be identified over the course of the Local Plan period, which are needed to support the delivery of future development, the success of the local and wider economy and on the well-being of residents should not be fettered. Consequently, there is a need to ensure that land is protected from development which would impact on the successful delivery of such schemes.



Local bus service

Draft Policy T 2: Safeguarding of routes and facilities

- A. Land required for proposed transport schemes as identified in Plans and Programmes including Essex County Council's Highways and Transport Investment Programmes, the Highways England Route Investment Strategies, Network Rail Investment Strategies and Transport for London Investment Strategies will be protected from developments which would prevent their proper implementation.
- B. Local Filling Stations and supporting facilities such as car repair facilities will be protected from redevelopment for alternative uses unless exceptional circumstances can be demonstrated that warrant their loss.

Alternative Options

To not include a safeguarding policy

To not include a safeguarding policy could result in the inability to implement key transport schemes needed to support the delivery of housing, as well as the economic and social well-being of the District. In addition if a policy was not included it could result in the need to secure land through Compulsory Purchase mechanisms resulting in an increase in scheme costs and delays in implementation and would not allow for the protection of important local facilities.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Development Management Policies

4.94 The following draft development management policies apply to the whole of the District unless specific locations are indicated within them. They cover four broad categories that interlink and all applications for development will be judged against the full suite. The categories are:

- natural environment and green infrastructure;
- historic environment;
- design; and
- climate change and environmental policies.

Natural Environment and Green Infrastructure

4.95 Draft Policy SP 6 sets the context for Draft Policies DM 1 – DM 6 which reinforce the approach of this plan to provide a network of multifunctional green infrastructure that both avoids harm to precious habitat and species and strengthens the biodiversity assets of the District, addresses the impacts of development on landscape character, responds to the key assets of the Epping Forest and Lee Valley Regional Park, and provides for open spaces for people and other species to thrive.

Draft Policy DM 1 Habitat protection and improving biodiversity

The Issue

4.96 The District is rich in biodiversity resources at an international, national and local scale of importance. In particular, ancient woodland, veteran trees and water habitats such as water meadow and rivers are prevalent in the District. These include Special Areas of Conservation designated for their habitat features and Special Protection Areas designated for their support of important bird species (both of which are European sites), national Sites of Special Scientific Interest and local nature reserves and local wildlife sites. National and international legislation requires that these are protected to differing degrees. National policy requires the Council to take a positive approach to achieving net gains in biodiversity thus improving the quality and extent of land assets that are of biodiversity value.

What you told us?

4.97 Responses from the Community Choices consultation and stakeholder engagement included:

- key elements of a strategy for the natural environment includes the care of species habitats and enabling the movement of mammals, birds and insects;
- not enough emphasis on the protection of wildlife sites, hedgerows and protected trees, whilst the value of local wildlife sites should be emphasised and consideration given to how these can link in with schemes such as the Living Landscape;
- policies should actively encourage the creation, restoration and enhancement of habitats including river restoration, deculverting, buffer zone creation and protection, wetland creation and water quality improvements;
- the importance of Epping Forest in terms of its contribution to biodiversity and the ecological heritage of the Lee Valley Regional Park should be fundamental to the strategy of the Plan;
- a frequent comment was that there should be no development on the Green Belt because this affects biodiversity and that biodiversity will be negatively impacted by additional development in the District in particular building should not occur on areas of specific interest to certain species and sensitive habitats;
- it may be that biodiversity could be enhanced by reducing the emissions from cars and power generation;
- open space should be enhanced to encourage wildlife and older species introduced to hedgerows;
- off-site mitigation of the impacts of development on habitats should only be applied in exceptional circumstances and access ensured for species; and
- compensation for the impacts of development on habitats and species should include ecological assessments and monitoring of species, alternative green space and new habitat, and locally accessible green areas in large developments.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies!

Key Evidence

- Council Directive 1992/43/EEC: Conservation of natural habitats and of wild fauna and flora;
- Directive 2009/147/EC: conservation of wild birds;
- Convention on Wetlands of International Importance Especially as Waterfowl Habitat. Ramsar, 2/2/1971 as amended 3.12.1982;
- Wildlife and Countryside Act 1981;
- Town and Country Planning Act 1990;
- Natural Environment and Rural Communities Act 2006;
- 'Biodiversity 2020: A strategy for England's wildlife and ecosystem services' – DEFRA 2011;
- UK Post-2010 Biodiversity Framework JNCC and DEFRA 2012;
- National Planning Policy Framework: Section 11 Conserving and enhancing the natural environment;
- Planning Policy Guidance: Natural Environment;
- Circular 06/2005 Biodiversity and Geological Conservation;
- 'The National Pollinator Strategy: for bees and other pollinators in England' - DEFRA 2014;
- European Site Conservation Objectives for Epping Forest SAC (UK0012720) Natural England 2014;
- European Site Conservation Objectives for Lee Valley SPA (UK9012111);
- Essex Biodiversity Action plan 2010-2020 , Essex Wildlife Trust 2011;
- Local Wildlife Sites (LoWS) Review EECOS for EFDC 2010;
- Epping Forest District Council Local List of Validation Requirements.

Preferred Approach

4.98 The Council values the high degree of biodiversity in the District and takes its responsibilities seriously in regard to its protection. The fragmentation of habitats is particularly damaging to achieving the aim of achieving net gains in biodiversity and linking habitats is important in this respect. In part due to its proximity to London, the pressure from infill development in the metropolitan area of London and into Essex makes protection of biodiversity assets all the more important here. Some fragile ecosystems in the District suffer both from visitor pressure and air pollution from traffic fumes (Nitrous Oxide). The impact of climate change on biodiversity is a key consideration and means that species need space to move as conditions alter.



Local wildlife

- 4.99 In order to comply with national policy it is necessary to recognise that under certain circumstances the harm caused by a development to biodiversity can and should be mitigated against and/ or compensated for, and as a last resort offset. Such measures include the provision of new habitats, relocation of species and development details to encourage or discourage species movement e.g. toad crossings or cat-proof fencing.
- 4.100 In order to understand the impact of development proposals on protected species and habitat, and potentially valuable habitat for protected species, it may be necessary to require detailed ecological survey information and an impact assessment to enable the Council to judge the proposal and how effective measures to mitigate or compensate for harm might be. This will depend on the level of existing data. The starting point for requiring a Biodiversity Survey and Report is set out in Epping Forest District Council's Local List of Validation Requirements.
- 4.101 The design and layout of development should enable net gains to the biodiversity of the District to result from the maintenance, enhancement, restoration or addition to habitats, green networks and corridors. Therefore the Council expects all development to contribute to the delivery of net biodiversity gain.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Draft Policy DM 1 Habitat protection and improving biodiversity

- A. All development should seek to deliver net biodiversity gain. Development proposals should seek to integrate biodiversity through their design and layout, including, where appropriate, through the provision of connections between networks.
- B. Development proposals must protect and enhance natural habitats and areas of biodiversity, and should not negatively impact upon areas of international or national designation.
- C. Development proposals which are likely to have a significant adverse impact on a locally designated site will only be permitted where the benefits of the proposed development clearly outweigh the value of the ecological feature adversely affected and there are no appropriate alternatives.
- D. In exceptional circumstances where the adverse impacts of development on natural habitat and biodiversity are unavoidable, the adverse impacts must be proportionately addressed in accordance with the hierarchy of: mitigation; compensation in the form of habitat; and finally offsetting within the locality. When appropriate, conditions will be put in place to require that the owner ensures that suitable monitoring is undertaken and to make sure that any mitigation, compensation and offsetting is effective.
- E. The loss, deterioration or fragmentation of irreplaceable habitats, such as ancient woodland, will be strongly resisted by the Council, unless the need for, and benefits of, the development in that location can be demonstrated to outweigh the loss.
- F. Where there are grounds to believe that a Protected Species, Priority Species or Priority Habitat may be affected by proposed development, applicants must provide survey information and site assessment to establish the extent of potential impact.



River Stort at Roydon



A local pond

Draft Policy DM 2 Landscape character and ancient landscapes

The Issue

- 4.102 The predominant land use, by area, of the District is agriculture and the countryside provides the setting of its hamlets, villages and towns in addition to providing part of the setting for London. The mosaic patchwork of countryside, ancient woodland, hedgerow and trees (including many veteran trees) is a distinctive characteristic of the landscape, as are the river valleys. Therefore the matter of landscape character forms an important consideration in planning for the District's future development, and the Council seeks to maintain a careful balance between managing change to the landscape character and providing much needed new development.

Alternative Options

Retain existing policies	The existing policies were adopted prior to the publication of the NPPF, PPG and Directive 2009/147/EC. They are not all compliant with the NPPF and there is a need to review and update.
No policies	This would conflict with legislation and national policies and guidance.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies¹

What you told us

- 4.103 Responses from the Community Choices consultation and stakeholder engagement included:
- the preservation of the mosaic of fields, hedges and trees of what was or still is farmland particularly in or near sensitive landscape sites and sites adjacent to SSSIs is key;
 - the need to consider landscape in managing proposals for development - a key consideration in any proposal for development – it is integral to the local character and value of the District’s countryside;
 - use of the underlying landscapes of an area which if drawn out, can make a direct and powerful contribution to ‘sense of place’ and local distinctiveness (Natural England call this a ‘natural signature’);
 - careful management of the impact of settlement edge development on rights of way, the landscape view, biodiversity and landscape character is needed;
 - the particular importance of landscape close to villages and towns as it is considered to alleviate the impact of urbanisation;
 - identify the features of the landscape of the District that are integral to local character and the openness of the countryside, alongside promotion of beneficial uses in the Green Belt;
 - the aspects of landscape character considered to be particularly important in the District are: ridges and valleys (buffers against development should be provided here); ancient landscapes including the Redoubt and Ongar Park Farm; the hedgerow and woodland patchwork of the District; urban open spaces giving settlements character; veteran, protected, avenues and roadside trees; and
 - the preference for edge of settlement development with respect to landscape was to: acknowledge the existing landscape and maintain existing access to green spaces; take care with building heights to develop sympathetically with the settlement and countryside; to carefully consider ancient landscapes; to provide permeable development so that access to the countryside is provided.

Key Evidence

- European Landscape Convention 1.3.2007;
- National Planning Policy Framework: Core planning principles;
- National Planning Policy Framework: Section 11 Conserving and enhancing the natural environment;
- Planning Practice Guidance: Natural Environment;
- National Landscape Character Areas - Natural England;
- Epping Forest District Council Landscape Character Assessment (Chris Blandford Associates, 2010);
- Epping Forest District Council Settlement Edge Landscape Sensitivity Study (Chris Blandford Associates, 2010);
- Epping Forest District Historic Characterisation Study (Essex County Council, 2015).

Preferred Approach

- 4.104 The District sits on a plateau, immediately north of the basin in which greater London is largely contained. The plateau is cut by the 2 main river systems, the Lea/Stort and the Roding. Soils have been influenced by glaciation and erosion, but are generally London clay, with boulder clay to the north and some overlays of glacial sands and gravels. Particular factors shaping the current landscape have include the relatively low rainfall, that it is underlain by London clay, together with the effects of past glaciation on the topography, creating the gently sloping landform, with its wooded ridges, crowned by the forests of Epping and Hainault. The gently undulating landscapes of south west Essex are a significant contribution to landscape character in the District. Given its location, climate and topography the main factor shaping the District’s landscape character outside the urban areas is the presence or absence of trees, as influenced by farming practice.
- 4.105 National policy requires that authorities set out their strategic policies to deliver climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape (NPPF paragraph 156).
- 4.106 Pressures on the landscape from development mirror those outlined under draft policy DM 1 whilst the long term impacts of climate change on the landscape, particularly trees, is uncertain some species will suffer and others benefit. The need to ensure meaningful tree preservation and space for the next generation of large trees is critical to the future landscape as well as providing for shade in a changing climate, and the species they support.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

4.107 The future development pattern of the District must recognise its setting, and respond to the particular landscape characteristics which vary in their sensitivity to change. Individual developments should be designed in a manner that minimises their impact on the landscape through careful design, materials and landscaping. In addition, each individual development should actively seek to contribute to the immediate and wider landscape (as appropriate) by considerate and careful landscaping of proposals. This includes the provision of permeable areas of planting for the purposes of reducing flood risk. The landscape sensitivity studies and Historic Environment Characterisation Study, undertaken on behalf of the Council, represent key evidence in this respect against which to measure the impact of proposed development and its design. The draft policy applies equally to sites within built up areas and those on the settlement edges.

Draft Policy DM 3 Epping Forest SAC, and the Lee Valley SPA

The Issue

4.108 The Epping Forest and Lea Valley form significant areas of land in the District that are valuable for many reasons. They are the two sites that contain land subject to international protection for its biodiversity value. The Epping Forest contains a Special Area of Conservation (SAC) due to its habitat value for a range of plants and animals and the Lea Valley contains a Special Protection Area (SPA) and is a Ramsar Convention on Wetlands Site both of which relate to its importance as a bird habitat. Known as ‘European Sites’ they are afforded protection in that detailed assessments (Habitats Regulation Assessments) are required of any development plans and proposals likely to give rise to significant impact on the integrity of the sites. These sites form a critical part of the biodiversity asset and green and blue infrastructure of the District. Linking the two areas is a key element of the positive strategy of providing a green infrastructure network that supports people and wildlife and manages pressure on the sites. Draft Policy DM 4 is also particularly important in this regard.

What you told us?

4.109 Responses from the Community Choices consultation and stakeholder engagement included:

- the importance of the Epping Forest in terms of its size (5% of the land area of the District plus 2% buffer land) and its contribution to biodiversity should be fundamental to the strategy of the Plan which should recognise the context of the Forest in relation to the Green Belt and the networks of green infrastructure possible. The Forest’s 9.2 square miles receives some 4.3million visitors per year and it is a major public recreation and tourism destination for London and Essex. Much of its appeal is associated with its natural character. Policy should be shaped by the strategic significance of the Forest and the protection of Epping Forest is a fundamental issue for the Council. Given the growing development pressures it is essential, in the view of the Conservators of the Forest that policy in relation to the Forest is strengthened;
- some 3,900 acres of the Lee Valley Regional Park (which is 4000 hectares in total) lies within the District including parts of the Lee Valley SPA and Ramsar site providing good opportunities to enjoy and learn about nature with good access for all mobility needs. The Local Plan needs to support the Park as a key component of the regions green infrastructure. The Lee Valley Regional Park Authority supports the development of more meaningful green spaces and wildlife links between the Park and Epping Forest;

Draft Policy DM 2 Landscape Character and Ancient Landscapes

- A. Development proposals will be permitted where applicants are able to demonstrate that the proposal will not, directly or indirectly, cause significant harm to landscape character or the nature and physical appearance of ancient landscapes.
- B. Proposals should:
- be sensitive to their setting in the landscape, and its local distinctiveness and characteristics;
 - use techniques to minimise impact on, or enhance the appearance of, the landscape by:
 - taking into account existing landscape features from the outset;
 - careful landscaping of the site; and
 - the sensitive use of design, layout, materials and external finishes.

Alternative Options

Retain existing policies	The existing policies were adopted prior to the publication of the NPPF and PPG. In addition more up-to date assessment work has been undertaken, and this plan delivers significantly more development than the previous plan. There is therefore a need to review and update to ensure the policies are fit for the purpose of this plan.
No policies	This would conflict with legislation and national policies and guidance.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

- in line with some aspects of the NPPF there is a need to emphasise effective protection and enhancement of buffer lands around Epping Forest and increase the amount of buffer land;
- respect traditional land uses in the Forest (e.g. equestrian use at High Beach) and set up traditional businesses;
- actively support wildlife links between the Lea Valley and the Epping Forest; and
- Provide links between towns (in the east) and between the Lee Valley Regional Park and Epping Forest including cycleway.

Key Evidence

- European Landscape Convention 1.3.2007;
- Council Directive 92/43/EEC: Conservation of natural habitats and of wild fauna and flora;
- Directive 2009/147/EC: Conservation of wild birds;
- Natural Environment and Rural Communities Act 2006;
- ‘Biodiversity 2020: A strategy for England’s wildlife and ecosystem services’ – DEFRA 2011;
- National Planning Policy Framework: Core planning principles;
- National Planning Policy Framework: Section 11 Conserving and enhancing the natural environment;
- National Planning Policy Framework: Section 12 Conserving and enhancing the historic environment;
- Planning Practice Guidance: Natural Environment;
- Circular 06/2005 Biodiversity and Geological Conservation;
- National Landscape Character Areas - Natural England;
- European Site Conservation Objectives for Epping Forest SAC (UK0012720) Natural England 2014;
- Epping Forest District Council Landscape Studies – Landscape Character Assessment 2010;
- Epping Forest District Council Settlement Edge Landscape Sensitivity Study 2009;
- Epping Forest District Historic Characterisation Study 2015;
- Epping Forest District Council Open Space, Sport and Recreation Assessment 2012;
- Epping Forest - the next 10 years City of London 2015;
- Epping Forest District Council Local List of Validation Requirements;

Preferred Approach

- 4.110 The Epping Forest and the Lea Valley are critical characteristics of the District for their landscape and contributions to biodiversity and recreation. The Forest in particular also experiences considerable pressure on its habitats from visitors and road traffic pollution as well as air pollution from London. The Forest is adjoined by buffer lands purchased by the City of London to protect the boundaries of the Forest from encroachment by urban development. These buffers can also act to relieve recreational pressure on the Forest as can the provision of alternative green spaces (Draft Policy DM 4). The potential impact of development on the Epping Forest can arise from development some distance from the Forest itself, particularly in terms of the impact of air pollution from traffic generated on its sensitive ecosystems.
- 4.111 The Council has a duty to protect the Epping Forest SAC and Lee Valley SPA as well as enhance them and increase the biodiversity that they support. The Council takes its responsibilities seriously with regard to the protection of these sites and will ensure that Habitats Regulation Assessments of development proposals likely to affect these sites are undertaken. This responsibility applies to European sites that are outside the boundary of the District but may be affected by development within the District.
- 4.112 As part of the approach to a green infrastructure network the links between the Lee Valley Regional Park and the Epping Forest have been identified as particularly important to improve upon and consolidate. These linkages are intended to improve access for walkers, cyclists and horse riders, as well as space for wildlife and plant species. By improving links to other green spaces, and the quality of those green spaces and links, the human pressure on these assets is intended to be more widely spread, with the aim of being less harmful to biodiversity.
- 4.113 The starting point for requiring a Biodiversity Survey and Report is set out in Epping Forest District Council’s Local List of Validation Requirements.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies’

Draft Policy DM 3 Epping Forest SAC and the Lee Valley SPA

- A. The Council will expect all relevant development proposals to assist in the conservation and enhancement of the biodiversity, character, appearance and landscape setting of the Epping Forest Special Area of Conservation (SAC) and the Lee Valley Special Protection Area (SPA).
- B. Where appropriate the Council will expect development to enhance the green links between the two internationally important sites of the Epping Forest SAC and the Lee Valley SPA and to ensure easy and sustainable access opportunities to new and existing green spaces across the District. Links between the District's other green spaces, the Epping Forest and the Lea Valley will be strengthened and enhanced, where possible, to provide safe green corridors for people and wildlife.

Alternative Options

Retain existing policies	The current policy provides only a limited amount of detail regarding the key considerations that will be used to assess development proposals which relate to Epping Forest, its environs and the Lea Valley. It was adopted prior to the publication of the NPPF and PPG which address the historic value of these assets as well as their nature conservation importance.
No policies	The nature conservation importance and historic value of the Epping Forest and Lea Valley coupled with the pressures placed upon them, are such that a specific policy is required.

Draft Policy DM 4 Suitable Accessible Natural Green Spaces and Corridors

The Issue

- 4.114 The Council has a duty to protect the Epping Forest SAC as well as increase the biodiversity that it supports. This can be achieved using many measures but an important approach is one of mitigation of, and compensation for, the impact of development on the Epping Forest SAC through the provision of suitable accessible natural green spaces and corridors. As part of the approach to a green infrastructure network these form important elements to divert visitors from the most sensitive Forest habitats.

What you told us?

- 4.115 Responses from the Community Choices consultation and stakeholder engagement included:
- the responses noted regarding Draft Policy DM 3 are relevant to this policy;
 - where suitable provide alternative green space without damage to other ecosystems, and new habitat;
 - compensation for the impacts of development on habitats and species should include ecological assessments and monitoring of species, alternative green space and new habitat, and locally accessible green areas in large developments.

Key Evidence

- Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora;
- Directive 2009/147/EC on the conservation of wild birds;
- Natural Environment and Rural Communities Act 2006;
- 'Biodiversity 2020: A strategy for England's wildlife and ecosystem services' – DEFRA 2011;
- National Planning Policy Framework: Section 11 Conserving and enhancing the natural environment;
- Planning Practice Guidance: Natural Environment;
- Circular 06/2005 Biodiversity and Geological Conservation;
- European Site Conservation Objectives for Epping Forest SAC (UK0012720) Natural England-2014;
- Epping Forest District Council Open Space, Sport and Recreation Assessment 2012.

Preferred Approach

- 4.116 In pursuit of protecting the vulnerable habitat of Epping Forest the Council seeks to provide alternative spaces and corridors that can relieve the recreational pressure on the Forest. It recognises that additional development in the District is likely to give rise to further visitor pressure on the Forest that needs to be mitigated. This can be achieved by increasing public access to land that is not in the Forest, and altering the character of existing open spaces and the links between open spaces. These linkages are intended to improve access for walkers, cyclists and horse riders, as well as provide space, including additional space for wildlife and plant species. This can be achieved for example, through the creation of more meadow land or indeed woodland, which can both contribute to the improvement of the naturalness of any green space. By increasing accessible natural green space and improving connections to other green spaces the human pressure on the Forest is intended to be more widely spread, with the aim of being less harmful to biodiversity. In addition, this provides an opportunity to create a net gain in biodiverse habitats.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

- 4.117 The suitability of natural greenspace and corridors will be dependent on a range of factors including location and the potential of the land to increase biodiversity value which relates to among other factors, soil type and rainfall.
- 4.118 Further work will be undertaken with partners, including Natural England, to understand, and identify, the 'sphere of influence' of users of the Epping Forest based on existing patterns, to provide clarity as to which additional developments would fall to be considered under this policy.

Draft Policy DM 4 Suitable Accessible Natural Green Space and Corridors

- A. To mitigate against potential or identified adverse impacts of additional development on the Epping Forest SAC the Council will ensure the provision of Suitable Accessible Natural Green Spaces and Corridors (SANGSC) in relation to additional development. Providing appropriate SANGSC will involve:
- i) providing new green spaces;
 - ii) improving access to green spaces;
 - iii) improving the naturalness of green spaces;
 - iv) improving connectivity between green spaces.

Alternative Options

Retain existing policies	There is currently no policy which covers the issue of alternative accessible green space provision in relation to Epping Forest and its status as a Special Area of Conservation (SAC).
No policies	This would not comply with the need to provide a planning policy context for the securing of Suitable Accessible Natural Green Space and Corridors (SANGSC) in relation to Epping Forest.

Draft Policy DM 5 Green Infrastructure: Design of Development

The Issue

- 4.119 A strategy for the natural environment and green infrastructure is a key plank of the overall development strategy of this Local Plan. The strategic approach to green infrastructure is set out in Chapter 3 Draft Policy SP 6. The detailed implementation of that draft policy requires further guidance with respect to the Council's requirements in terms of specific development proposals.

What you told us?

- 4.120 Responses from the Community Choices consultation and stakeholder engagement included:
- the responses noted regarding Draft Policy SP 6 are relevant to this policy, those contained below emphasise some of the details that developers need to address;
 - emphasise protection of: hedgerows and field boundaries; unmetalled lanes; ancient paths and walks; green lanes and bridleways; protected trees; playing fields; Epping Forest buffer lands; farmland (for food production); access to and biodiversity value of agricultural land; allotments; parks; urban green space; Local Wildlife sites; veteran trees; ancient woodland; landscape character and ecological corridors including between the Lea Valley and Epping Forest;
 - the Council should consider green corridors/pathways /cycle ways and encourage joined up approaches to land management with major landowners;
 - protect and enhance green spaces within built up areas;
 - manage recreational access to the countryside and provide access for people with disabilities to the countryside and urban open space; and
 - important elements of a green infrastructure network were identified as:
 - working with the natural patchwork of hedges, woodland and open space as well as urban green space, in addition to rights of way and other footpaths;
 - joining up spaces into a network providing multi-purpose spaces and links for pedestrians, cyclists and animals – bridging the barriers to connecting spaces e.g. by using green lanes and road tunnels;
 - provide green wedges between areas of development;
 - enhancing open space to encourage wildlife through new planting;
 - introducing older species in hedges; and
 - providing bridlepaths, cycle tracks, public footpaths in green corridors for flora and fauna to bypass developments (or run through developments).

Key Evidence

- National Planning Policy Framework: 7 Requiring good design;
- National Planning Policy Framework: 9 Meeting the challenge of climate change, flooding and coastal change;
- National Planning Policy Framework: 11 Conserving and enhancing the natural environment (paragraph 114);
- Planning Practice Guidance: Natural Environment: Green Infrastructure;
- Epping Forest District Council Local List of Validation Requirements;
- 50 Favourite Trees;
- Roydon Landmark trees;
- Ongar Community Tree Strategy.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Preferred Approach

- 4.121 The Council sees green infrastructure as a critical part of the future of the District and this complies with the NPPF. Draft Policy DM 5 links with NPPF Strategic Policy 5: “The Natural Environment, Landscape Character and Green Infrastructure” which outlines the green infrastructure strategy of this plan. Whilst acknowledging that this Local Plan proposes development on some green field land it seeks to effectively protect and enhance: wildlife sites, including Local Wildlife Sites; veteran trees; ancient woodland; hedgerows and field boundaries; unmetalled lanes; ancient paths and walks; green lanes and bridleways; protected trees; meadow lands; playing fields; Epping Forest buffer lands; farmland (for food production); access to and biodiversity value of agricultural land; allotments; parks; urban green space; and ecological corridors, including those between the Lea Valley and Epping Forest.
- 4.122 The expectation is that new development will consist of high quality design that carefully incorporates multifunctional spaces (for example for wildlife, recreation, and sustainable drainage). The landscaping of development is expected to be a key element of mitigation against the effects of climate change and the management of flood risk.
- 4.123 The development pattern for a significant amount of new development during the Plan period will be on the edges of settlements on greenfield land that was previously protected from development by Green Belt policy. There is therefore a particular emphasis needed to ensure that existing green infrastructure assets are respected and used to best effect in new development. In addition, the connections between existing and new development, accessible space and habitats should not be broken, and new spaces and links created within developments that perform effective functions for recreation and other purposes. It should be clear that the design of development has carefully incorporated the context of green infrastructure and provides access to the countryside and urban green spaces as appropriate.
- 4.124 Most development in the District should be capable of providing for some landscape features suitable to the site. Trees are of particular importance in the District and are a key element of the development and green infrastructure strategy. The Council particularly seeks to increase the tree cover in the District, and aim where possible to allow for space for the next generation of large trees. Therefore in providing new trees the Council expects applicants to include a suitable proportion of larger slower growing and longer living trees in order to avoid only shorter life, fast growing species being planted during the Plan period.
- 4.125 The Council’s Local List of Validation Requirements sets out ‘thresholds’ and types of planning application where information that should be submitted. This includes Biodiversity Surveys and Reports, Hedgerow Surveys, Arboricultural Implication Assessments and Method Statements.

Draft Policy DM 5 Green Infrastructure: Design of Development

- A. Development proposals must demonstrate that they have been designed to:
- i) retain and, where possible, enhance existing green infrastructure, including trees, hedgerows, woods and meadows, green lanes, ponds and watercourses;
 - ii) incorporate appropriate provision of green assets or space;
 - iii) enhance connectivity and integration by providing pedestrian / cycle access to existing and proposed Green Infrastructure networks and established routes, including footpaths, cycleways and bridleways/Public Rights of Way;
 - iv) enhance the public realm through the provision and/or retention of trees and/or designated and undesignated open spaces within built up areas.
- B. Development proposals must be accompanied by sufficient evidence to demonstrate that:
- i) the retention and protection of trees (including veteran trees), landscape features or habitat will be successfully implemented in accordance with relevant guidance and best practice;
 - ii) the provision of new trees, new landscape features or habitat creation/improvement will be implemented in accordance with relevant guidance and best practice; and
 - iii) as a whole the proposals for Green Infrastructure are appropriate and adequate, taking into account the nature and scale of the development, its setting, context and intended use.
- C. In the Strategic Allocations a full concept plan of proposed green infrastructure that incorporates existing features on the site and its links to the wider landscape and townscape will be required for submission with the application. Further requirements may be outlined within Strategic Masterplans in accordance with policies SP 3 and DM 9.

Alternative Options

Retain existing policies	The only relevant existing policy relates to street trees. This has been incorporated into the draft policy in a revised form.
No policies	A policy is needed in order to provide clear guidance to applicants as to what is expected from new development in general conformity with the NPPF.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies¹

Draft Policy DM 6 Designated and undesignated open spaces

The Issue

4.126 Open space provision is critical to the physical and mental health of our communities, as well as important to our experience of the character of settlements and the landscape in the District. Such open space varies in character and usage from children's playgrounds, through sports pitches to natural space that can be used for a variety of recreational purposes. New development in the District should provide open space appropriate to its size. Where development may, in exceptional circumstances, involve the use of open space for buildings this must be carefully controlled.

What you told us?

4.127 Responses from the Community Choices consultation and stakeholder engagement included:

- the responses noted regarding Draft Policies SP 5 and DM 4 in particular are relevant to this draft policy especially with regard to linking spaces;
- there is a need to protect and enhance green spaces within built-up areas for their contribution to landscape and settlement character;
- assess the potential for different approaches to management of urban open spaces in the interests of recreation, health and biodiversity;
- use Local Green Space designation powers to protect school playing fields;
- provide access for people with disabilities to the countryside and urban open spaces;
- provide locally accessible green areas in large developments;
- require the provision of multipurpose open space, close and further afield;
- set out quantitative guidelines, minimum operable thresholds of development to have internal urban green spaces and standards of access – use S106 agreements;
- sites should always reflect the location they occupy - those on the edge of settlements should have green corridors, more open aspect to sympathise with surrounding green belt. Make different requirements depending on the location of development – outer walking access to 'good' green areas, inner open spaces that are green and accessible; and
- there was some support to investigate the potential for the development of some urban green spaces, or parts of them, in association with replacement of the space on the boundaries of settlements.

Key Evidence

- National Planning Policy Framework: Core planning principles;
- National Planning Policy Framework: 7 Requiring good design;
- National Planning Policy Framework: 8 Promoting healthy communities;
- National Planning Policy Framework: 11 Conserving and enhancing the natural environment;
- Planning Practice Guidance: Open space, sport and recreation facilities, public rights of way and local green space;
- 'Active Design' Sport England 2015;
- Epping Forest District Council Open Space, Sport and Recreation Assessment 2012.

Preferred Approach

4.128 The NPPF defines open space as all open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity. These spaces can be opportunities to walk close to home, meet for social gatherings and can present opportunities to view local wildlife. The quality of the spaces in the District varies but they need to be conserved as appropriate, enhanced and where possible connected, in line with the strategy for green infrastructure.

4.129 Providing new public open space in new development is a critical part of maintaining healthy places to live and providing the contrast between built areas and outdoor spaces that meet our social and psychological needs.

4.130 Local evidence in the form of Epping Forest District Council Open Space, Sport and Recreation Assessment indicates: that the location of the District in relation to large urban populations significantly increases the demand for space intensive recreational facilities and local space provision locally; the population growth expected over the Plan period will also add to that demand; provision needs to be suitable for older users; opportunities to ensure that people on low incomes are physically and financially able to participate in recreation are important, particularly to give those living in areas with lower life expectancy opportunities to improve their lifestyle; participation rates in recreational activity are high; indicators suggest that provision for recreational level and informal participation in sport is important locally.

4.132 The Council seeks to protect and improve open spaces, unless in exceptional circumstances development of part of an open space is considered appropriate. In such circumstances this would be set alongside improvements in quality to the remaining space, or to existing open space in the locality, and should be clearly set out in any justification.

4.132 Communities are able to seek to designate, and thus protect, Local Green Space which is especially meaningful to a community, local in character and not extensive in size.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

4.133 As a guide to development requirements, and the expenditure of S106/ CIL money aimed at quality improvements to open space, the Council seeks to apply a standard for access to different types of open space based upon guidance from national bodies. The standards are currently being developed.

Draft Policy DM 6 Designated and undesignated open spaces

- A. Where appropriate development proposals will be expected to provide open space, or links to open space in accordance with the standards (currently being developed).
- B. Development on open spaces (including those allocated in this plan) will only be permitted if it does not result in the total loss of open space.
- C. In circumstances where partial loss of the space is considered justified, the predominantly open nature of the remainder of the site should be maintained and enhanced together with the visual amenity and its function as appropriate for active play and recreation.

Alternative Options

Retain existing policies	There is an opportunity to bring a number of policies together to make them more 'user friendly'.
No policies	A policy is needed in order to secure new, and retain existing open space.

Historic Environment

4.134 The historic environment is a critical part of the District's character and the draft policies in this section address the Councils approach to the historic assets of the District in a manner that is up to date with national guidance.

Draft Policy DM 7 Heritage Assets

The Issue

4.135 Epping Forest District benefits from a rich and varied historic environment some of which is afforded national protection by law, and other locally protected through planning policy. The heritage assets span thousands of years from the Early Iron Age to the 20th Century. The relationship is well recognised between the historic environment and landscape which retains historic and ancient features in many places, and provides the setting of towns and villages. The Council seeks to positively protect and enhance this heritage in line with the NPPF in any case, but sees that the particular circumstances of this Local Plan in allocating significant levels of development, is accompanied by a clear respect for heritage assets.

What you told us?

4.136 Responses from the Community Choices consultation and stakeholder engagement included:

- significant concern from a large number of respondents that the potential level of housing growth would impact negatively on the character of historic market towns and villages, particularly in relation to Chigwell and Theydon Bois but other places included Loughton and Chipping Ongar. That the best way to protect historic assets was to restrict the amount of growth in towns and villages and, in particular, avoid locating new development within existing Green Belt areas;
- while it was recognised that the District contains a large number of nationally designated listed buildings, there was concern that locally important assets such as North Weald Airfield and numerous historic buildings were in danger of being lost due to a lack of formal protection;
- it was also noted by a number of people that the content of Village Design Statements should be taken into account when considering options for development, and the protection of the local list of buildings should be strengthened to prevent further loss;
- recognition should be given to the use of heritage to stimulate development and regeneration, bringing wider benefits to the community;
- policy should recognise that modern needs must be met and development to encourage successful businesses is needed to keep them in town centres and protect the economy as well as built heritage;
- council to approve appropriate restoration and enhancements and recognise the importance of settings;
- ask developers for heritage statements produced by an independent body;
- increase education and knowledge about local assets;
- council should provide criteria to enable Neighbourhood Plans to identify areas of townscape merit and re use of heritage assets;
- include policy that guards against loss of buildings in conservation areas that have a neutral value to the conservation area;
- control changes to new buildings that contribute to the historic scene e.g. through removal of permitted development rights (Article 4 Direction);
- an enabling policy should be included allowing development in very special circumstances to enable investment in historic environment and re use of buildings for alternative uses; and
- only allow enabling development if there is no alternative; the development is appropriate and high quality; not detrimental to the surrounding area; the applicant receives specialist advice; and the historic asset is then open to the public. Policy should emphasise this as a tool of last resort and safeguard against 'planned' dereliction and include a test to prove clear public benefit.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies!

Key Evidence

- National Planning Policy Framework: Core planning principles;
- National Planning Policy Framework: Section 12 Conserving and enhancing the historic environment;
- Planning Practice Guidance: Conserving and enhancing the historic environment;
- Planning (Listed Buildings and Conservation Areas) Act 1990;
- National Heritage List for England DCMS;
- Epping Forest District Council Heritage Asset Review 2012;
- Epping Forest District Historic Characterisation Study 2015;
- Epping Forest District Council Parish Lists of Buildings of Local Architectural or Historic Interest (Council website);
- Epping Forest District Council Conservation Area Character Appraisals Programme (Council Website);
- Epping Forest District Council Local List of Validation Requirements;

Preferred Approach

- 4.137** A positive strategy for the conservation and enjoyment of the historic environment includes policies to protect assets, and use them in the modern context. To conserve and enhance heritage assets the Council must firstly identify their architectural, artistic, archaeological and/ or historic significance. Policy relating to development proposals that may affect heritage assets, including their settings, then has to support decisions that balance the benefits of proposals for development against the significance of the asset. The NPPF (paragraph 132) guides that the more significant the asset the greater the weight should be applied to its conservation and the greater the significance of the asset then the greater the public benefits of the development should be if harm to the significance of the assets is to be allowed.
- 4.138** The Epping Forest District Council Heritage Asset Review identified: some concentrations of nationally and locally listed buildings at risk; levels of change in some Conservation Areas that would benefit from removal of permitted development rights or Special Advertisement Control; loss of locally listed buildings and a need for review of the local list. The Historic Characterisation study provides valuable context for assessing the significance of heritage assets.
- 4.139** The types of historic asset to which this draft policy applies are the 'designated' assets: i.e. Listed Buildings, Registered Parks and Gardens, Scheduled Monuments and Conservation Areas; and the 'non designated' assets such as locally listed buildings and non-designated archaeological remains (although, depending upon their significance, the latter should be treated as though they are designated under NPPF paragraph 139)
- 4.140** In regard to the production of heritage statements the applicant will be required to describe the significance of any heritage assets affected, including their settings, how this significance is impacted on by the proposals, and how any harm will be mitigated. Further information and links to guidance are set out in the Council's Local List of Validation Requirements. Where there is any harm or loss to significance the applicant will be required to record and disseminate detailed information about the asset gained from desk based and on site investigations and provide this to the Council, Historic Environment Record and Historic England.
- 4.141** Applications for proposals in respect of heritage assets will be expected to demonstrate that they have paid good attention to matters, where relevant, including detailing, streetscape, roofscape, landscape, scale, height, density, massing, layout, elevation, design, plot and site frontage sizes, materials and external finishes.
- 4.142** The Council is required to take a positive approach to the conservation and enjoyment of the historic environment of the District. In certain exceptional circumstances it is possible to provide development that enables the restoration of a historic asset, often as a result of the financial investment arising, and does not cause such significant harm to a heritage asset as to outweigh the benefit of the development and the restoration of the asset. This 'enabling development' means allowing development to take place that would not normally be granted permission, to enable the delivery of a development that provides significant public benefit, while repairing the heritage asset itself or keeping it in beneficial use. Enabling development must provide significant improvements to a heritage asset which could not otherwise be obtained, and secure its long term future or use for the public benefit.
- 4.143** In cases of enabling development, the Council will expect the applicant to obtain relevant specialist advice, including from Historic England, and to provide the Council with unequivocal evidence (including financial details) as to how the proposal will secure the future conservation of a heritage asset, and why the development is necessary.
- 4.144** In this regard the Council is guided by national policy. NPPF paragraph 140 (and Paragraph 55) requires that authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but would secure the future conservation of a heritage asset outweigh the disbenefits of departing from those policies. Therefore to comply with national policy the following policy approach is proposed.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Draft Policy DM 7 Heritage Assets

A. Development proposals which may harm the significance of any heritage asset or its setting should demonstrate how the asset will be enhanced and at a minimum protected and sustained. A heritage statement is required for any applications that may affect heritage assets (both designated and non-designated). The resulting statement should:

- i) include a description of the significance of any heritage asset affected, including the contribution made by its setting;
- ii) provide an evaluation of the impact the development may have on this significance; and
- iii) demonstrate how the significance of the heritage asset has informed the design of the proposed development.

In considering development proposals, the Council will have regard to the following:

B. Conservation Areas:

- i) development in conservation areas, or affecting the setting of conservation areas, including views in and out, which preserves or enhances the character and/or appearance of the area, and which demonstrates a sensitive and appropriate response to context, including its relationship with existing buildings and spaces, will be permitted. Proposals should demonstrate that they have had regard to Conservation Area Character Appraisals and Management Plans where available; and
- ii) only permit the demolition of any building in a conservation area where it can be demonstrated that this would not cause harm to the significance, or the character and/or appearance of the area, unless it can be fully justified and demonstrated that the harm is necessary to achieve substantial public benefits. Furthermore, consent to demolish will be given only when acceptable plans for development have been agreed and a legal contract for the redevelopment of the site has been entered into and full detailed recording of the building including plans and photographs may be required depending upon its merit.

C. Registered Parks and Gardens:

Any proposed development within or conspicuous from a Registered Park or Garden will be permitted provided that it does not harm the significance of the asset, unless it can be fully justified and demonstrated that the harm is necessary to achieve substantial public benefits.

D. Statutorily Listed Buildings:

- i) the Council will only permit proposals involving the demolition of any whole or part of a listed building where very exceptional circumstances are demonstrated as to why the building cannot be retained and returned to an appropriate use. The fact that a building has become derelict, in itself, will not be sufficient reason to permit its demolition; and
- ii) the Council will permit development which would not cause harm to the significance of the listed building. Furthermore the Council will encourage proposals which seek their conservation, regeneration, maintenance, repair or enhancement, and which improve access for people with disabilities who visit or work there. In such cases it must be fully justified and demonstrated that any harm to their significance is necessary to achieve substantial public benefits.

E. Scheduled Monuments and Archaeological Heritage:

- i) planning permission will only be granted for development which would not harm the significance of a scheduled monument, or any other nationally important site or monument, or its setting, unless it can be fully justified and demonstrated that the harm is necessary to achieve substantial public benefits; and
- ii) the Council will ensure the preservation, protection and where possible enhancement of the archaeological heritage of the District including areas of archaeological potential. Where proposals affect heritage assets of archaeological interest, preference will be given to preservation and management in situ. However, where loss of the asset is justified in accordance with national policy, the Council will require:
 - an archaeological evaluation demonstrating that the remains have been properly assessed and the implications of development understood, and any impacts of development minimised through design; and
 - where in situ preservation proves impossible that a full investigation, recording and an appropriate level of publication by a competent archaeological organisation has been undertaken prior to the commencement of development.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

F. Non designated heritage assets including the Local List:

The conservation of locally listed heritage assets and other non-designated assets and their contribution to local distinctiveness will be a material consideration in decisions on development proposals that directly affect their significance or setting. The Council seeks to retain buildings included on its local list of buildings of architectural / historic interest and encourage their sympathetic maintenance and enhancement. Alterations or extensions to locally listed buildings and changes to other non-designated heritage assets will be expected to achieve a high standard of design commensurate with the original fabric.

G. Enabling Development:

Enabling development that would secure the future of a significant designated heritage asset, but which would contravene other planning policy objectives, will only be acceptable where:

- i) values of the place or its setting
- ii) it avoids detrimental fragmentation of management of the asset;
- iii) it will secure the long-term future of the asset and, where applicable, its continued use for a sympathetic purpose;
- iv) it is necessary to resolve problems arising from the inherent needs of the asset, rather than the circumstances of the present owner, or the purchase price paid;
- v) sufficient subsidy is not available from any other source;
- vi) it is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the asset, and that its form minimises harm to other public interests; and
- vii) the public benefit of securing the future of the significance of the asset decisively outweighs the disbenefits of such as to allow for a conflict with other planning policies.

Alternative Options

Retain existing policies	The same considerations apply to different types of designated heritage assets and so there is an opportunity to bring the suite of existing policies together to make them more user friendly. In addition the NPPF has introduced new phraseology which the current policies do not reflect.
No policies	This would not be in line with the NPPF or PPG. The absence of a policy in relation to enabling development would not enable the Council to set out how it will approach the consideration of proposals which involve enabling development (that is, development which would normally be contrary to planning policy but which would secure the future conservation of a heritage asset).



Ongar Railway

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies*

Draft Policy DM 8 Heritage at Risk

The Issue

4.145 A significant part of the enhancement of heritage assets is their care and maintenance which is the responsibility of the owner of the asset. Many owners of heritage assets in the District take pride in the assets and are responsible owners. However, the Heritage Asset Review identified a concentration of buildings at risk in four particular conservation areas namely Abridge, Royal Gunpowder Mills, Roydon and Waltham Abbey, together with some locally listed buildings at risk. These are not the only heritage assets at risk in the District as a result of neglect or inappropriate development. Policy is required to encourage some owners of heritage assets to maintain them and respect them for future generations to enjoy.

What you told us?

4.146 Responses from the Community Choices consultation and stakeholder engagement included:

- little was expressly said regarding listed buildings at risk beyond observations that the amount of development in the Plan would put such buildings at risk. Indeed there was criticism that the consultation had not considered heritage at risk;
- a call for better criteria to list and then protect locally listed buildings was made to prevent them being at risk;
- while it was recognised that the District contains a large number of nationally designated listed buildings, there was concern that locally important assets such as North Weald Airfield and numerous historic buildings were in danger of being lost due to a lack of formal protection as well as Locally Listed buildings being at risk;
- create a list of historical assets to accompany the Plan, their condition, possible uses and any urgent needs to return them to useful purpose or open them to the public;
- include a more thorough approach to the local list, assets such as local historic parks and gardens, memorial, fingerposts, mileposts and street signs should be included, and policy to acknowledge the settings of locally listed features;
- research and resources for the local list – up to date assessment and review;
- ensure appropriate advice is also sought from external organisations with listed buildings expertise that take a pro-active approach;

Key Evidence

- Planning (Listed Buildings and Conservation Areas) Act 1990;
- National Planning Policy Framework: Section 12 Conserving and enhancing the historic environment;
- Epping Forest District Council Heritage Asset Review 2012;
- National Heritage at Risk Register.

Preferred Approach

4.147 A positive approach to the protection and enhancement of heritage assets requires that they are maintained to a high standard. This is the responsibility of the owner. The simple fact of a heritage asset being in a poor condition is not a reason for allowing redevelopment or development that could cause harm to the significance of the asset. Owners are encouraged to maintain heritage assets to a high standard in order to preserve their significance.

4.148 The Council seeks to support owners to secure the future of the heritage assets currently at risk, and at risk in the future, in a way that respects the significance of the heritage asset and enhances that significance.

Draft Policy DM 8 Heritage at Risk

The Council will expect property owners/ partners to work proactively with the authority in bringing forward proposals for the conservation and enhancement of Heritage Assets at Risk or under threat within the District to secure their future and seek a viable use consistent with their heritage value and significance.

Alternative Options

Retain existing policies	There is no existing policy relating to this matter.
No policies	The absence of a policy would not enable the Council to set out how it wishes to address issues relating to Heritage Assets that are at risk.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Design

4.149 The following group of draft policies relate to the design of proposed development in the District. The NPPF encourages the securing of good design and its importance is increasingly recognised by the development industry. In the past there has been a tendency to view design solely as a visual concern – in this group of draft policies the Council is seeking to consider the social and environmental elements of design, such as the potential of a high quality public realm to contribute to public health, quality of life and the sustainability agenda.

Draft Policy DM 9 High Quality Design

The issue

4.150 National policy expects that the Council includes design policy that sets out the quality of development expected for the area and recognises the local context both in terms of the locality, and the immediate site and its surrounds (paragraph 58).

What you told us?

4.151 Responses from the Community Choices consultation and stakeholder engagement included:

- need to establish what constitutes high quality design;
- safeguard social inclusion through adherence to principles of inclusive design;
- areas on the edge of the Epping Forest need special design attention;
- landscape needs to be a key consideration in any proposal for development – it is integral to the local character and value of the District’s countryside; need to address i) the unique character of the District, ii) maintaining recreational access to the countryside; and iii) its landscape and wildlife features.
- the local environment created within new development and that in which new development is located is a matter of importance – ensuring a good standard of living conditions and amenity is a base line requirement;
- urban tree and shrub planting including on traffic routes, and planting on development sites should be used to mitigate against environmental impacts, and offset greenhouse gases;
- use of permeable surfacing for driveways should be encouraged as well as areas of planting and landscaping to assist in managing run off, whilst rain water harvesting and recycling of water in new buildings should be a requirement;
- the content of Village Design Statements and Neighbourhood Plan design briefs should be taken into account when considering options for development;

- commercial developments should be designed to Secured by Design commercial standards to make new developments safer;
- the Local Plan must be flexible to economic change and should not be too prescriptive to prevent the market;
- there should be a bias toward the effective use of land and achievement of appropriate design to enable reasonable density and affordable accommodation;
- concern was expressed that higher densities result in ‘town cramming’ and reduced areas of open space and public realm to contribute to the character and quality of the built environment;
- design should have a positive impact on health;
- there should be a specific Plan policy on design to ensure that the Essex Design Guidance is applied and any new developments respect the tone of the area in scale and appearance;
- there should be a specific Plan policy to prevent high rise development;
- a Masterplan/Design Code/Development Brief should be employed for strategic and town centre brownfield sites. Which tool or the combination of tools would depend on the particular context and area. A threshold of 100 houses was considered appropriate for using these design tools;
- generally participants considered that development density would vary depending on the site and context of the development as Epping Forest District is very diverse.

Key Evidence

- National Planning Policy Framework: Core planning principles;
- National Planning Policy Framework: Section 7 Requiring good design;
- Planning Practice Guidance: Design;
- Secured by Design: Design Guides;
- BRE: ‘Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice’ 1991.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies’

Preferred Approach

- 4.152 High quality design should ensure that new development is visually attractive, responsive to local character, helps to promote healthy communities, and creates buildings which are durable, adaptable, and function well within the surrounding area to create a safe and accessible environment. Good design should enable and encourage people to live healthy lifestyles, reduce the risk of crime, create accessible environments which are inclusive for all sectors of society, and increase opportunities for social interaction. Secured by Design provides guidance on how to include security into a development.
- 4.153 The Council is keen to ensure that the next generation of development in the District is of a quality deserving of its location and meets the needs of occupants and users in an effective and sustainable manner. The environmental impact of development is of significant concern and ensuring sustainable construction is a clear aim of this Local Plan. A clear contribution to the townscape and landscape of the District is sought through high quality design. The design of development which impacts on the historic assets of the District is particularly important and the Council seeks to pay particular attention to them.
- 4.154 The Council seeks development that follows the principles of sustainable construction and encourages developers to deliver schemes that meet the performance set by appropriate standards e.g. Passive House (see passivhaus.org.uk), the Code for Sustainable Homes, BREEAM UK New Construction 2014. Development should give rise to minimal environmental impact with respect to its energy use, water use, waste and transport as well as providing for green infrastructure and healthy environments for users.
- 4.155 The quality of amenity for buildings and open spaces is increasingly the subject of concern, particularly in settlements where densities are higher. In order to assess the Council will have regard to the BRE guidelines produced in 1991 which although not mandatory are heavily relied upon as they advise on the approach and evaluation of impact in daylight and sunlight matters. An assessment should accompany proposals where the proposed development has the potential to negatively impact existing levels of daylight or sunlight on adjoining properties or within the development site itself. New developments should be designed to protect the privacy of both new and existing dwellings. Separation distance, the provision of screening between elevations as well as the angle of orientation will be assessed.

Strategic Development

- 4.156 Strategic and other Site Allocations will be required to accord with the place-shaping principles set out within Draft Policy SP 4, and it will be necessary to demonstrate compliance with these principles through the production of Strategic Masterplans as stipulated.
- 4.157 Masterplans will enable the front-loading of the planning process and ensure that a comprehensive, joined up and cohesive approach is taken to the planning and delivery of high quality development and associated infrastructure. Development proposals in relation to strategic site allocations will be required to be in accordance with a Strategic Masterplan which has been adopted by the Council. The Strategic Masterplan(s) will be produced by the applicant, in partnership with the Council and relevant stakeholders (including adjacent land owners, relevant parish/town councils, infrastructure providers and statutory consultees). Strategic Masterplans should be prepared in consultation with the local community, and be capable of being adopted by the Council in due course as Supplementary Planning Documents. For adjoining sites, joint Strategic Masterplans will be required.
- 4.158 In addition, the Council will require Design Codes to be prepared and agreed with the Council for Strategic Site Allocations, following the adoption by the Council of Strategic Masterplans. This will ensure that a consistent, considered and high quality approach is taken to the design principles which are established for the Strategic Site Allocations across the District.
- 4.159 The Council will require outline planning applications associated with Strategic Site allocations to be in general conformity with the Strategic Masterplan adopted by the Council, and reserved matters applications to be in general conformity with Design Codes endorsed by the Council.
- 4.160 The Council will strongly encourage the use of an independent Design Review Panel, to be agreed with the Council, to inform detailed design proposals for Strategic sites. This includes complex and large scale development proposals which are outside of the scope of Strategic Allocations.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies¹

Draft Policy DM 9: High quality design

- A. All new development must achieve a high specification of design and contribute to the distinctive character and amenity of the local area. The Council will require design-led development proposals which meet the following criteria:
- i) relate positively to its context to create a harmonious whole;
 - ii) make a positive contribution to a place, improving the character and quality of an area;
 - iii) meets the diverse needs of people, incorporates sustainable design and construction principles to enable a minimal environmental impact; and
 - iv) incorporate design measures to reduce social exclusion, the risk of crime, and the fear of crime.

Strategic Sites

- B. The Council will require Strategic Masterplans to be prepared and developed for Strategic Site Allocations in SP 3 and other allocated sites of significance in Chapter 5 as determined by the Council (in accordance with the place-shaping principles set out within Policy SP 4 and other Local Plan policies). The Strategic Masterplan(s) will be produced by the applicant, in partnership with the Council and relevant stakeholders (including adjacent land owners, relevant parish/town councils, infrastructure providers, statutory consultees and where applicable Harlow District Council). Strategic Masterplans should be prepared in consultation with the local community, and be capable of being adopted by the Council in due course as Supplementary Planning Documents. For adjoining sites, joint Strategic Masterplans will be required.
- C. The Council will require Design Codes for Strategic Site Allocations to be produced and agreed with the Council, which accord with the adopted Strategic Masterplans and Local Plan policies.
- D. Development proposals for the Strategic Site Allocations will be required to adhere to adopted Strategic Masterplans and Design Codes which have been endorsed by the Council.
- E. The Council will strongly encourage the use of an independent Design Review Panel, to be agreed with the Council, to inform detailed design proposals for major developments.

Design Standards

- F. Development proposals must relate positively to their locality, having regard to:
- i) building heights;
 - ii) form, scale and massing prevailing around the site;
 - iii) framework of routes and spaces connecting locally and more widely;

- iv) rhythm of any neighbouring or local regular plot and building widths and where appropriate, following existing building lines;
- v) active frontages to the public realm; and
- vi) distinctive local architectural styles, detailing and materials

Landscaping

- G. Development proposals must demonstrate how the landscaping and planting are integrated into the development as a whole. The Council will expect development proposals to respond to:
- i) landform;
 - ii) levels, slopes and the fall from the ground;
 - iii) trees on and close to the site;
 - iv) natural boundary features;
 - v) the biodiversity of the site and its context; and
 - vi) maximise the use of permeable surfaces.

Public Realm

- H. Development proposals must contribute positively to the public realm and public spaces around development.

Connectivity and Permeability

- I. Development proposals must maximise connectivity within, and where possible through, the development and to the surrounding areas including the provision of high quality and safe pedestrian and cycle routes.

Privacy and amenity

- J. Development proposals must take account of the privacy and amenity of the development's users and neighbours. The Council will expect proposals that:
- i) provide adequate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land;
 - ii) provide an adequate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the living conditions of neighbouring residents and the residents of the development;
 - iii) do not result in an over-bearing or overly enclosed form of development which materially impacts on the outlook of neighbouring residents and the residents of the development; and
 - iv) address issues of vibration, noise, fumes, odour, light pollution and microclimatic conditions likely to arise from the use and activities of the development.
- K. All development proposals must demonstrate that they are in general conformity with the design principles set out in other relevant Local Development Documents, Design Guides, Neighbourhood Plans or Village Design Statements (VDSs) adopted or endorsed by the Council.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Alternative Options

Retain existing policies	This would impact on the Council's ability to set out clearly what it expects from new development and therefore achieve high quality development appropriate to the District.
No policies	Providing a new policy would provide the opportunity to set out clearly and positively the Council's expectations in respect of design in accordance with the NPPF and PPG. In addition providing one policy means that all of the key components of good design are contained in one place which would make the emerging policy more user friendly.

What you told us?

Responses from the 4.162 Community Choices consultation and stakeholder engagement included:

- a high proportion of respondents (80%) considered that the Council should introduce a minimum space standard for all new dwellings to ensure appropriate living standards and storage space;
- those that did not agree considered the market and potential purchasers should set the space requirements;
- new housing development should relate well to existing settlements;
- development densities should relate to the surrounding areas;
- appropriate space for children's play should be available in developments;
- there should be a bias toward the effective use of land and achievement of appropriate design to enable reasonable density and affordable accommodation;
- concern was expressed that higher densities result in 'town cramming' and reduced areas of open space and public realm to contribute to the character and quality of the built environment;
- new residential developments should be expected to provide private amenity space, usually at the rear, accessible by the dwellings and of a size, shape and nature that enables reasonable use, receives sunlight and achieves privacy; and
- design should have a positive impact on health.

With respect to space standards:

- there was a mixed response as to whether space standards were an issue in the District and some uncertainty as to how to implement space standards;
- family house space standards are considered essential and should be implemented for affordable housing;
- space standards are needed in new flatted and high density developments e.g. conversions of office into residential; and
- most agreed that preparing the evidence regarding space standards is key as long as it is specific to the District/area.

Key Evidence

- National Planning Policy Framework: Core planning principles;
- National Planning Policy Framework: Section 6 Delivering a wide choice of high quality homes;
- National Planning Policy Framework: Section 7 Requiring good design;
- Planning Practice Guidance: Design;
- Technical housing standards – nationally described space standard (DCLG March 2015).

Draft Policy DM 10 Housing Design and Quality

The Issue

4.161 The majority of the development coming forward over the Plan period will be residential in nature. A core principle of planning is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. National policy expects a high quality of design that meets the needs of the diversity of people i.e. is 'inclusive'. It notes that design policies should concentrate on guiding the overall scale, density, massing, height, landscape, layout materials and access of new development in relation to neighbouring buildings and the local area. The consideration of design goes beyond appearance, and should address the connections between people and places, creating safe and accessible environments.



High Quality Homes

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies!



High Quality Homes



Fire Dragons (Polyanthus) in Epping

Draft policy DM 10 Housing Design and Quality

- A. All new housing development must be of a high quality, taking account of the privacy and amenity of neighbouring uses (See Policy DM 9); make the appropriate use of land; reduce the risk and fear of crime; promote social inclusion, and are required to meet or exceed the minimum internal space standards set out in the current Nationally Described Space Standards and open space standards;
- B. Ground floor family housing must provide access to private garden/amenity space, and family housing on upper floors should have access to a balcony and/or terrace, subject to acceptable amenity, privacy and design considerations, or to shared communal amenity space and children's play space;
- C. Development proposals should seek to include enhanced provision of green infrastructure, including the quantity and quality of landscaped areas, tree provision and, where the site allows, the provision of additional open space as required by Policy DM 5 and DM 6;
- D. Mixed tenure residential development proposals must be designed to be 'tenure blind' to ensure homes across tenures are indistinguishable from one another in terms of quality of design, space standards and building materials.

Residential extensions:

- E. Extensions or alterations to residential buildings, will be required to respect and/or complement the form, setting, period, detailing of the original buildings. Matching or complementary materials should be used.

Preferred Approach

4.163 The Council seeks to ensure that it is not possible to identify the tenure of a residential development from its external appearance since there can be significant differences in the appearance and quality of materials used between owner occupied and rented housing. This approach is very important to creating inclusive and attractive residential environments.

4.164 The design of the development impacts significantly on living conditions for occupiers and in particular the size and design of internal and external space are important. An analysis of recent applications for development highlights that there is pressure in the District for accommodation to be approved that does not meet the national space standards. There is therefore a need to ensure that all development meets at least the minimum space standards. The Council expects that opportunities are taken to improve the external environment of residential developments where existing quality is poor and to provide suitable public open space with developments, as appropriate, refer to DM 6.



High Quality Homes

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Current nationally prescribed space standards (March 2015):

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37)*			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Alternative Options

Retain existing policies

Whilst there is an existing policy in relation to the provision of private amenity space there is no specific policy relating to design of new housing and in particular in relation to the Nationally Described Space Standard to ensure the achievement of acceptable living space conditions for occupiers. In addition there is no reference in existing policy regarding the need to integrate affordable housing within a scheme.

No policies

This would impact on the Council's ability to set out clearly what it expects from new housing development and therefore achieve high quality development appropriate to the District, provide of acceptable living space conditions for occupiers and achieve appropriately designed affordable housing.

* Footnote: Where a 1 bedroom (1 person bed space) has a shower room instead of a bathroom, the floor area may be reduced from 39m² to 37m², as shown bracketed.



Streetscene in Epping Forest District

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Draft Policy DM 11 Waste recycling facilities on new development

The Issue

4.165 National policy requires that attention is paid to minimising waste as part of sustainable development and policies should make provision for the infrastructure for waste management.

What you told us?

- 4.166 Responses from the Community Choices consultation and stakeholder engagement included:
- concern was expressed that recycling facilities should be available to all including those living in flats;
 - bins, bikes and cars should be an important consideration in design related matters.

Key Evidence

- National Planning Policy for Waste (October 2014);
- National Planning Policy Framework: Section 7 Requiring good design;
- Planning Practice Guidance: Design.

Preferred Approach

4.167 The Council is committed to reducing waste and the Local Plan will seek to encourage the reuse, recycling and composting of waste material as a priority over disposal. Provision for the disposal of waste including separation for recycling is integral to the convenience afforded to occupiers and users, as well as having the potential to create poor design details if considered as an afterthought. The Council expects these facilities to be integrated into design so that they operate effectively and do not look out of place.

4.168 The management of waste in flatted properties poses particular challenges which need to be factored into the design of a building at a very early stage. Where flatted development includes basement parking provision, the Council expects the options for basement servicing of waste management and collection to have been investigated. This avoids compromising the quality and provision of amenity space, forecourts or active ground floor frontages.

Draft Policy DM 11 Waste recycling facilities on new development

- A. All development which generates waste will be required to make on site provision for general waste, the separation of recyclable materials and organic material for composting. The on-site provision must:
- ensure adequate dedicated internal and external storage space to manage the volume of waste arising from the site;
 - provide accessible and safe access to on site storage facilities, both for occupiers and collection operatives including vehicles;
 - be located and screened to avoid nuisance and adverse impact on visual and other amenity to occupiers and neighbouring uses; and
 - for mixed use development, suitably separate household and commercial waste.
- B. Proposals for new multi storey flatted residential development will be required to make provision for:
- Adequate temporary storage space within each flat, allowing for separate storage of recyclable materials;
 - Adequate communal storage for waste, including separate storage for recyclables pending its collection.

Alternative Options

Retain existing policies	There is no existing policy covering waste recycling facilities within new development.
No policies	If no policy is provided then there would be no clear guidance for applicants as to how such facilities should be properly incorporated within new developments in order to support the Government's National Planning Policy for Waste.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Draft Policy DM 12 Subterranean, basement development and lightwells

The Issue

4.169 Development of basements and subterranean rooms below gardens, particularly in established residential areas, has become an increasingly popular way of gaining additional space in homes. Like many other authorities in areas experiencing high property values, Epping Forest District has experienced an increase in the number of applications for basement development in recent years.

What you told us?

- 4.170 Responses from the Community Choices consultation and stakeholder engagement included:
- Concerns have been raised about the impact of the increasing number of basement proposals coming forward in areas in the South of the District and the impact on the neighbouring properties both during and after construction.

Key Evidence

- National Planning Policy Framework: Core planning principles;
- National Planning Policy Framework: Section 7 Requiring good design;
- National Planning Policy Framework: Section 10 Meeting the challenge of climate change, flooding and coastal change;
- National Planning Policy Framework: Section 11 Conserving and enhancing the natural environment;
- Planning Practice Guidance: Design, Flood Risk and Coastal Change, Land stability, Noise.

Preferred Approach

- 4.171 It is important that basement development is carried out in a way that does not harm the amenity of neighbours, compromise the structural stability of adjoining properties, increase flood risk or damage the character of the area or natural environments in line with National policy.
- 4.172 The Council will also seek to control the overall size of basement development to protect the character and amenity of the area, the quality of gardens and vegetation and to minimise the impacts of construction on neighbouring properties. A basement that is no deeper than one full storey below ground level is often the most appropriate way to extend a building below ground. Criterion Bi) below states that basements should not comprise more than 1 storey. The Council considers a single storey for a basement to be approximately 3 to 4 metres in height.

4.173 Some development falls within the scope of permitted development. However, where control can be exercised by the local planning authority, the Council will seek to appropriately manage adverse impacts. Where appropriate, applicants will need to submit specific information as part of the planning application to demonstrate that these issues can be addressed. The information should be contained in a Basement Impact Assessment to be submitted as part of the planning application.

4.174 The introduction of lightwells where they are not an established and positive feature of the streetscape can harm the character or appearance of an area. Where external visible elements are allowed they need to be located and sensitively designed to avoid light pollution to neighbours and harm to the existing character and appearance of the building, streetscape and gardens in the vicinity.

Draft Policy DM 12 Subterranean, basement development and lightwells

- A. Subterranean developments, basements, or extensions to existing basements, will only be permitted where it can be demonstrated that the proposal:
- i) will not adversely affect the structural stability of the application building, neighbouring buildings and other infrastructure, including the adjoining highway, having regard to local geological conditions;
 - ii) does not increase flood risk to the property and adjacent properties from any source;
 - iii) avoids harm to the appearance or setting of the property or the established character of the surrounding area;
 - iv) will not adversely impact the amenity of adjoining properties by reason of noise or increased levels of internal or external activity; and
 - v) will not adversely impact the local natural and historic environment;
- B. The siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. Basement development should:
- i) not comprise of more than one storey;
 - ii) not exceed 50% of each garden area within the property;

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies!

C. And during the construction phase:

- i) will not cause harm to pedestrian, cycle, vehicular and road safety, adversely affect bus or other transport operations, significantly increase traffic congestion, nor place unreasonable inconvenience on the day to day life of those living, working or visiting nearby;
- ii) will minimise construction impacts such as noise, vibration and dust for the duration of the works; and
- iii) ensure compliance with the Construction Management Statement submitted (see Policy DM 21)

D. The Council will not permit subterranean developments or basements which include habitable rooms or other sensitive uses in areas prone to flooding and where there is no satisfactory means of escape from flooding.

E. In determining applications for light wells, the Council will protect:

- i) the architectural character of the building; and
- ii) the character and appearance of the surrounding area.

F. In determining proposals for basements and other underground development the Council will require an assessment of the scheme’s impact on drainage, flooding, groundwater conditions and structural stability in the form of a Basement Impact Assessment and where appropriate a Basement Construction Management Statement.

What you told us?

4.176 No specific reference to advertisements has been made in the various consultation/engagement activities.

Key Evidence

- The Town and Country Planning (Control of Advertisement Regulations) (England) Regulations 2007 (as amended);
- National Planning Policy Framework: Section 7 Requiring good design; and
- Planning Practice Guidance: Advertisements.

Preferred Approach

4.177 The term “advertisement” covers a very wide range of advertisements and signs. Some advertisements are not regulated by the Council and others benefit from “deemed consent”, which means permission is not needed; this will depend on the size, position and illumination of the advert. Others advertisements will always need consent. For more information refer to the Control of Advertisements Regulations.

4.178 When deciding applications for advertisements the Council can have regard to considerations of amenity and public safety, as well as the Control of Advertisements Regulations. Draft Policy DM 13 sets the criteria by which amenity and public safety will be assessed in Epping Forest District in relation to advertisements. The design, colour, materials and positioning of all advertisements and signs should respect the character and style of the existing building and be appropriate within the street scene.

4.179 Historic buildings and structures can be particularly sensitive to the change in amenity caused by some advertisements that include illumination. The Heritage Asset Review found that some areas would benefit from Special Advertisement Control. Therefore the Council seeks to carefully control adverts affecting heritage assets including conservation areas, individual historic buildings and buildings that are locally listed.

4.180 Estate agents’ boards have deemed consent rights for their display and thus do not need approval from the Council to be displayed for a limited time period. The urban parts of the District and the frequency of sales and lettings can lead to a proliferation of estate agents boards, which are not always removed within the required timescale. This results in a build-up of boards, both legal and illegal, detracting from building façades and causing an untidy and cluttered street scene. In such situations the Council will seek the removal of deemed consent rights from the Secretary of State for this type of advertising.

Alternative Options

Retain existing policies	There is no existing policy in relation to this matter.
No policies	This approach would not address local community concerns regarding the provision of basements and lightwells.
New policy	This is needed in order to address community concerns and ensure proper consideration of the specific impacts relevant to these types of development taking into account the increase in the number of applications being received.

Draft Policy DM 13 Advertisements

The Issue

4.175 Poorly sited or badly designed advertisements and signs, including projecting signs, and illumination, particularly flashing illumination, can have a detrimental effect on the character and appearance of areas and may raise issues of public safety. National policy recognises this and makes provision for the control of advertisements.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Draft Policy DM 13 Advertisements

- A. Where advertisement consent is required, such consent will be permitted if the proposal respects the interests of public safety and amenity, and meets the following criteria:
- i) the design, materials and location of the advertisement respects the scale and character of the building on which it is displayed and the surrounding areas;
 - ii) any proposals will not result in a cluttered street scene, excessive signage, or proliferation of signs advertising a single site or enterprise;
 - iii) consent for signs to be illuminated will be considered in relation to impact on visual amenity, potential light pollution, road safety and functional need. Internally illuminated signs will not be permitted where heritage assets, a listed building or a conservation area is harmed; and
 - iv) illuminated signs will not be permitted in residential areas.

Alternative Options

No policies	This would not enable the Council to clearly set out how it will consider applications for Advertisement Consent.
New policy	A new policy would provide the opportunity to update the existing policy and to enable the Council to set out clearly what it expects with respect to proposals for Advertisements.

Draft Policy DM 14 Shopfronts and on street dining

The Issue

4.181 There is a need for a policy to ensure that proposals for new shopfronts are of a high quality and relate well to the scale and character of the original building and surrounding area. Attractive shopfronts make a positive contribution to local distinctiveness and enhance the vitality of the shopping frontage as well as the wider town centre.

What you told us?

- 4.182 Responses from the Community Choices consultation and stakeholder engagement included:
- the need to be more strict on the design of shop fronts, particularly in areas of heritage importance such as Ongar and North Weald Bassett;
 - the importance of strong policies for shop front design particularly in areas of heritage importance;
 - none specifically on street dining although the importance of shopfront design in historic areas was recognised.

Key Evidence

- National Planning Policy Framework: Section 7 Requiring good design;
- Planning Practice Guidance: Design

Preferred Approach

4.183 The Council considers that the distinctive character of shopping areas should be maintained by retaining or designing high quality shopfronts that refer to the architecture of the host building, neighbouring units and general scale and rhythm of the shop front widths in the area. New shopfronts should contribute positively towards a cohesive streetscape and attractiveness of the shopping parade. Materials, detailing craftsmanship and finishes are equally important in achieving high quality shop front design especially as they are viewed close up.

4.184 Shop fronts with poor quality materials, internally illuminated box fascias and intrusive signage add to visual clutter and detract from the appearance of the streetscape. Use of solid security shutters creates a fortress like atmosphere in town centres and neighbourhood parades when premises are closed, perpetuating fear of crime and personal safety. To reduce visual clutter from the frontage, the grille box should be designed to be hidden behind the fascia.

4.185 On street dining facilities can add to the vibrancy of town centres. However these should not disrupt normal pedestrian movement or other high street activities. Where possible, such facilities should integrate with the public realm of the surrounding area. The Council may consider limiting the hours of use through the use of planning conditions.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Draft Policy DM 14 Shopfronts and on street dining

Shopfronts

- A. The Council requires shopfronts, including their signs, security shutters and canopies, to be designed to a high standard and contribute to a safe and attractive environment. In particular:
- i) The Council will seek the retention of traditional shopfronts contributing to the visual, architectural or historic quality of the local townscape;
 - ii) Replacement shopfronts should relate to the host building and conserve original materials and features as far as possible;
 - iii) The alteration or replacement of an existing shopfront or the development of a new shopfront must allow for easy access by all members of the community; and
 - iv) Security shutters must be open mesh and, wherever possible, be located internally.

On street dining

- B. Proposals for on-street/forecourt dining must demonstrate the suitability of the proposed location having regard to the proximity of residential development and should:
- i) be integral and functionally related to the business; and
 - ii) provide sufficient space to not obstruct the pavement space.

Alternative Options

Retain existing policy	There are opportunities to strengthen the existing policy with regard to matters such as the retention of original shopfronts outside of conservation areas, access considerations, for canopies that do not involve advertising and security shutters.
No policy	This would not enable the Council to clearly set out how it will consider applications in relation to shopfronts, canopies and security shutters.

Climate change and environmental policies

4.186 The final set of draft development management policies address a wide range of aspects that relate to the wider, and site environment that pertains to individual developments. It includes additional requirements to those contained in the design policy section of the Plan and includes measures that address natural resources and mitigate against the impacts of climate change as well as assisting in places adapting to the changing climate.

Draft Policy DM 15 Managing and Reducing Flood Risk

The Issue

4.187 Parts of the District currently experience flooding from a range of sources. It is critical to manage flood risk in order to minimise harm to people and property. The location and design of buildings and their settings are key factors in reducing the risk of such damage. Climate change is projected to increase the risk of flooding and number of flooding incidents over the Plan period.

What you told us?

- 4.188 Responses from the Community Choices consultation and stakeholder engagement included:
- concerns regarding the increased occurrence and risk of local flooding resulting from changes to the climate, together with the impact of more development on flood risk and run off from new development as well as the occurrence of surface water flooding in some areas of the District including Epping, Theydon Bois and Ongar;
 - the importance of flood risk assessment including calls for flood risk assessment for all developments within flood risk areas ensuring that new building does not happen in areas at risk of flooding;
 - concern that sustainable drainage systems should also include existing development, rainwater harvesting measures should be included in new development, as should grey water systems and front gardens adapted for car parking need appropriate drainage;
 - concerns regarding the impact of flooding on agriculture and the decreased land mass available to absorb rainfall resulting from new building;
 - the Environment Agency supported the mention of Flood Risk Assessments and use of the sequential approach to location of development. Comments were made regarding specific locations put forward in the document;

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

- Essex County Council highlighted the joint working undertaken on surface water flooding matters and sustainable drainage systems (SuDs). The County is the lead local flood authority for Essex and from 2014 the SuDs approving body for major developments. In addition it leads on the production of Surface Water Management Plans;
- the role of the Lee Valley Regional Park in flood water storage was recognised, and the Park Framework recognises this role in addition to its role in managing water quality;
- it was recognised that the bulk of a policy response to matters of flood risk management and reduction is bounded by national policy and good practice guidance and is not an optional matter; and
- the Council should continue to pursue a robust approach to managing and reducing flood risk arising from all sources.

Key Evidence

- The Floods and Water Management Act 2010;
- National Planning Policy Framework: Core planning principles;
- National Planning Policy Framework: Section 10 Meeting the challenge of climate change, flooding and coastal change;
- Technical Guidance to the National Planning Policy Framework;
- Planning Practice Guidance : Flood Risk and Coastal Change;
- Epping Forest District Council Level 1 Strategic Flood Risk Assessment Update 2015 (and future updates);
- Essex Local Flood Risk Strategy 2013;
- Other Essex County Council flood risk management strategies and policies; and
- Loughton, Buckhurst Hill and Theydon Bois Surface Water Management Plan 2016

Preferred Approach

- 4.189 The Epping Forest District Council Strategic Flood Risk Assessment Level 1 Update 2015 (SFRA1) contains a great deal of detail on the matter of flood risk. The forms of flooding experienced in the District are: ‘fluvial’ from rivers and other watercourses; ‘pluvial’ from rain i.e. surface water flooding resulting from rain; and ‘groundwater’ flooding which is the emergence of water from the ground away from river channels. Locations within the District have experienced flooding that has caused damage to property.
- 4.190 The SFRA 1 identified surface water run off as the greatest risk to the District with regard to flooding. Due to the underlying geology and the presence of water courses in the area there will continue to be flood risks. The corridors of the River Lea and River Roding, including their main tributaries Cobbins and Cripsey Brooks contain the majority of the flood risk zones in the District – i.e. areas at risk from flooding by rivers. In particular the rapid onset, flash flooding of the smaller watercourse system is an ongoing concern.

4.191 Avoiding development in areas at risk of all types of flooding is the most effective way to minimise flood risk over the Plan period, coupled with careful provision of flood mitigation measures where water run off from buildings and the land can be managed. The approach to location of development, where reasonable, in areas where the risk of flooding is lowest, taking account of climate change and the vulnerability of types of development to flood is known as ‘sequential testing’. If necessary an ‘exceptions test’ is applied to the location of development to establish whether there is a way to locate and design the development within a flood risk area by exception and requires the proposed development to demonstrate: wider sustainability benefits to the community that outweigh the flood risk; and that it will be safe for its lifetime without increasing flood risk elsewhere. Some uses are more vulnerable to flood risk than others e.g. caravans and basement dwellings are ‘highly vulnerable’ whilst marinas are ‘water compatible’. The Planning Practice Guidance explains these distinctions and suitable approaches (Flood Risk and Coastal Change section). National policy explains that for the exception test to be passed: within the site the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; development is appropriately flood resistant and resilient, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to sustainable drainage systems (paragraph 103).

4.192 For areas of river flooding the SFRA Update 2015 for the District notes that these are principally flood risk zones 2 and 3, but can also contain areas of flood risk 1 where there are Critical Drainage Areas (as notified by the Environment Agency).

4.193 the EFDC Flood Risk Assessment Zones (FRAZ’s) have been defined by EFDC as catchments of ordinary watercourses identified as key areas where surface water run off is contributing to Main Rivers or areas of known historic flooding. The FRAZ’s are shown in Appendix B Figure 13 of the SFRA 1. Within FRAZ’s particular attention should be applied to surface water management, with the aim of reducing the cumulative impact of development throughout the District. A SWMP outlines the predicted risk and preferred surface water management strategy for areas under study. They identify local Critical Drainage Areas (CDAs) and site specific measures that could help reduce the risk of surface water flooding in these areas. The Council currently has in place one Surface Water Management Plan (SWMP) for Loughton, Buckhurst Hill and Theydon Bois (June 2016). Further SWMP may be carried out for other areas.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies!

- 4.194 Because flood risk can arise from development in a different location to the development itself, both existing and new development need to be considered in terms of associated flood risks. However, there can be opportunities to reduce flood risk overall and reduce the causes and impacts of flooding for instance, through the layout and form of development including green infrastructure (See Draft Policy SP4), by safeguarding land for flood risk management and designing off site works required to protect and support development. It is important to ensure that there is no net loss of flood storage.
- 4.195 The proposed Draft Policy DM15 follows the sequential approach and current national policy- it applies to all operations that are defined as development in Section 55 of the Town and Country Planning Act 1990 (see glossary) hence includes engineering operations such as ground works, conversions of buildings and extensions to existing buildings The draft policy will be applied across the District, taking into account all sources of flooding Flood risk should be assessed at the site level as this enables an understanding of the risk of flooding on site and the impact of flooding elsewhere.
- 4.196 The valuable information on Critical Drainage Areas and the EFDC Flood Risk Assessment Zones will be used to support decision making on planning applications. The Council seeks to improve drainage, hence reduce flood risk, within the Critical Drainage Areas and the FRAZs and ensure that site specific flood risks are properly assessed. This is also important to ensure that the cumulative impact of flood risk from development is reduced throughout the District. Therefore Draft Policy DM 15 will apply.
- 4.197 The Council will use its standard conditions on approvals for development to secure the relevant information required for assessments – these vary in accordance to the size of the development for proposals in these areas.

Draft Policy DM 15 Managing and reducing flood risk

- A. The Council will ensure that all proposals for new development avoid and reduce the risk of flooding to future occupants and do not increase the risk of flooding elsewhere;
- B. The overall aim is to steer new development into Flood Zone 1 or to areas with the lowest probability of flooding; Any proposals for new development (except water compatible uses) within Flood Zone 2 and 3a will be required to provide sufficient evidence for the Council to assess whether the requirements of the Sequential Test and Exception Test, have been satisfied*.
- C. Proposals within the flood zones 2 and 3a must be informed by a site specific Flood Risk Assessment (FRA) taking account of all potential sources of flooding and climate change allowances and should:

- i) demonstrate the application of a sequential approach for the development of individual sites to ensure highest vulnerability of land uses are located in areas of the site that are at lowest risk of flooding; preserve overland ii) flood and flow routes and ensure there is no net loss of flood storage;
 - iii) ensure that there is no adverse effect on the operational functions of any existing flood defence infrastructure;
 - iv) provide adequate flood storage and compensation on site, or if this is not possible, provided off site;
 - v) where appropriate, set out the mitigation measures that will be incorporated on site to manage residual flood risk including finished floor levels set no lower than 300mm above the 1 in 100 chance in any given year, including an allowance for climate change, flood level or in line with any future revision of the Environment Agency's Standing Advice+;
 - vi) contribute to naturalising watercourses where opportunities arise, in line with Policy DM 17 (Watercourses and Flood Defences).
- D. All proposals for new development will be required to:
- i) manage and reduce surface water run-off, in line with Policy DM 16 (Sustainable Drainage Systems);
 - ii) manage water and waste water discharges, in line with Policy DM 18 (On-site Management of Waste Water and Water Supply);
 - iii) ensure safe access and egress for future users of the development and an appropriate emergency evacuation plan where appropriate.
- E. All proposals for development within a Critical Drainage Area (CDA) or an EFDC Flood Risk Assessment Zone (FRAZ) will be required to provide a site specific flood risk assessment consisting of: an assessment of the risks involved, focussing predominantly on surface water and ordinary watercourses; details of any mitigation measures on site where required (e.g. increased thresholds); and a drainage strategy incorporating the use of SuDs (see DM 16) to mitigate any impacts of site.
- F. With the exception of water compatible uses and essential infrastructure, subject to passing the Exception Test, development in areas designated in Epping Forest District's Strategic Flood Risk Assessment or as determined by specific Flood Risk Assessment as being within Flood Zone 3b will not be permitted.

* Note: for new development except those listed in NPPF Technical Guidance Table 3 – in these Zones a Sequential Test and Exceptions Test must be satisfied

+ Note: the most up to date technical advice and guidance are always used.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Alternative Options	
Retain existing policy	The existing policies were adopted prior to the Floods and Water Management Act 2010 and publication of the NPPF, PPG and technical guidance.
No policy	This would prevent the Council from setting out how it expects applicants to address matters in respect of flood risk, critical drainage areas and local flood risk zones which are relevant considerations for the District.

Key Evidence

- The Floods and Water Management Act 2010;
- National Planning Policy Framework: Section 10 Meeting the challenge of climate change, flooding and coastal change;
- Planning Practice Guidance: Flood Risk and Coastal Change;
- Non-statutory technical standards for sustainable drainage systems, DEFRA 2015;
- Epping Forest District Council Level 1 Strategic Flood Risk Assessment Update 2015;
- Essex Local Flood Risk Management Strategy 2013; and
- Loughton, Buckhurst Hill and Theydon Bois Surface Water Management Plan 2016.

Preferred Approach

- 4.200 The Strategic Flood Risk Assessment Level 1 Update 2015 (SFRA 1) identified surface water run off as the greatest risk to the District with regard to flooding. The Council currently has in place one Surface Water Management Plan for Loughton, Buckhurst Hill and Theydon Bois (2016).
- 4.201 Surface Water run-off is the excess water that flows off the land as a result of rainfall that is unable to filter through the soil. Surface water flooding occurs when high intensity or prolonged rainfall generates run off which flows over the surface of the ground and ponds in low lying areas. It can be especially problematic when the ground is saturated or when the drainage network has insufficient capacity to cope with the additional flow. Climate change is projected to increase the frequency and intensity of heavy rainfall events, placing greater pressure on traditional drainage systems.
- 4.202 All development has the potential to increase the risk of surface water flooding. Sustainable Drainage Systems (SuDS) are an important tool in managing surface water flood risk. SuDS mimic natural drainage systems and retain water at or near a site when rain falls. They can also be of added benefit by enhancing biodiversity and amenity through design treatments and incorporate trees and other vegetation. The Council seeks to manage surface water run off as close to the source as possible and will apply a hierarchy of drainage solutions as outlined in Draft Policy DM 16, prioritising sustainable solutions. Proposals should seek to maximise the value of SuDS by making use of their features, such as trees, green space and clean water at the surface, to improve the value of landscapes and to strengthen the sense of place.
- 4.203 There are numerous types of SuDS including swales, ponds, green walls and brown, blue and green roofs. 'Green roofs' are a design feature that is planted whilst 'brown roofs' are composed of soil allowed to colonise with plants naturally and 'blue roofs' are themselves water features. All of these design elements slow the rate of run off of rainwater from land or buildings. In addition, paying attention to designing permeable surfaces in development assists with drainage (see also DM 9).

Draft Policy DM 16 Sustainable Drainage Systems

The issue

- 4.198 Avoiding development in areas at risk of all types of flooding is the most effective way to minimise flood risk over the Plan period. This needs to be coupled with careful provision of flood mitigation measures where run off can be managed. National policy gives priority to sustainable drainage systems which manage run off (paragraph 103).

What you told us?

- 4.199 Responses from the Community Choices consultation and stakeholder engagement included:
- (see also responses noted above for Draft Policy DM 15);
 - there is increasing pressure on surface water and sewer drainage systems from development;
 - the use of permeable surfacing and landscaping to assist in managing run off should be encouraged;
 - the Environment Agency noted that green field run off rates should be the aim for all new developments. Green roofs should be promoted within a policy given their numerous benefits, as should increasing permeable surfaces in development for the purposes of drainage; and
 - the issue of maintenance of sustainable drainage systems in new development needs to be addressed.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

4.204 Applicants will be expected to demonstrate that the SuDS will function effectively over the lifespan of the development, by ensuring adequate arrangements for their management and maintenance. Attention should be paid to the most up to date Technical Guidance from: Government; British Water and the Environment Agency and Essex County Council.

Draft Policy DM 16 Sustainable Drainage Systems

- A. All proposals for new development must seek to manage surface water as close to its source as possible in line with the following drainage hierarchy:
- i) store rainwater for later use;
 - ii) use infiltration techniques, such as porous surfaces in non-clay areas. Porous surfaces are suitable in areas of clay but must be adequately tanked with an outfall. Epping Forest District is predominantly clay so any infiltration proposals must be subject to and pass the relevant percolation tests;
 - iii) attenuate rainwater in ponds or open water features for controlled release;
 - iv) attenuate rainwater by storing in tanks or sealed water features for controlled release.
- B. Other methods including and in line with the following hierarchy will be acceptable only if it can be shown that this will not result in any increased flood risk and more sustainable methods are not practicable:
- i) controlled discharge of rainwater direct to a watercourse/ surface water body;
 - ii) controlled discharge rainwater to a surface water sewer/drain;
 - iii) controlled discharge rainwater to the combined sewer.
- C. The Council will encourage the use of green, brown and blue roofs.
- D. The Council will require Sustainable Drainage Systems (SuDS) to be sensitively incorporated into new development by way of site layout and design, having regard to the following requirements:
- i) all major development proposals will be required to reduce surface water flows to the 1 in 1 greenfield run-off rate and provide storage for all events up to and including the 1 in 100 year critical storm event including an allowance for climate change, and include at least one source control SuDS measure resulting in a net improvement in water quantity or quality discharging to a sewer;

- ii) all brownfield development proposals should aim to achieve the 1 in 1 greenfield run-off rate and, at a minimum, achieve a 50 per cent reduction in existing site run-off rates for all events, including an allowance for climate change, SuDS measure resulting in a net improvement in water quantity or quality discharging to a sewer; and
 - iii) all 'minor' and 'other' development proposals should aim to achieve the 1 in 1 greenfield run off rate where possible, including an allowance for climate change, or a rate as otherwise agreed with the Council
 - iv) for all development where the greenfield runoff rate cannot be achieved justification must be provided to demonstrate that the run-off rate has been reduced as much as possible.
- E. Where Sustainable Drainage Systems are implemented they will be expected to:
- i) meet the requirements set out in the Council's relevant local standards and guidance, and/or national standards where agreed;
 - ii) incorporate measures identified in Surface Water Management Plans;
 - iii) be designed to maximise biodiversity and local amenity benefits, and where appropriate, ensure that SuDS techniques provide for clean and safe water at the surface;
 - iv) improve water quality; and
 - v) full details of the means of achieving future management and maintenance of the SuDS scheme to ensure that it will function effectively over the lifespan of the development will be required, including responsibilities and funding.
- F. The Council will give consideration to adopting SuDS. Contributions in the form of commuted sums or CIL will be sought for maintenance if adopted by the Council.
- G. Where SuDS cannot be implemented due to site constraints (such as land contamination) robust justification must be provided along with proposed alternative approaches to surface water management.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Alternative Options	
Retain existing policy	The existing policy was adopted prior to the publication of The Floods and Water Management Act 2010, NPPF, PPG and technical guidance and is therefore out of date.
No policy	This would prevent the Council from setting out how it expects applicants to address matters in respect of flood risk and sustainable drainage which is a relevant consideration for the District.

- 4.208 The most effective way to reduce flood risk is to enable the watercourses to operate naturally, however in urban areas these have been redirected, and culverted over the years whilst areas of land that may have been used for water storage during flood have been developed. Such changes can now contribute to the risk of flooding. The Environment Agency advises that in order to manage flood risk where there are opportunities to re-naturalise water courses, and provide land for flood storage, these should be taken. Development proposals should therefore account for these matters in design wherever possible.
- 4.209 Where it is not possible to re-naturalise water courses then development must pay particular attention to ensuring that the existing built defences such as walls and culverts serving the development are fit to last, and will be maintained throughout the lifetime of the development.

Draft Policy DM 17 Protecting and enhancing watercourses and flood defences

The issue

4.205 National policy notes that opportunities offered by new development should be used to reduce the causes and impacts of flooding. Historical development has included changes to natural watercourses that do not necessarily assist in modern flood management. In addition new development should not reduce the quality of an adjacent water course.

What you told us?

- 4.206 Responses from the Community Choices consultation and stakeholder engagement included:
- Responses noted for DM 15 and DM 16 also apply;
 - Given the requirement to deliver the levels of development needed over the Plan period, the focus of policy should be on reducing the impact of new and existing development and building in resilience to climate change;
 - The Environment Agency highlighted that policies should actively encourage the creation, restoration and enhancement of habitats including river restoration, deculverting, buffer zone creation/ protection and wetland creation. These also act as measures to manage the overall risk of flooding.

Key Evidence

- The Floods and Water Management Act 2010;
- National Planning Policy Framework: Section 10 Meeting the challenge of climate change, flooding and coastal change;
- Planning Practice Guidance: Flood Risk and Coastal Change

Preferred Approach

4.207 In order to manage the risk of flooding to properties close to watercourse buffers of open land should be applied between the water course and new buildings.

Draft Policy DM 17 Protecting and enhancing watercourses and flood defences

- A. New development must be set back at a distance of at least 8 metres from a main river* and an ordinary watercourse**, or at an appropriate width as agreed by the Council and/or the Environment Agency, in order to provide an adequate undeveloped buffer zone.
- B. All major development will be required to and minor development will be expected to:
 - i) investigate and secure the implementation of environmental enhancements to open*** sections of the river or watercourse if appropriate; and
 - ii) investigate and secure the implementation of measures to restore culverted sections of the river or watercourse, if appropriate.
- C. The Council will resist proposals that would adversely affect the natural functioning of main rivers and ordinary watercourses, including through culverting.
- D. Where appropriate the Council will require proposals to include a condition survey of existing watercourse infrastructure to demonstrate that it will adequately function for the lifetime of the development, if necessary, the proposal must make provision for repairs or improvements.
- E. Development on or adjacent to a watercourse must not result in the deterioration of the quality of that watercourse and must not impact on the stability of the banks of a watercourse or river.

* the main rivers and their associated tributaries are the River Lea, River Lee Navigation and Stort Navigation River Roding, Nazeing Brook, Cobbins Brook and Crispsey Brook

** the ordinary watercourses are those that are not Main Rivers.

*** Open in this context means any length of watercourse that is not culverted.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies¹

Alternative Options

Retain existing policy	The existing policy was adopted prior to the publication of The Floods and Water Management Act 2010, NPPF, PPG and technical guidance and is therefore out of date.
No policy	This would prevent the Council from setting out how it expects applicants to address matters in respect of protecting and enhancing watercourse and flood defences which are relevant considerations for the District.

- it was recognised that the bulk of a policy response to matters of waste water and water supply is bounded by national policy and good practice guidance and is not an optional matter;
- the Council should continue to pursue a robust approach to managing waste water and water supply as far as it is able within its powers.

Draft Policy DM 18 On site management and reuse of waste water and water supply

The issue

4.210 There is a clear need to ensure that surface water, foul water drainage and treatment occur effectively for the protection of human health and the wider environment. In order for development to function effectively it should not cause any pollution to water bodies or controlled waters including ground water.

What you told us?

4.211 Responses from the Community Choices consultation and stakeholder engagement included:

- concerns regarding the capacity of the surface water and foul drainage systems to cope with current and future demand arising from additional development;
- reinvestment in sewers is needed;
- concerns regarding water pressure in some areas and the ability to supply water to new development given the current stress on supply;
- the separation of surface water drainage and foul water drainage is critical and efforts must be made to upgrade combined systems in old properties;
- Thames Water the statutory sewage undertaker for the District and statutory water undertaker for the south and south western part of the District highlighted its heavy reliance on the planning system to ensure that infrastructure is provided ahead of the development through phasing or use of planning conditions;
- the Environment Agency highlighted the importance of consideration of the EU Water Framework Directive and that some of the main rivers in the District are classified as poor or bad ecological status or potential. A policy should be in place to improve the status of the rivers in the District;

Key Evidence

- The Floods and Water Management Act 2010;
- Environmental Permitting Regulations 2010;
- EU Water Framework Directive;
- Thames River Basin Management Plans;
- National Planning Policy Framework: Section 10 Meeting the challenge of climate change, flooding and coastal change;
- Planning Practice Guidance: Flood Risk and Coastal Change.

Preferred Approach

4.212 National policy sets out that local authorities should adopt proactive strategies in regard to climate change resilience and take full account of water supply and demand considerations. They should include Local Plan policies to deliver the provision of infrastructure including waste management, water supply and wastewater.

4.213 The EU Water Framework Directive established a framework for the protection and improvement of rivers and lakes, estuaries, coastal waters and groundwater. As set out development must not result in the deterioration of the water quality status of a waterbody and must not prevent the future attainment of 'Good Ecological Status', or 'Good Ecological Potential' if the watercourse is artificial or heavily modified. In addition the chemical quality of the watercourse is important as it has the potential to affect the biological quality. The ecological potential or status of the water bodies in the District varies although most of these water bodies do not fall under the ambit of the Water Framework Directive. The Thames River Basin Management Plan is designed to implement the Directive. It seeks by 2027 at the latest that all relevant water bodies in the area should be of 'good ecological status'. During the Plan period the Council seeks to take any measures that are within its powers to improve the quality of these water bodies and is in discussion with the Environment Agency and the statutory water undertaker (Thames Utilities Ltd) to establish how to influence these beyond dealing with any historical misconnection problems from properties. Sustainable drainage systems are considered to be able to contribute to improvements in water quality given their potential to 'filter' run off water. All new development must avoid any detriment to water quality.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

4.214 The Environment Agency has identified Groundwater Source Protection Zones for 2000 groundwater sources used for public drinking water supply nationally. The zones show the potential for contaminant migration to the water source/ resource from any activities that might cause pollution in the area. The closer the activity the greater the risk. The groundwater source catchments are divided into zones that relate to the travel time of water from any point below the water table to the source. The Lea Valley contains some areas of Groundwater Source Protection Zones in the Inner Zone 1 (50 day travel time) and Outer Zone 2 (400 day travel time) and Total Catchment Zone 3. The Environment Agency use the zones in conjunction with the Groundwater Protection Policy to set up pollution prevention measures in areas which are at higher risk and to monitor the activities of potential polluters nearby. Although not considered in national source protection zones, the Lea Valley within the District is especially sensitive to groundwater contamination, as a whole, due to the history of gravel extraction and landfilling. There are also significant numbers of private water supplies in the area which require protection.

4.215 The Council expects developers to work with the water companies to ensure that their proposals can be suitably serviced with water supply and make considerate use of water saving measures such as grey water systems and rain water harvesting (please see also Draft Policy DM 9). In addition to ensure the suitable arrangements for foul water drainage and treatment from their developments and respect for the Groundwater Source Protection Zones and the environment in general.

4.216 This will also apply to operators of commercial developments to ensure that contaminated surface water is properly treated in order to protect drainage systems, watercourses and the environment in general. For example, from car/ lorry washes hardstanding.

4.217 In the majority of cases the Council does not have the power to refuse planning permission in relation to connections to the public sewer whilst the statutory undertakers' role is to provide connections to the public sewer and their ability to refuse to make connections is limited. Therefore, planning applications should be referred to the statutory undertaker for assessment. The applicant will be expected to provide proof of the adequacy of the proposals in respect of water supply and foul drainage via correspondence from the statutory undertaker. The Council will use standard conditions to manage this aspect of the development.

Draft Policy DM 18 On site management of waste water and water supply

- A. The Council will expect applications to set out how they will ensure that there is adequate surface water, foul drainage and treatment capacity to serve their development and demonstrate that it does not impact on the adequacy of existing development in this regard. All proposals for new development will be required to:
 - i) ensure the separation of surface and foul water systems; and
 - ii) implement sustainable drainage systems, in line with Policy DM 16.
- B. Where the local public sewer network does not have adequate capacity to serve the existing and proposed development proposals will be required to demonstrate that it provides for suitable alternative arrangements for storing, treating and discharging foul water.
- C. The Council will give preference to mains foul drainage and will seek to restrict the use of non-mains drainage for foul water disposal, particularly in Groundwater Source Protection Zones, in line with Environment Agency guidance. The location of and likely impact on the private water supplies within the District must also be taken into account. Where non-mains drainage is proposed for the disposal of foul water, a foul drainage assessment will be required to ensure the most sustainable drainage option will be implemented.
- D. All proposals for new development will be required to:
 - i) ensure that there is adequate water supply infrastructure capacity both on and off site to serve the development with wholesome water of sufficient quantity, flow rate and pressure, without adversely impacting on existing users; and
 - ii) make provision for the installation and management of measures for the efficient use of mains water and where possible with direct connection to the mains public water supply. Please also refer to Policy DM 19 below.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Alternative Options	
Retain existing policy	Whilst there is a general policy regarding infrastructure adequacy it is considered that a more specific policy would be appropriate taking account of water specific infrastructure adequacy and to respond to the EU Water Framework Directive and related new legislation, the Floods and Water Management Act 2010, NPPF, PPG and technical guidance.
No policy	This would prevent the Council from setting out how it expects applicants to address matters in respect of on site management of waste water and water supply which are relevant considerations for the District.

Key Evidence

- National Planning Policy Framework: Meeting the challenge of climate change, flooding and coastal change;
- Planning Practice Guidance: Housing Optional Technical Standards – Water Efficiency;
- Environment Agency Water Stress Areas Classification (2013) – Anglian Water’s classification for the purposes of Regulation 4 of the Water Industry (Prescribed Condition) Regulation 1999 (as amended);
- Epping Forest District Council Carbon Reduction and Renewable Energy Assessment 2013;
- BREEAM UK New Construction (2014) Building Research Establishment

Preferred Approach

- 4.220 The District, served by Thames Water and Affinity Water for mains water potable water supplies and a number of private water companies, is classed as being in an area of ‘serious water stress’ (Environment Agency Water Stressed Areas Classification 2013). In such areas it is recommended that there is implementation of water efficiency standards in order to manage demand on the water environment.
- 4.221 The average UK consumption of water is 150 litres per person per day (in the home). As set out in government guidance the Council has the option to set additional technical requirements in the Local Plan on exceeding the minimum standard (125 litres per person per day) required by Building Regulations in respect of water efficiency. The tighter Building Regulations optional requirement expected by the Council is 110 litres per person per day (roughly 30% less than average consumption).
- 4.222 Given the significant pressure on the water supply in the District conditions will be required on planning permissions to ensure the standard is met. There are many routes to achieving the standard such as the use of grey water systems and rainwater harvesting together with water efficient fittings and appliances.
- 4.223 With respect to non residential development the Council considers it reasonable to require a similar percentage reduction in water consumption as that for residential uses recognising that some commercial uses need more water for operational processes.
- 4.224 The Code for Sustainable Homes provides a useful benchmark to assist in water efficiency measures and the BREEAM 2014 for New Construction is the relevant standard for non- domestic new build property. Whilst the Council recognises that it cannot impose the BREEAM standard the draft policy below sets out the Council expectation of a reduction in water usage in non-residential buildings commensurate with that achieved by the optional requirement for residential development.
- 4.225 Water efficiency of non residential buildings can be demonstrated with reference to the BREEAM manual metrics.

Draft Policy DM 19 Sustainable Water Use

The issue

4.218 It is important to manage the water resources that serve the District as it is in an area of serious stress on water resources. Consequently the use of water efficiency measures in buildings is appropriate.

What you told us?

- 4.219 Response from the Community Choices consultation and stakeholder engagement included:
- concerns regarding water pressure in some areas;
 - concerns regarding the ability to supply water to new development given the current stress on supply and summer shortages;
 - rainwater harvesting measures should be included in new development, as should the recycling of water in new buildings i.e. grey water systems;
 - measures to reduce water usage should be promoted;
 - new build should incorporate sustainability provisions including carbon saving measures;
 - require the optional standard of water efficiency for new buildings given the location of the District in an area of Water Stress as identified by the Environment Agency;
 - the measures should be treated holistically through recognised standards such as BREEAM or Code for Sustainable Homes.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'



Sustainable energy solar panels

Draft Policy DM 19 Sustainable Water Use

A. Development will need to demonstrate that:

- i) Water saving measures and equipment is incorporated in all new development
- ii) New homes (including replacement dwellings) meet a water efficiency standard of 110 litres or less per person per day;
- iii) New non-residential development of 1000sqm gross floor area or more aims to achieve at least a 30% improvement over baseline building consumption.

The above applies unless it can be clearly demonstrated that it would not be feasible on technical or viability grounds.

B. Where new national standards exceed those set out above, the national standards will take precedence.



Sustainable energy solar panels

Alternative Options

Retain existing policy	There is no existing policy regarding sustainable water use.
No policy	This would not enable the Council to respond to issues of water stress within the District.

Draft Policy DM 20 Low Carbon and Renewable Energy

The issue

4.226 National policy provides that local authorities should adopt proactive strategies with regard to climate change resilience and have a positive strategy to promote energy from low carbon and renewable energy. It notes that local authorities should recognise the responsibility of all communities to contribute to energy generation from renewable or low carbon sources.

What you told us?

4.227 Responses from the Community Choices consultation and stakeholder engagement included:

- new build should incorporate sustainability provisions including carbon saving measures;
- the measures should be treated holistically through recognised standards such as BREEAM or Code for Sustainable Homes;
- more use of alternative and green energy has to be encouraged, and energy saving promoted;



Sustainable transport

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

- existing buildings should be made more energy efficient, and zero carbon over the Plan period;
- new buildings should be energy efficient with built in measures and not just recommendations to developers;
- set standards for renewable energy in development and enforce them;
- small scale renewable energy schemes are preferred;
- provide policy for residential and industrial development to provide renewable infrastructure as part of initial construction;
- district heating schemes would be most suitable in the area, fuelled by renewable sources and residential areas using spare heat and power from industrial uses would be valuable if possible;
- support community energy generation on a small scale with a long term view of people owning their own energy generation for their homes and communities;
- views differ regarding the suitability of large scale wind and photovoltaic power (sun farms) installations in the District.

Key Evidence

- Climate Change Act 2008;
- National Planning Policy Framework: Section 10 Meeting the challenge of climate change, flooding and coastal change;
- Planning Practice Guidance: Climate Change, Renewable and low carbon energy;
- Epping Forest District Council Carbon Reduction and Renewable Energy Assessment 2013.

Preferred Approach

- 4.228 National policy notes that local authorities should include Local Plan policies to deliver the provision of energy infrastructure including heat. Low carbon and renewable energy measures take a variety of forms including commercial ‘farms’ that whilst intrusive generate energy on a large scale, individual installations for individual properties (micro generation) and schemes that include a number of properties (district heating schemes). Some householder installations are permitted development not requiring planning permission.
- 4.229 The Council wishes to encourage new development that designs from the outset an environment of zero or low carbon energy use rather than retrofits installations to standard traditional designs. The retrofitting of renewable energy installations on existing development is considered acceptable in principle.

4.230 The Council recognises the need for energy generation to support development and seeks the generation of low carbon and renewable energy. The Council also recognises the findings of the Carbon Reduction and Renewable Energy Assessment in its conclusions that the potential in the District for large scale renewable energy production is hampered by the policy designation of the Green Belt. National Policy does not rule such development out but notes that elements of many renewable energy projects will comprise inappropriate development. In such cases the demonstration of very special circumstances would be required for proposals to proceed (paragraph 91). In any case careful consideration of the impact of proposals on the openness of the Green Belt is needed. More positively, the Assessment concluded that small scale renewable energy schemes of all kinds can be accommodated in the District and incorporation in the design of development on larger sites is feasible and viable as would be installations on individual buildings.

4.231 Decentralised heating is supported by national policy as a form of renewable or low carbon decentralised energy supply, and a means of meeting requirements of the Climate Change Act on carbon remission reduction. Decentralised or community energy schemes can be connected into larger District wide schemes.

4.232 A key characteristic of district heating schemes are that an ‘anchor’ high demand energy user is needed to support the viability of the scheme. The Councils Carbon Reduction and Renewable Energy Assessment 2013 found the potential for combined heat and power (CHP) networks in the glasshouse industry to be significant in terms of carbon savings – if powered by traditional energy sources this is heavily reliant upon the fuel markets and there are viability concerns. However, if it is practical to provide through renewable energy sources then there is potential.

4.233 It is possible that future redevelopment or extension of industrial areas may give rise to the suitable conditions for district heating schemes, or purely support site wide communal energy systems that may be connected to district heating networks at a later date. A small number of gas fired combined heat and power plants exist in the District.

4.234 Large scale residential development is a clear candidate for the use of communal energy schemes that may later be connected to wider district networks.

4.235 The proposed draft policy seeks to support appropriate low carbon and renewable technologies including district heating networks as part of a package of measures to assist in delivering more energy efficient development. All major development should incorporate site wide communal energy systems that serve all energy demands from within the development and should have the ability to connect to district heating networks where possible.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Draft Policy DM 20 Low Carbon and Renewable Energy

- A. The incorporation of low carbon and renewable energy measures in new and existing development will be encouraged with regard to both stand alone installations and micro renewables integrated into development.
- B. Low carbon and renewable energy technologies will be permitted provided that:
- i) they do not have any adverse impact on the integrity of any European sites, wildlife sites, protected species or habitats or the openness of the Green Belt;
 - ii) a positive assessment is provided demonstrating how any impacts on the environment and heritage assets, including cumulative landscape, noise, visual, air quality and emissions, traffic generation impacts can be avoided or mitigated through careful consideration of location, scale and design;
 - iii) the benefits of the proposal are clear with regard to the amount of heat or electricity generated and consequential reduction in greenhouse gases, and the local individual or community benefit including community ownership or shareholding of a scheme;
- C. The use of combined heat and power (CHP), and/or combined cooling, heat and power (CCHP) and district heating will be encouraged in new developments.
- D. All major development will be required to incorporate infrastructure for district heating, and will be expected to connect to any existing suitable systems (including systems that will be in place at the time of construction), unless it is demonstrated that this would render development unviable.
- E. Where a district heating scheme is proposed as part of a major development the Council will expect the scheme to demonstrate that the proposed heating and cooling systems (CHP/CCHP) have been selected considering the heat hierarchy in line with the following order of preference:
- i) connection with existing CHP/CCHP distribution networks;
 - ii) site wide CHP/CCHP fed by renewables;
 - iii) communal CHP/CCHP fuelled by renewable energy sources;
 - iv) gas fired CHP/CCHP.

Alternative Options

Retain existing policy	There is currently a policy for renewable energy that does not extend to low carbon solutions or district heating schemes.
No policy	If no policy is provided the opportunity would be lost for the Council to secure the benefits to addressing climate change issues.

Draft Policy DM 21 Local environmental impacts, pollution and land contamination

The issue

4.236 National policy supports the planning system to prevent both new and existing development from contributing to environmental damage and putting people and the environment at risk, or subjecting them to the adverse effects from unacceptable levels of soil, air, water, light or noise pollution or land instability. These factors impact significantly on living conditions and include the potential disruption from the demolition and redevelopment of buildings. The NPPF also notes that planning should remediate and mitigate despoiled, degraded, derelict, contaminated and unstable land where appropriate.

What you told us?

- 4.237 Responses to the Community Choices consultation and stakeholder engagement included:
- concerns regarding the noise, light and air pollution arising from new development, in particular regarding road traffic emissions and noise, and that from North Weald Airfield flights;
 - concerns regarding the impact of additional development and traffic generated on air quality and consequently human health, wildlife, and the Epping Forest;
 - the Environment Agency seeks Local Plan policy to ensure that potential contamination at a site is fully investigated and remediated.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies!

Key Evidence

- Part 2A of the Environmental Protection Act 1990;
- Environmental Permitting Regulations 2010;
- Ambient Air Quality Directive 2008;
- EU Water Quality Framework;
- National Planning Policy Framework: Core planning principles;
- National Planning Policy Framework: Section 11: Conserving and enhancing the natural environment;
- Planning Practice Guidance: Land affected by contamination, Light Pollution, Noise;
- EFDC Contaminated Land Strategy 2000.

Preferred Approach

4.238 The aim in plan making should be to minimise pollution and other adverse effects on the local and natural environment and subsequently humans and other species. The prevention of unacceptable risks from pollution and land instability should be accounted for in consideration of the location of development and the impact on health and the environment taken into account. Some engineering operations and ground works can cause pollution such as the movement of significant amounts of soil, or fill with inert waste to re-contour land. Therefore all types of development fall within this policy.

4.239 National policy notes that where a site is affected by contamination or land instability it is the responsibility of the developer or landowner to ensure that a safe development is secured. However, planning policy and decision making is required to ensure that any site is suitable for its use taking account of ground conditions and land stability including from former activities and pollution from former uses. Such assurance can be taken from site investigation information prepared by a competent person. The NPPF defines the competent person to prepare site investigation information as being “a person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation.”

4.240 Contamination of land in the District largely arises from previous industrial activity, waste disposal, accidental spillages and transportation. Many processes are now controlled under legislation but historically this was not the case and hence we are left with a legacy of contaminated land and surface/ground waters that potentially may need to be addressed. (Refer EFDC Contaminated Land Strategy 2000).

4.241 The construction process, whether accompanied by demolition or other ground preparation, can cause a significant degree of noise, dust and vibration within the locality. Some types of development such as basement development are particularly extreme examples of such disruption. The Council seeks to minimise these impacts and the use of Construction Management Statements, agreed with the Council, include matters such as hours of operation on site. In addition, the reuse of materials on site reduces waste, as well as the amount of materials removed from site and contributes to an overall reduction in the use of materials reducing the carbon footprint of development.

4.242 The following draft policy seeks to ensure that these factors are effectively considered and managed in assessing the suitability of development, acquiring evidence to support decisions made on planning applications, and requiring management statements setting out the process and rules for the reduction of nuisance in the demolition and construction process.

Draft Policy DM 21 Local environmental impacts, pollution and land contamination

- A. The Council will require that local environmental impacts of all development proposals do not lead to detrimental impacts on the health, safety, well being and the amenity of existing and new users or occupiers of the development site, or the surrounding land. These potential impacts can include, but are not limited to, air and water (surface and groundwater) pollution, dust, noise, vibration, light pollution, odours, and fumes as well as land contamination.
- B. The Council will:
- i) resist development that leads to unacceptable local environmental Impacts, including, but not limited to, air pollution, noise and vibration, light pollution, odours, dust and land and water contamination;
 - ii) require that activities likely to generate pollution are located away from sensitive uses and receptors where possible, practical and economically feasible;
 - iii) require development proposals to mitigate and reduce to a minimum any adverse local environmental impacts and activities that may have wider cumulative effects;
 - iv) where there are unacceptable risks of contamination and land instability, require these to be properly addressed through remediation. If remediation measures are not suitable then planning permission will be refused.
 - v) Where necessary, the Council will set planning conditions to reduce local environmental impacts on adjacent land uses to acceptable levels.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Land Contamination

- C. The Council promotes the remediation of contaminated land through development where possible. Potential contamination risks will need to be properly considered and adequately mitigated before development proceeds. To deliver this the Council will require development proposals on contaminated land:
- i) to be informed by a desk top study and preliminary risk assessment, including an assessment of the site's history, potential contamination sources, pathways and receptors;
 - ii) where necessary to undertake a site investigation and detailed risk assessment in line with current best practice guidance, including where appropriate physical investigations, chemical testing and assessments of ground gas risks and risks to groundwater;
 - iii) where necessary to provide a remediation strategy that sets out how any identified risks from the assessments above are going to be addressed. If remediation measures are not suitable then planning permission will be refused;
 - iv) where necessary to provide a long term maintenance and monitoring regime for the mitigation of any on going risk and identify the person/s responsible for the regime;
 - v) where necessary, to provide a validation report once remediation has taken place, including evidence that demonstrates that risks from contamination have been controlled effectively; and
 - vi) to ensure that all above assessments and investigations are carried out by a competent person.

Construction and demolition

- D. The Council will seek to manage and limit environmental disturbances during construction and demolition as well as during excavations and construction of subterranean developments. To deliver this the Council requires the submission of Construction Management Statements for the following types of developments:
- i) all major developments;
 - ii) any basement developments;
 - iii) developments of sites in confined locations or near sensitive receptors;
 - iv) if substantial demolition/excavation works are proposed.
- E. In addition the Council supports the use of sustainable design and construction techniques, including where appropriate the local or on-site sourcing of building materials enabling reuse and recycling on site.



Countrycare volunteers at Bobbingworth



Countrycare volunteers at Bobbingworth

Alternative Options

Retain existing policy

The existing policies were adopted prior to the publication of the NPPF and PPG. In addition there are opportunities to combine the existing policies to make more user friendly.

No policy

If no policy were provided the Council would not be able to provide what it expects from applicants to address with regard to these matters.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

chapter 5

Places

Introduction

5.1 This section sets out the vision and policies for settlements and Town Centres within the District. The District's settlements are listed in Figure 5.1, which is taken from the Settlement Hierarchy Technical Paper (2015), and the Town Centres are as identified in the Town Centre Review (2016). Visions and policies have been produced for all settlements categorised as a Town or Large Village, as these represent the largest settlements within the District. In addition, visions and policies are included for a number of Small Villages and Hamlets which have been identified as having employment potential, or which have sites allocated within them. For each settlement, the proposed vision and aspirations up until 2033, the proposed site allocations and associated alterations to the Green Belt boundary, the resulting infrastructure requirements and the approach to promoting and managing Town and Small District Centres are presented.

Figure 5.1 Settlements in Epping Forest District

Category	Settlement
Town	Chipping Ongar, Epping, Loughton/ Loughton Broadway, Waltham Abbey
Large Village	Buckhurst Hill, Chigwell, North Weald Bassett, Theydon Bois
Small Village	Abridge, Chigwell Row, Coopersale, Fyfield, High Ongar, Nazeing, "Matching" (incorporating Matching Green, Matching Tye and Matching), Roydon, Sheering, Stapleford Abbots, Thornwood

Alternative Options

Hamlet	Abbess Roding, Beauchamp Roding, Berners Roding, Bobbingworth, Broadley Common, Bumbles Green, Dobb's Weir, Epping Green, Fiddlers Hamlet, Foster Street, Hare Street, Hastingwood, High Beach, High Laver, Jacks Hatch, Lambourne End, Little Laver, Long Green, Lower Sheering, Magdalen Laver, Moreton, Newmans End, Nine Ashes, Norton Heath, Norton Mandeville, Roydon Hamlet, Sewardstone, Sewardstonebury, Stanford Rivers, Stapleford Tawney, Theydon Garnon, Theydon Mount, Toot Hill, Upper Nazeing, Upshire, Willingale
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5.2 This section does not address the strategic sites proposed around Harlow, which are presented in Draft Policy SP 3. A number of the District's settlements are in the process of developing Neighbourhood Plans. The Council will support the preparation and production of Neighbourhood Plans as set out in Draft Policy D 6.

Overview of site selection process

5.3 The National Planning Policy Framework states that a Local Plan must allocate sufficient land in appropriate locations to ensure supply for the Plan period. This includes sites for residential development, traveller accommodation¹ and employment land (B Class Uses).

5.4 The Council developed two methodologies (a site selection methodology for residential and employment development and a traveller site selection methodology for traveller accommodation), which detail the process the Council followed to identify sites for allocation in the Draft Local Plan. An overview of the key stages in the site selection process is illustrated in Figure 5.2.

¹ This includes both pitches and yards. There is no official definition as to what constitutes a single traveller residential pitch. Travellers require various sizes of accommodation, depending on the numbers of caravans per pitch which varies with different families living at different densities. However, the caravan to pitch ratio is usually considered to be one mobile home and one touring caravan per pitch. Travelling Showpeople are likely to require a larger area, (a "yard"), as they are likely to need space for the storage of equipment.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies¹

Figure 5.2 Overview of the key stages in the site selection process

Residential sites	Sites identified through the Strategic Land Availability Assessment		Stage 1: Major Policy Constraints	Stage 2: Quantitative and Qualitative Assessment	Stage 3a: Identify candidate Preferred Sites	Stage 3b: Indicative Capacity Assessment	Stage 4a: Deliverability assessment	Stage 4b: Identification of proposed sites for allocation	Stage 5: Sustainability Appraisal and Habitats Regulation Assessment	Draft Plan consultation
	Stage 1: Identifying Sites for Consideration	Stage 2: Site Availability	Stage 3: Major Policy Constraints	Stage 4: Quantitative and Qualitative Assessment	Stage 5a: Identify candidate Preferred Sites	Stage 5b: More detailed assessment	Stage 6a: Deliverability assessment	Stage 6b: Identification of proposed sites for allocation	Stage 7: Sustainability Appraisal and Habitats Regulation Assessment	Draft Plan consultation
Traveller sites	Sites identified through the Strategic Land Availability Assessment		Stage 1: Major Policy Constraints	Stage 2: Quantitative and Qualitative Assessment	Draft Plan consultation	Stage 3a: Identify candidate Preferred Sites	Stage 3b: More detailed assessment	Stage 4a: Deliverability assessment	Stage 4b: Identification of proposed sites for allocation	Stage 5: Sustainability Appraisal and Habitats Regulation Assessment
Employment sites	Sites identified through the Strategic Land Availability Assessment		Stage 1: Major Policy Constraints	Stage 2: Quantitative and Qualitative Assessment	Draft Plan consultation	Stage 3a: Identify candidate Preferred Sites	Stage 3b: More detailed assessment	Stage 4a: Deliverability assessment	Stage 4b: Identification of proposed sites for allocation	Stage 5: Sustainability Appraisal and Habitats Regulation Assessment

5.5 The Council has identified potential sites for allocation for residential development and traveller accommodation, details of which are provided in the following sections. These sites have been identified following a rigorous application of the site selection methodologies and represent those sites the Council considers to be suitable, available and achievable within the Plan period based on available information.

5.6 The Council has a number of stages of the site selection methodology to complete for employment sites. Further work will be undertaken to enable specific employment allocations to be identified within the Local Plan, and to further consider opportunities to intensify and extend existing sites where appropriate.

Overview of Town Centre analysis

5.7 The Local Plan (1998) and Alterations (2006) identifies six Town Centres: Buckhurst Hill, Chipping Ongar, Epping, Loughton High Road, Loughton Broadway and Waltham Abbey.

5.8 The Council has: surveyed the Town Centres to establish the District’s Town Centres’ offer; rolled forward the Epping Forest District Council Town Centres Study, to align with the Plan period; established aspirations for each Town Centre; and defined Town Centre boundaries, Primary Shopping Areas, Primary and Secondary Retail Frontage.

5.9 The Council proposes a revised town centre hierarchy in accordance with Draft Policy E 2. This updated hierarchy is set out in Figure 5.3.

Figure 5.3 Proposed town centre hierarchy

Category	Settlement
Town Centre	Epping, Loughton High Road
Small District Centre	Buckhurst Hill, Chipping Ongar, Loughton Broadway, Waltham Abbey



The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Key evidence

5.10 All documents which have informed the policies set out in this Section are set out in Appendix 4. Key evidence which informed the Council's approach to settlements in the District are:

- Settlement Hierarchy Technical Paper (Epping Forest District Council, 2015);
- Epping Forest District Council Town Centres Study (Roger Tym and Partners, 2010);
- Town Centres Review (Arup, September 2016)';
- Report on Site Selection (Arup, September 2016); and
- Employment Land Review (Atkins, 2010).

Epping

Vision and aspirations for Epping

What you told us?

5.11 Responses from the Community Choices consultation and stakeholder engagement on the future of Epping included:

- the provision of a mix of housing is important in ensuring that the settlement remains diverse and accessible;
- concerns were raised about the proposed growth locations identified for the settlement in the Community Choices consultation;
- a desire to preserve existing light industrial uses;
- increases in residential development should be matched with adequate and appropriate employment development. Emphasis should be placed on encouraging small start-up businesses; and
- Epping High Road should remain the retail hub and heart of the town, and existing businesses should be supported and enhanced to protect and enhance the vitality of the Town Centre.

What are the key strengths and weaknesses to address in Epping?

5.12 The following key strengths and weaknesses have been identified for Epping:

- The Green Belt surrounds the urban area of Epping on all sides. It provides a series of gaps that are important in maintaining separation with neighbouring Theydon Bois, Waltham Abbey, Upshire and North Weald Bassett;
- there are problems with congestion, particularly in the Town Centre. There is an opportunity to improve the public realm and reduce traffic congestion along the High Street;

- the preservation of Epping as a historic market town is of high importance;
- there is a significant development opportunity within the St John's Road Opportunity Area, which is guided by the St John's Road Development Brief (2012); and
- Epping provides a good range of local employment opportunities.

5.13 Based on the findings from community consultation, stakeholder engagement and evidence based documents the following vision is proposed for Epping:

Vision for Epping

Epping will continue to thrive as one of the main centres in the District, providing excellent community facilities, services and transport connectivity. Its existing assets and social infrastructure make it a good location for development; however the need to protect the existing character of this historic market town is of importance.

Maximising Epping's excellent surrounding landscape and Green Belt, opportunities to improve green networks and connectivity across the town will be optimised. Epping will continue to have a lively Town Centre, with a mix of independent and national retailers as well as other main town centre uses. Local business and start-up enterprises will be encouraged to ensure that the town maintains a strong employment base.

Preferred Approach

Residential sites

5.14 Draft Policy SP 2 sets out the estimated likely number of homes the Council will plan for in Epping over the Plan period. The provision of approximately 1,640 dwellings has been informed by the aspiration for Epping to support an appropriate level of growth to continue in its role as one of the main towns within the District.

5.15 The Council has considered the possible spatial options to accommodate new homes at Epping and concluded that there are three suitable spatial options:

- intensification within the existing settlement - provides opportunities to maximise existing urban brownfield land;
- expansion of the settlement to the south - least harmful to the Green Belt and the surrounding landscape, and would provide opportunities to promote residential development in close proximity to Epping station; and
- expansion of the settlement to the east - although less favoured than the two previous options, this location provides opportunities for sustainable expansion of the settlement in close proximity to Epping station and existing town centre services.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

5.16 Following an assessment of the suitability, availability and achievability of residential sites located within these spatial options, the Council has identified 16 sites for potential allocation to meet the identified housing requirement, as illustrated in Figure 5.4. The Council will be undertaking further work to enable more detailed guidance to be provided on the proposed residential allocation within the Local Plan. It will also be holding discussions with promoters, with the aim of entering into Statements of Common Ground.

Sites for traveller accommodation

5.17 The Council has considered the possible spatial options to provide traveller accommodation across the District and concluded that the most suitable spatial option is to distribute pitches across the District. This option balances the preferences of the travelling community with not placing undue pressure on services in a single location. Based on the findings of the assessment undertaken by the Council no allocations for traveller accommodation are proposed at Epping.

Employment sites

5.18 Draft Policy E 1 sets out the Council's preferred approach to identifying sites for employment (B Class Use) uses. This is to support the redevelopment, renewal or extension of existing premises for their designated use before identifying new sites.

5.19 Epping has some existing employment land that has been identified:

- The Local Plan (1998) and Alterations (2006) identified two sites which are still in employment use: Falconry Court (EMP-0011); and Bower Hill Industrial Estate (EMP-0013); and
- The Employment Land Review 2010 identified two existing sites: 65-75 High Street (ELR-0089); and land at Coopersale Hall (ELR-0091).
- The SLAA identified one site: St John's Road Area (SR-0281) as suitable for intensification.

5.20 The Council will be undertaking further work to enable specific employment allocations to be identified within the Local Plan, and to further consider opportunities to intensify and extend existing sites where appropriate.

Alterations to the Green Belt boundary

5.21 The supporting text to Draft Policy SP 5 confirms that in order to deliver the Local Plan Strategy the Council proposes to alter the Green Belt boundary. Indicative alterations to the existing Green Belt boundary around Epping are proposed to the south, east and west of the settlement to remove the proposed site allocations from the Green Belt. The proposed indicative alterations to the Green Belt boundary are illustrated in Figure 5.4.

Infrastructure requirements

5.22 The supporting text to Draft Policy SP 2 confirms the importance of identifying and delivering key infrastructure to support residential and employment growth across the District. The infrastructure needs for Epping will be set out in the Infrastructure Delivery Plan.

Town centre

5.23 Draft Policy E 2 identifies Epping as a Town Centre. This reflects the Council's aspiration for the centre to remain a successful destination, maintaining and enhancing its existing retail offer along with other leisure and entertainment amenities.

5.24 The Town Centre is characterised by a mix of retail uses, and it also plays an important civic function within the District as the location of the EFDC's Offices. A key strength of Epping Town Centre's retail offer is its diversity, with a mix of convenience and comparison retail, and of independent and national retailers. The Council proposes to continue to support a wide range of retail to support the centre as a thriving shopping destination, while maintaining a balance between retail and non-retail uses in order to support the continuance of activities that attract footfall during the day and into the evening.

5.25 The Local Plan (1998) Maps Updated by Alterations (2006) identifies the Town Centre boundary for Epping. The Council proposes to retain the existing Town Centre boundary, which encompasses the main retail area and other key town centre uses. In accordance with the supporting text to Draft Policy E 2, a Primary Shopping Area is proposed with the Town Centre boundary, as illustrated on Figure 5.5.

5.26 In accordance with Draft Policy E 2, the Council proposes to designate specific retail frontage areas. The Local Plan (1998) Maps Updated by Alterations (2006) identifies Key Frontages. It is proposed that the Key Frontage is amended to contain the following as illustrated on Figure 5.5:

- Primary Retail Frontage – it is proposed that this reflects the existing Key Frontage areas, with the exception of units fronting onto Station Road, and those on the High Street to the west of Station Road. In addition, the Primary Retail Frontage will include the frontages adjacent to St John's Church. These areas will be afforded the highest level of protection for A1 retail uses; and
- Secondary Retail Frontage – it is proposed that Secondary Retail Frontage would be located on the High Street to the west of St John's Road and Station Road, extending up to Crows Road and Clarks Lane. A section of Secondary Retail Frontage is proposed at the north-eastern end of the High Street. Additionally, an area of potential Secondary Retail Frontage has been identified along St John's Road, as it is expected that development will take place in this area, guided by the St John's Road Development Brief 2012. Within the Secondary Retail Frontage a wider range of main town centre uses would be permitted.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'



Discussing the new Loughton Shopping Park

5.27 In accordance with the National Planning Policy Framework, the Council will also support the weekly market that currently takes place within the Town.

Draft Policy P 1 Epping

A. Residential sites

In accordance with Policy SP 2 the following sites are allocated for residential development:

- i) SR-0069 (land at Ivy Chimneys Road) – approximately 79 homes;
- ii) SR-0069/33 (land South of Epping) – approximately 255 homes;
- iii) SR-0071 (land at Stonards Hill) – approximately 115 homes;
- iv) SR-0113B (land to the South of Brook Road) – approximately 244 homes;
- v) SR-0132Ci (Epping Sports Club and land west of Bury Lane, Lower Bury Lane) – approximately 49 homes;
- vi) SR-0153 (land north of Stewards Green Road) – approximately 305 homes;
- vii) SR-0208 (Theydon Place) – approximately 66 homes;
- viii) SR-0229 (Epping London Underground Car Park and land adjacent to Epping Station) – approximately 89 homes[▲];
- ix) SR-0333Bi (Epping south-west area) – approximately 24 homes;

- x) SR-0347 (Epping Sports Centre, Nicholl Road) – approximately 44 homes;
- xi) SR-0348 (Cottis Lane Car Park, Cottis Lane) - approximately 54 homes[▲];
- xii) SR-0349 (Bakers Lane Car Park, Bakers Lane) - approximately 41 homes[▲];
- xiii) SR-0445 (Greenacres, Ivy Chimneys Road) – approximately 23 homes;
- xiv) SR-0555 (St Margaret's Hospital Site) – approximately 181 homes;
- xv) SR-0556 (Civic Offices, High Street) – approximately 42 homes; and
- xvi) SR-0587 (Epping Sanitary Steam and Laundry co. Ltd, Bower Vale) – approximately 22 homes.

▲ Redevelopment of car parks will include new homes **and** retained car parking

Proposals for residential development will be expected to comply with the place shaping principles identified in Policy SP 4.

B. Infrastructure requirements

Infrastructure requirements must be delivered at a rate and scale to meet the needs that arise from the proposed development, in accordance with the Infrastructure Delivery Plan.

C. Town Centre uses

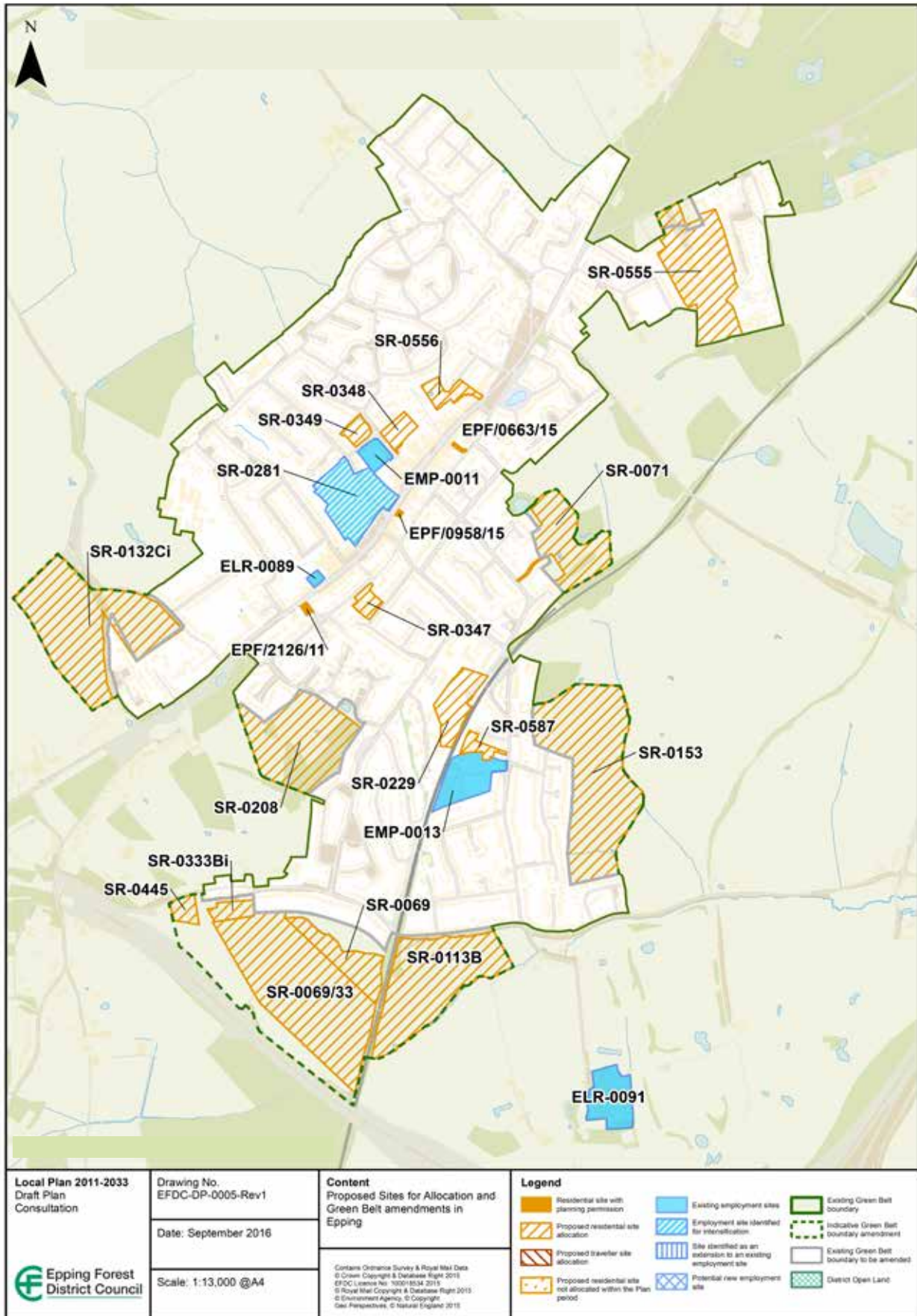
In accordance with Policy E 2, in Epping Town Centre, at least 70% of the ground floor Primary Retail Frontage and at least 20% of the ground floor Secondary Retail Frontage will be maintained in A1 use.



Fruit and vegetable stalls at Epping Market

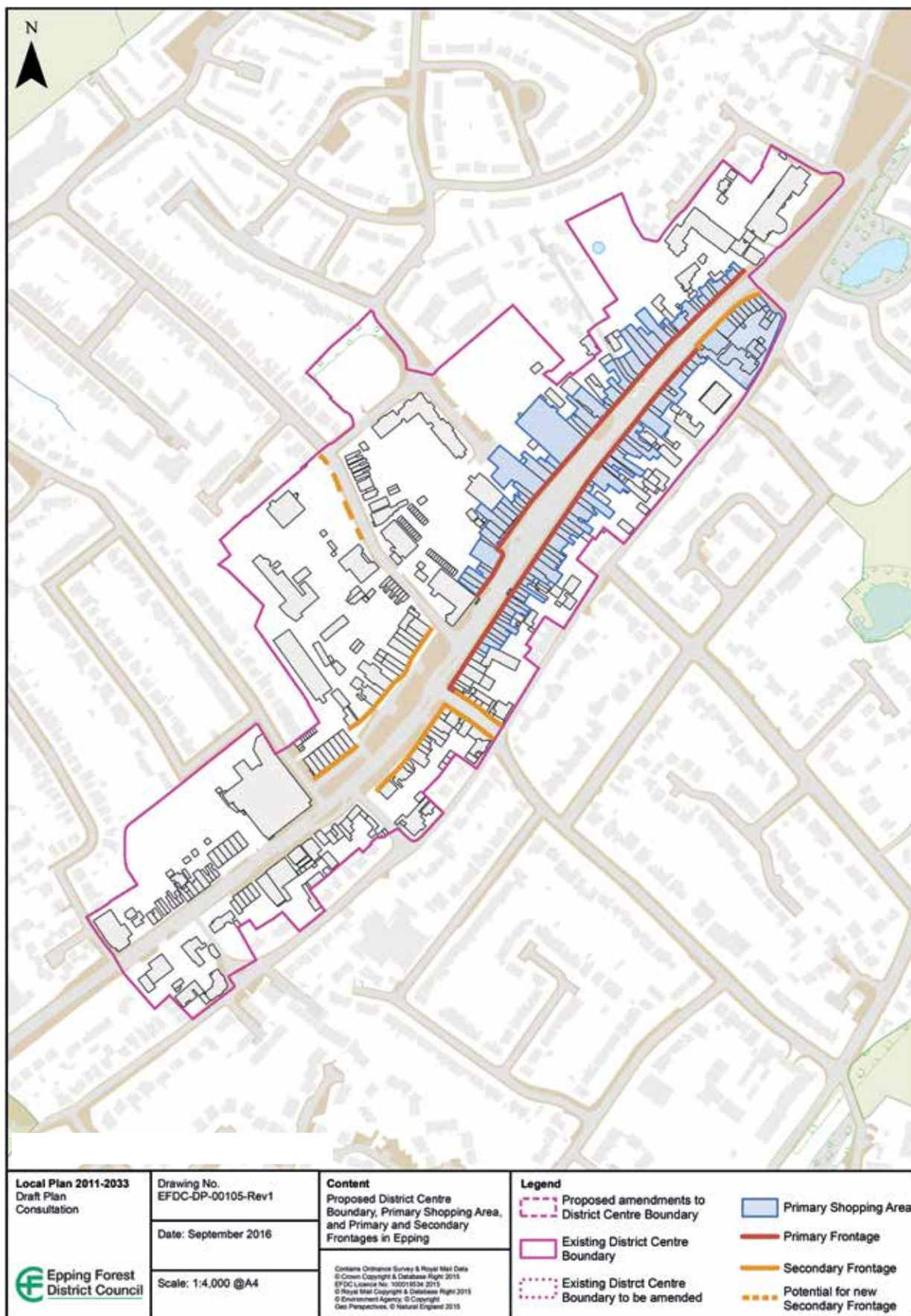
The Local Plan should be read as a whole. Proposals will be judged against all relevant policies¹

Figure 5.4 Site allocations for Epping



The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Figure 5.5 Town Centre Designations for Epping



The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Alternative options

Residential sites – spatial options

Expansion of the settlement to the south-west	This option would have a significant impact upon the Epping Forest Special Area of Conservation, expanding the urban extent closer to the protected area and generating adverse traffic impacts on the local highway network.
Expansion of the settlement to the north	This option would significantly harm the Green Belt, compromising the historic setting of Epping. The area to the north of the settlement is also the most sensitive in landscape terms.
Expansion of the settlement to the north-east	This option would promote an unsustainable north-eastern expansion of Epping which would be very harmful in landscape and settlement character terms, eroding the existing gap between Epping and Coopersale.

Sites for traveller accommodation – spatial options

Traveller accommodation focused in parts of the District traditionally favoured by the travelling community	Epping Forest District Council's Gypsy and Traveller Accommodation Assessment Interim Briefing Note (2016) has indicated that the majority of newly arising housing need will be from the expansion of existing households. While this option is understood to be favoured by the travelling community it was felt that this option would place undue pressure on local infrastructure and services and therefore did not represent the most sustainable option to accommodating traveller accommodation.
Traveller accommodation focused in parts of the District not traditionally favoured by the travelling community	This option was not considered to be deliverable since it was not considered to be realistic to expect all additional households to form within the parts of the District not currently favoured by the travelling community.

Employment sites

No spatial options have yet been identified for employment sites. This will be considered as part of the further work being undertaken by the Council to identify employment site allocations.

Town centre boundary – alternative option

Reduce the boundary at the north eastern end, to no longer include the EFDC Offices and Buttercross Lane Car Park	This would exclude the EDFC offices from the Town Centre. As the central offices of the District Council, they play a key civic function and it may be unsuitable for them to be outside of the Town Centre boundary.
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Retail frontage – alternative options

Existing Key Frontage becomes Primary Retail Frontage	A small cluster of existing Key Frontage on the High Street to the west of Station Road has a high proportion of non-A1 Class Uses. There are also areas of Key Frontage that do not front on to the High Street, and are therefore less suitable for inclusion as Primary Retail Frontage.
Extension of the Primary Retail Frontage to include non-Key Frontage at the north eastern end of the High Street	This cluster of retail units has a low proportion of A1 Class Uses, being primarily A2-A5 Class Uses. Site visits in July 2016 reveal that this stretch of units includes multiple restaurants and a hotel.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies¹

Loughton/Loughton Broadway

Vision and aspirations for Loughton/Loughton Broadway

What you told us?

5.28 Responses from the Community Choices consultation and stakeholder engagement on the future of Loughton/Loughton Broadway included:

- support for the growth of Loughton as one of the major settlements in Essex, particularly land on the edge of the settlement;
- concerns about the impact of development on existing amenity and the need to ensure appropriate infrastructure to support new growth;
- concerns about the level of retail growth proposed in Loughton, and the importance of ensuring new retail development in the settlement does not diminish the existing retail offer, particularly at Loughton Broadway;
- support for Loughton High Road to be maintained, enhanced and diversified to support its role as the largest retail centre in the District;
- opportunities to enhance and regenerate Loughton Broadway should be explored including the development of larger shops and greater mix of uses, in line with the Broadway Development Brief (2008); and
- Langston Road and Oakwood Hill Industrial Estates require investment to ensure they remain key, competitive employment areas for the District.

What are the key strengths and weaknesses to address in Loughton?

5.29 The following key strengths and weaknesses have been identified for Loughton:

- there is an opportunity to maximise the existing capacity within the settlement's primary and secondary schools, and to build on the opportunity associated with the District's only further education college and the University of Essex, Loughton Campus;
- Loughton has good public transport accessibility. It is served by two London Underground Stations and over 20 different bus services;
- traffic congestion and car parking are local issues;
- there is an opportunity to improve access links including pedestrian and vehicular routes to Debden Station and cycle and walking routes across the settlement;

- although a significant and positive opportunity, the introduction of the new Retail Park on Langston Road should be managed to ensure it does not have an adverse impact upon existing retail provision in the settlement; and
- Flood Zones 2 and 3 from the River Roding affect much of the south-eastern edge of the town.

5.30 Based on the findings from community consultation, stakeholder engagement and evidence based documents the following vision is proposed for Loughton:

Vision for Loughton

Loughton will continue to be one of Epping Forest District's major towns, providing a retail, employment and education hub that maximises its good public transport connectivity and proximity to Epping Forest and the forest-edge environment. Future development should maintain separation from neighbouring Theydon Bois, Buckhurst Hill and Chigwell.

The main centre of Loughton High Road will be strengthened and supported to remain a successful retail centre with a range of services and facilities. Loughton Broadway will be the focus of enhancement and the new Retail Park at Langston Road will provide a complementary offer. Employment will continue to be supported through both out-of-centre sites such as Langston Road, and smaller scale employment provision within the settlement centre.

Preferred Approach

Residential sites

5.31 Draft Policy SP 2 sets out the estimated likely number of homes the Council will plan for in Loughton over the Plan period. The provision of approximately 1,190 homes has been informed by the aspiration for Loughton to be a major town, providing a hub for retail, education and employment in the District, supported by appropriate residential expansion to continue to support two successful retail centres, and an additional out-of-centre Retail Park at Langston Road.

5.32 The Council has considered the possible spatial options to accommodate new homes at Loughton and concluded that there is one suitable spatial option which comprises intensification within the existing settlement. This option provides opportunities to maximise existing urban brownfield land.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

- 5.33 Following an assessment of the suitability, availability and achievability of residential sites located within this spatial option, the Council has identified 13 sites for potential allocation to meet the identified housing requirement, as illustrated in Figure 5.6. The Council will be undertaking further work to enable more detailed guidance to be provided on the proposed residential allocation within the Local Plan. It will also be holding discussions with promoters, with the aim of entering into Statements of Common Ground.

Sites for traveller accommodation

- 5.34 The Council has considered the possible spatial options to provide traveller accommodation across the District and concluded that the most suitable spatial option is to distribute pitches across the District. This option balances the preferences of the travelling community with not placing undue pressure on services in a single location. Based on the findings of the assessment undertaken by the Council no allocations for traveller accommodation are proposed at Loughton.

Employment sites

- 5.35 Draft Policy E 1 sets out the Council's preferred approach to identifying sites for employment (B use class) uses. This is to support the redevelopment, renewal or extension of existing premises for their designated use before identifying new sites.
- 5.36 Loughton has the following existing employment land that has been identified:
- the Local Plan (1998) and Alterations (2006) allocated: Oakwood Hill and Langston Road Industrial Estates (EMP-0002, EMP-0004), vacant land adjacent to Oakwood Hill Industrial Estate (EMP-0001), and former Council depot (EMP-0003);
 - the Employment Land Review (2010) identified an additional seven employment sites, three of which are currently in employment use: Crossroads of Oakwood Hill Road and Valley Hill (ELR-0081), 82-90 Forest Road (ELR-0086) and 284 High Road (ELR-0085); and
 - sites in the SLAA are: vacant land adjacent to Oakwood Hill Industrial Estate (EMP-0001) identified for intensification, and further land for expansion adjacent to the existing Oakwood Hill/Langston Road Industrial Estates (SR-0355A). Langston Road North has been identified for provision of new employment uses (SR-0325).
- 5.37 The locations of the identified employment sites are illustrated in Figure 5.6.
- 5.38 The Council will be undertaking further work to enable specific employment allocations to be identified within the Local Plan, and to further consider opportunities to intensify and extend existing sites where appropriate.

Alterations to the Green Belt boundary

- 5.39 The supporting text to Draft Policy SP 5 confirms that in order to deliver the Local Plan Strategy the Council proposes to alter the Green Belt boundary. No indicative alterations to the existing Green Belt boundary are proposed around Loughton.

Infrastructure requirements

- 5.40 The supporting text to Draft Policy SP 2 confirms the importance of identifying and delivering key infrastructure to support residential and employment growth across the District. The infrastructure needs for Loughton will be set out in the Infrastructure Delivery Plan.

Town Centre

- 5.41 Loughton contains two main retail centres: Loughton High Road and Loughton Broadway. Langston Road out-of-town Retail Park is also within Loughton.

Loughton High Road

- 5.42 Draft Policy E 2 identifies Loughton High Road as a Town Centre. This reflects the Council's aspiration for the centre to remain a successful retail centre, supporting and strengthening its existing range of services and facilities.
- 5.43 The Town Centre is characterised by a diverse retail offer, with a large proportion of national retailers compared to other centres in Epping Forest District. Loughton High Road provides some comparison retail alongside a range of other retail and non-retail uses. The Council proposes to continue to support this diverse retail offer as well as maintaining a balance between retail and non-retail uses in order to support a vibrant centre based on the continuance of activities that attract footfall during the day and into the evening.
- 5.44 The Local Plan (1998) Maps Updated by Alterations (2006) identifies the Town Centre boundary for Loughton High Road. The Council proposes a minor alteration to the Town Centre boundary to include Loughton Social Club, which is considered to provide a Town Centre use. In accordance with the supporting text to Draft Policy E 2, a Primary Shopping Area is proposed within the Town Centre as illustrated on Figure 5.7.
- 5.45 In accordance with Draft Policy E 2, the Council proposes to designate specific retail frontage areas. The Local Plan (1998) Maps Updated by Alterations (2006) identifies Key Frontages. It is proposed that the Key Frontage is replaced as illustrated on Figure 5.7:
- Primary Retail Frontage area – it is proposed that this reflects the existing Key Frontage areas, except the site of the former Brown's Car Show Room which is now in A2 use and does not form part of any contiguous frontage. This area will be afforded the highest level of protection for A1 retail uses; and

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies¹

- Secondary Retail Frontage areas – it is proposed that the majority of those frontages within the Town Centre boundary that are not proposed for designation as Primary Retail Frontage would be Secondary Retail Frontage. Within the Secondary Retail Frontage a wider range of main town centre uses would be permitted. Some frontages within the Town Centre Boundary which are not contiguous or are significantly fragmented by clusters of non-A class uses would be undesignated.

Loughton Broadway

- 5.46 Draft Policy E 2 identifies Loughton Broadway as a Small District Centre. This reflects the Council's aspiration for the centre to continue to provide a range of retail facilities to meet local needs.
- 5.47 The District Centre is characterised by a local and independent retail offer, with a small number of national retailers. Loughton Broadway provides a large proportion of retail uses within the District Boundary, although the proportion of non-retail uses has increased in recent years. The Council proposes to continue to support this independent retail offer in order to maintain and enhance a successful centre that provides for local needs.
- 5.48 The Local Plan (1998) Maps Updated by Alterations (2006) identifies the District Centre boundary for Loughton Broadway. The Council proposes a minor alteration to the District Centre boundary to remove a small residential unit behind the former Winston Churchill Public House site. In accordance with Draft Policy E 2, a Primary Shopping Area is proposed within the District Centre as illustrated on Figure 5.8.
- 5.49 In accordance with Draft Policy E 2, the Council proposes to designate specific retail frontage areas. The Local Plan (1998) Maps Updated by Alterations (2006) identifies Key Frontages. It is proposed that the Key Frontage is replaced as illustrated on Figure 5.8:
- Primary Retail Frontage – it is proposed that this reflects the existing Key Frontage areas, and is extended to include all units along the Broadway including new development on the former Winston Churchill Public House site. This area will be afforded the highest level of protection for A1 retail uses; and
 - Secondary Retail Frontage – it is proposed that the retail frontages within the District Centre boundary that are not proposed for designation as Primary Retail Frontage would be Secondary Retail Frontage. Within the Secondary Retail Frontage a wider range of main town centre uses would be permitted.

Langston Road Retail Park

- 5.50 Draft Policy E 2 identifies Langston Road as an out-of-town Retail Park as planning permission has been granted and it is currently under construction. This reflects the Council's aspiration for Loughton to provide a broader retail offer with more, larger scale comparison shopping than currently offered in Epping Forest District.

Draft Policy P 2 Loughton

A. Residential sites

In accordance with Policy SP 2 the following sites are allocated for residential development:

- i) SR-0226 (Loughton London Underground Car Park) – approximately 114 homes[▲];
- ii) SR-0227 (Debden London Underground Car Park and land adjacent to station) – approximately 193 homes[▲];
- iii) SR-0289 (Vere Road) – approximately 10 homes;
- iv) SR-0356 (Borders Lane Playing Fields) – approximately 304 homes;
- v) SR-0358 (Sandford Avenue/Westall Road Amenity Open Space) – approximately 53 homes;
- vi) SR-0361 (Colebrook Lane/Jessel Drive Amenity Open Space) – approximately 195 homes;
- vii) SR-0526 (Golden Lion public house, Newmans Lane) – approximately 30 homes;
- viii) SR-0527 (Royal Oak public house, Forest Road) – approximately 14 homes;
- ix) SR-0548 (Loughton Resource Centre, Torrington Drive) – approximately 35 homes;
- x) SR-0565 (Loughton Library and adjacent Car Park) – approximately 44 homes[▲];
- xi) SR-0834 (Former Post Office depot and associated car parking, west of High Road) – approximately 30 homes;
- xii) SR-0835 (Old Epping Forest College Site, Borders Lane) – approximately 158 homes; and
- xiii) SR-0878 (46 - 48 Station Road) – approximately 12 homes.

▲ Redevelopment of car parks will include new homes **and** retained car parking

Proposals for residential development will be expected to comply with the place shaping principles identified in Policy SP 4.

B. Infrastructure requirements

Infrastructure requirements must be delivered at a rate and scale to meet the needs that arise from the proposed development, in accordance with the Infrastructure Delivery Plan.

C. Town Centre uses

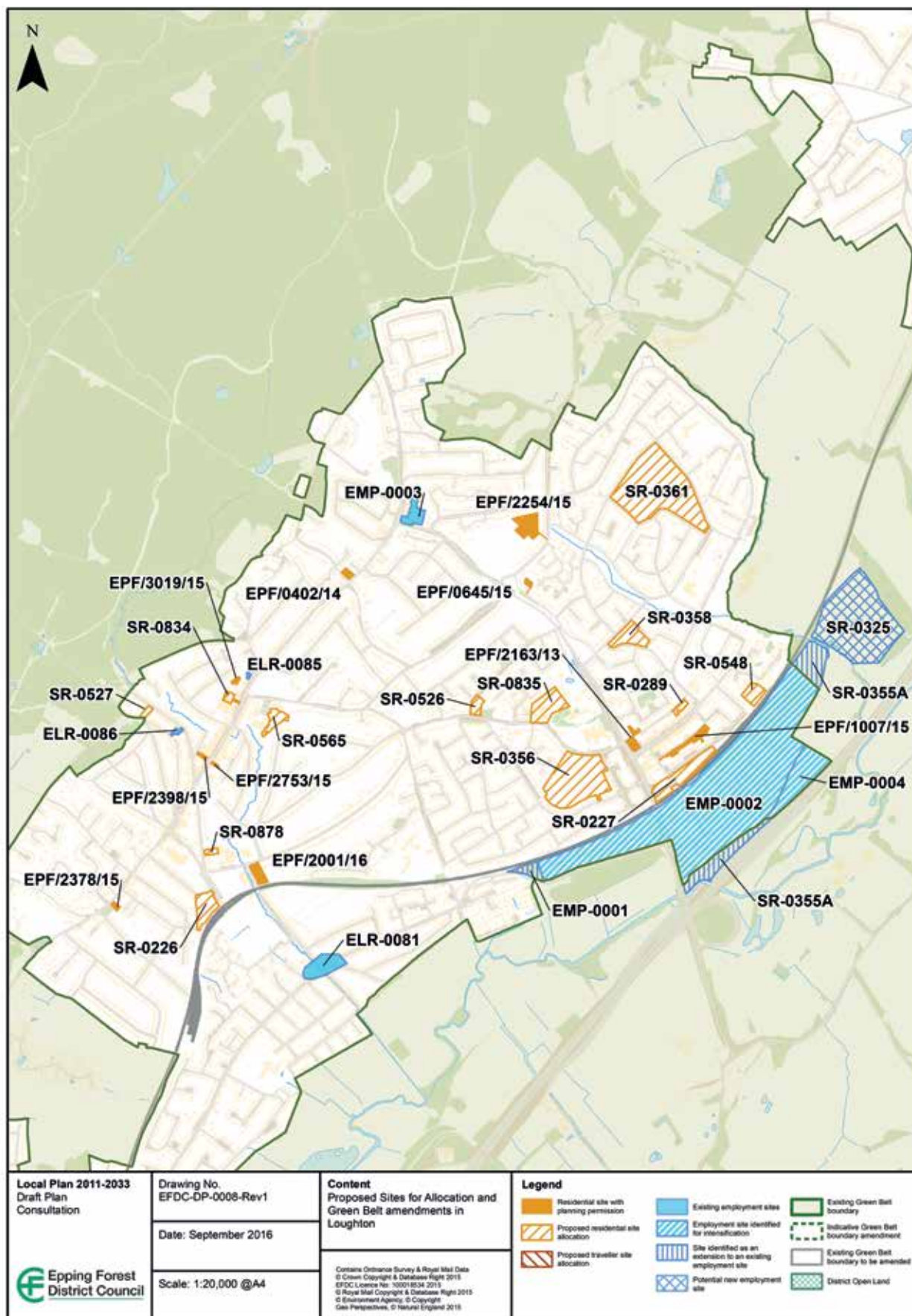
In accordance with Policy E 2, in Loughton High Road Town Centre, at least 70% of the ground floor Primary Retail Frontage and at least 35% of the ground floor Secondary Retail Frontage will be maintained in A1 use.

D. Small District Centre Uses

In accordance with Policy E 2, in Loughton Broadway District Centre, at least 60% of the ground floor Primary Retail Frontage will be maintained in A1 use.

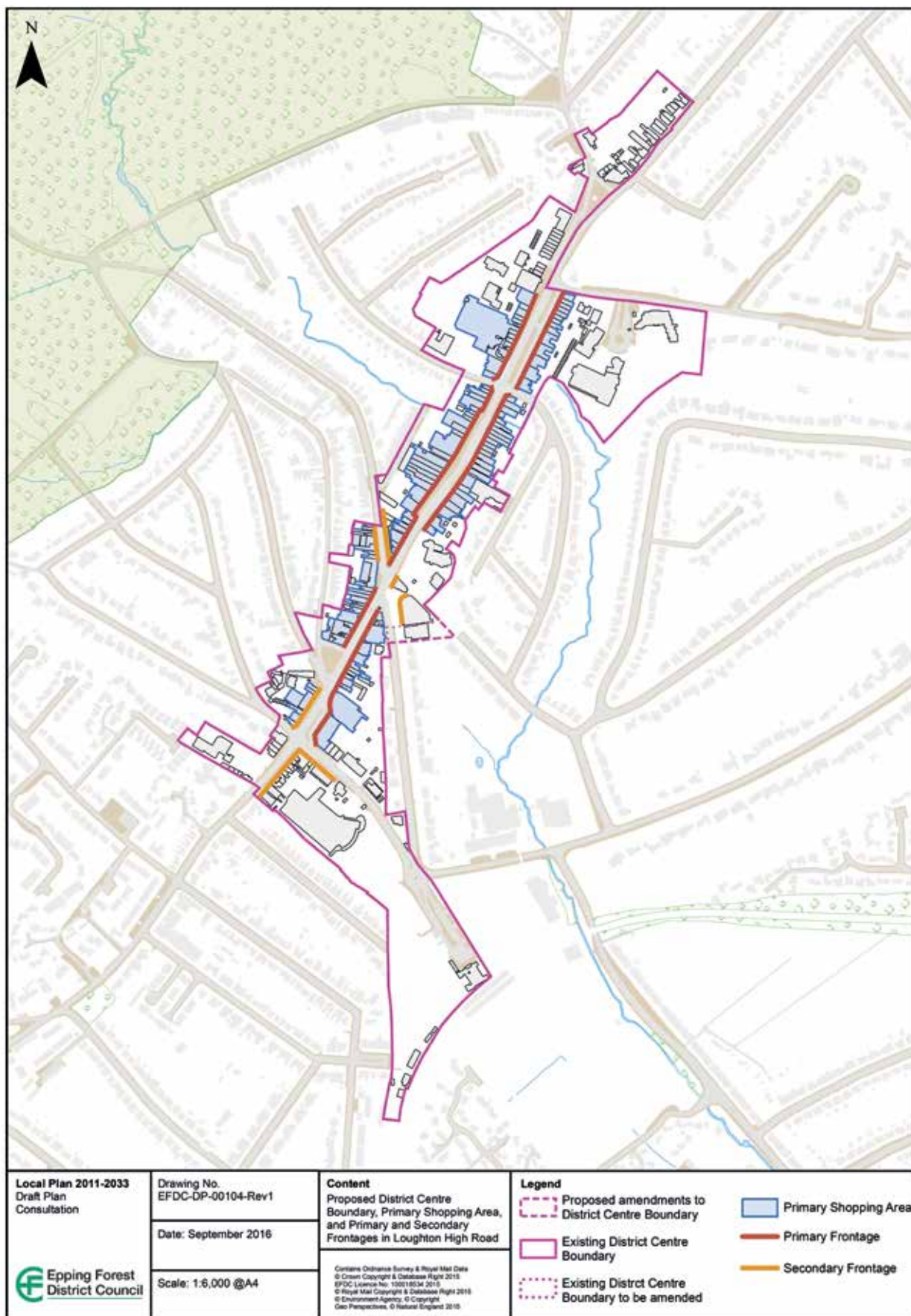
The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Figure 5.6 Site allocations for Loughton



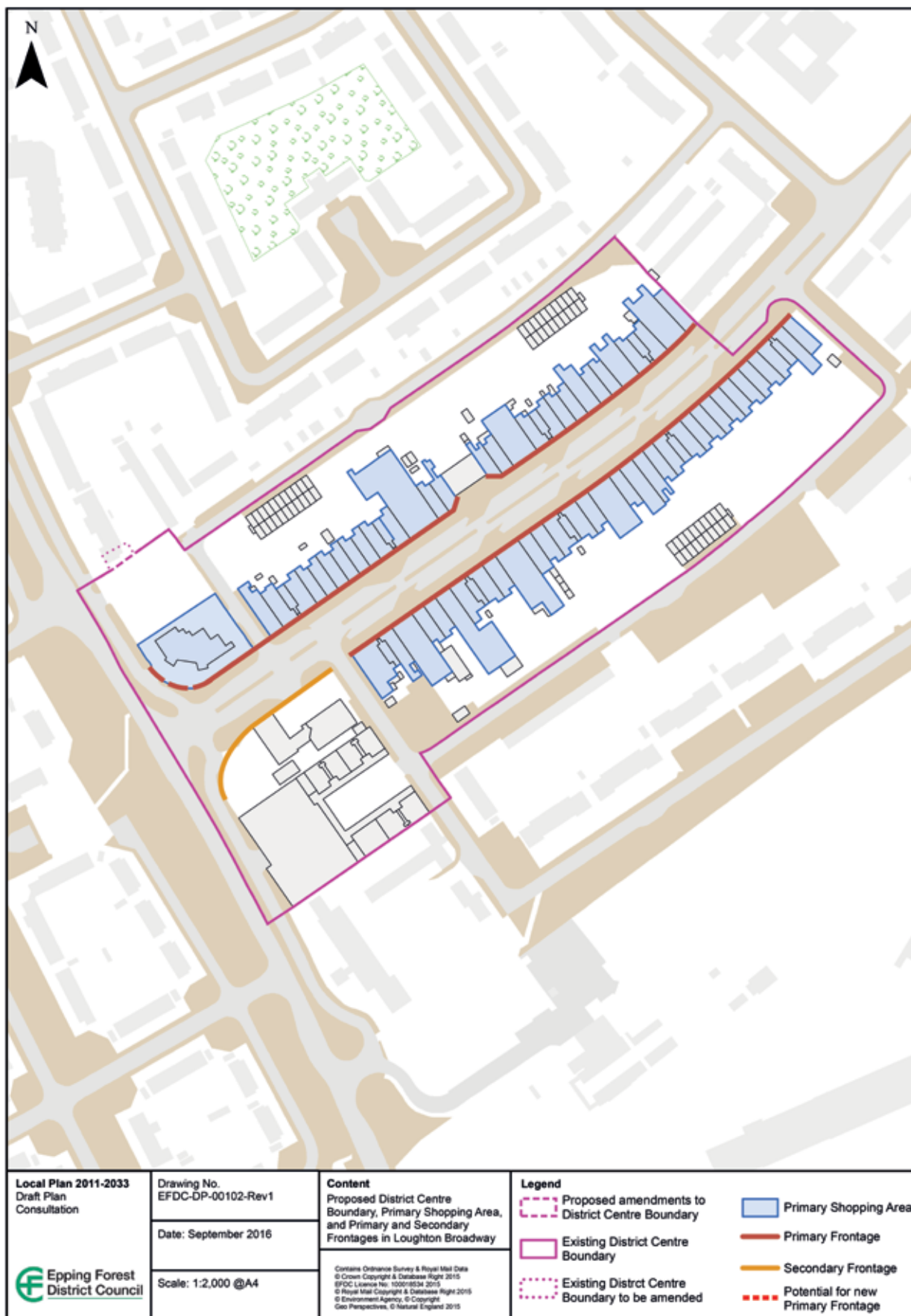
The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Figure 5.7 Town Centre Designations for Loughton



The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Figure 5.8 Small District Centre Designations for Loughton Broadway



The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Alternative options

Residential sites – spatial options

Expansion to the north of the settlement	This option, which is aligned with the southern expansion of Theydon Bois, would cause substantial harm to the Green Belt, risking coalescence between Loughton and Theydon Bois.
Expansion to the south-west of the settlement	Residential growth in this option is considered to be incompatible with existing commercial land uses. There is also a high risk of flooding.

Sites for traveller accommodation – spatial options

Traveller accommodation focused in parts of the District traditionally favoured by the travelling community	Epping Forest District Council's Gypsy and Traveller Accommodation Assessment Interim Briefing Note (2016) has indicated that the majority of newly arising housing need will be from the expansion of existing households. While this option is understood to be favoured by the travelling community it was felt that this option would place undue pressure on local infrastructure and services and therefore did not represent the most sustainable option to accommodating traveller accommodation.
Traveller accommodation focused in parts of the District not traditionally favoured by the travelling community	This option was not considered to be deliverable since it was not considered to be realistic to expect all additional households to form within the parts of the District not currently favoured by the travelling community.

Employment sites

No spatial options have yet been identified for employment sites. This will be considered as part of the further work being undertaken by the Council to identify employment site allocations.

Loughton High Road: Town Centre boundary – alternative option

Amend the Town Centre boundary to the south to exclude Loughton Station and its associated Car Park	Consultation suggested the removal of Loughton Station and Car Park from the Town Centre boundary due to their isolated position away from the main centre. Through the site selection process, Loughton Station Car Park has been identified as a potential development site (SR-0226). It is therefore considered this should be retained within the Centre.
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Loughton High Road: retail frontage – alternative options

Existing Key Frontage areas becomes Primary Retail Frontage. All Existing non-Key Frontage becomes Secondary Frontage	<p>The majority of existing non-Key Frontage contains a significant proportion of retail or other A Class Uses, which are complementary to the Primary Retail Frontage.</p> <p>A visual inspection of the uses within non-Key Frontages has identified some small clusters of non-retail uses which do not form part of a contiguous frontage.</p>
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Loughton Broadway: District Centre boundary – alternative option

Extend the existing Town Centre boundary identified in the Local Plan (1998) Maps Updated by Alterations (2006) to include the new Langston Road Retail Park	<p>Langston Road proposes a significant increase in retail provision in proximity to the Loughton Broadway Centre. Nevertheless, the 'out-of-town' nature and significant scale of the development is such that it would fundamentally change the nature of Loughton Broadway if included within it.</p> <p>The distance between Langston Road and Loughton Broadway is also significant and it is considered there is insufficient justification to extend the boundary to this extent.</p>
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The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Loughton Broadway: retail frontage – alternative options

Existing Key Frontage areas becomes Primary Retail Frontage

Visual inspection of the uses within the District Centre boundary identified that the existing non-Key Frontage within Loughton Broadway is not significantly different from the existing Key Frontage with regard to A1 Class Uses. The exclusion of this area from Primary Retail Frontage would not support achievement of the Council's aspirations for this centre.

New development of the former Winston Churchill pub will include A1 and A3 uses at ground floor level, and should form part of the Primary Retail Frontage.

- transport accessibility and congestion are key issues. There is no station, limited connectivity within the town, and access into the centre, particularly from the east of the settlement, could be improved;
- the settlement is bounded by the Lee Valley Regional Park (LVRP) to the north & west; and
- retail units in the historic centre are small, and are therefore at particular risk from Permitted Development conversions to residential uses.

5.53 Based on the findings from community consultation, stakeholder engagement and evidence based documents the following vision is proposed for Waltham Abbey:

Vision for Waltham Abbey

Waltham Abbey will be a revitalised District Centre, with a thriving daytime and night-time economy. 'Building on' its existing assets, including Waltham Abbey Church and Gardens, Royal Gunpowder Mills and adjacent Lee Valley Regional Park, the town will continue to develop its niche identity based primarily on tourism, built heritage and outdoor leisure activities. The importance of access both within the town and to surrounding open spaces such as Town Mead is also recognised, and will be supported by improvements to transport infrastructure.

The Town will support a diverse population of young people, families and the elderly, reducing inequality through provision of high quality new residential development in the most sustainable locations. Waltham Abbey will create local business and employment opportunities that underpin the local economy, particularly in the leisure industry.

Waltham Abbey

Vision and aspirations for Waltham Abbey

What you told us?

5.51 Responses from the Community Choices consultation and stakeholder engagement on the future of Waltham Abbey included:

- a concern about growth within the town, particularly to the east of the settlement away from the historic centre;
- concerns about the potential impact of development on the town's historic character. Any future change needs to be sensitive to this issue;
- a need for a better balance of housing types;
- a need for more start-up business units, and existing industrial sites should be supported and enhanced;
- improvements to Sun Street and Market Square are needed, and the need to promote Waltham Abbey as a historic/tourist attraction is important; and
- concerns regarding a lack of infrastructure and community facilities, particularly in the east of the settlement.

What are the key strengths and weaknesses to address in Waltham Abbey?

5.52 The following key strengths and weaknesses have been identified for Waltham Abbey:

- the town at present is somewhat 'lopsided', with the historic centre in the west of the settlement, and the majority of the rest of the settlement spreading out eastwards;

Preferred Approach

Residential sites

5.54 Draft Policy SP 2 sets out the estimated likely number of homes the Council will plan for in Waltham Abbey over the Plan period. The provision of approximately 800 homes has been informed by the aspiration for Waltham Abbey to provide a sustainable level of housing which supports regeneration of the settlement and retention of Town Centre services.

5.55 The Council has considered the possible spatial options to accommodate new homes at Waltham Abbey and concluded that there are three suitable spatial options:

- intensification within the existing settlement – provides opportunities to maximise existing urban brownfield land;

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

- expansion of the settlement to the south – provides a logical location for the expansion of the settlement, minimising harm to the Green Belt and the settlement character; and
- expansion of the settlement to the north – provides opportunities to promote housing development within close proximity to existing town centre services while minimising harm to the Green Belt.

5.56 Following an assessment of the suitability, availability and achievability of residential sites located within these spatial options, the Council has identified seven sites for potential allocation to meet the identified housing requirement, as illustrated in Figure 5.9. The Council will be undertaking further work to enable more detailed guidance to be provided on the proposed residential allocation within the Local Plan. It will also be holding discussions with promoters, with the aim of entering into Statements of Common Ground.

Sites for traveller accommodation

5.57 The Council has considered the possible spatial options to accommodate traveller accommodation across the District and concluded that the most suitable spatial option is to distribute pitches across the District. This option balances the preferences of the travelling community with not placing undue pressure on services in a single location.

5.58 The Council also considered whether there was a threshold for the number of pitches per site above or below which it was more or less suitable to provide traveller accommodation. Feedback from the local traveller community indicates that while there is no one ideal site size (in terms of number of pitches) generally smaller sites are preferred. This reflects the experience of the Council which considers that smaller sites (five pitches or below) tend to be more successful. Therefore for new traveller sites, the provision of up to five pitches is considered most appropriate. Where there is existing traveller provision on a site which has been assessed for intensification or extension, the Council considered that the existing provision and potential new provision should not exceed 10 pitches subject to detailed consideration of the suitability of the site.

Following an assessment of the suitability, availability and achievability of traveller sites, which met the criteria set out in the preceding paragraphs, the Council has identified one site for potential allocation, as illustrated in Figure 5.9.

Employment sites

5.59 Draft Policy E 1 sets out the Council's preferred approach to identifying sites for employment (B Class Use) uses. This is to support the redevelopment, renewal or extension of existing premises for their designated use before identifying new sites.

5.60 Waltham Abbey has existing employment land that has been identified:

- The Local Plan (1998) and Alterations (2006) identified five employment sites, two of which are currently in employment use: Brooker Road/Cartersfield Road Industrial Estate (EMP-0005); and Sainsbury's Distribution Centre/Royal Gunpowder Mills (EMP-0021);
- The Employment Land Review (2010) identified one existing employment site land at Woodgreen Road and Southend Road (ELR-0088); and
- Sites put forward in the SLAA are: Quaker Lane Car Park (SR-0283); Abbeyview Nursery (SR-0376); and land adjacent to the A121, south of Waltham Abbey (SR-0061B) identified for the provision of new employment uses. Brooker Road/Cartersfield Road Industrial Estate (EMP-0005); and Galley Hill Road Industrial Estate (SR-0375) identified for intensification; while Town Mead Sports Complex (SR-0382B) has been identified as an expansion to the Brooker Road/Cartersfield Road Industrial Estate.

5.61 The locations of the identified employment sites are illustrated in Figure 5.9.

5.62 The Council will be undertaking further work to enable specific employment allocations to be identified within the Local Plan, and to further consider opportunities to intensify and extend existing sites where appropriate.

Alterations to the Green Belt boundary

5.63 The supporting text to Draft Policy SP 5 confirms that in order to deliver the Local Plan Strategy the Council proposes to alter the Green Belt boundary. Indicative alterations to the existing Green Belt boundary around Waltham Abbey are proposed to the south and north of the settlement to remove the proposed site allocations from the Green Belt. Some of the land removed from the Green Belt to the south is proposed to be designated as District Open Land (DOL), in accordance with Draft Policy SP 5.

5.64 In accordance with Draft Policy SP 5, alterations are also proposed to the west and north of the settlement to remove the Beaulieu Drive area and the Sainsbury's Distribution Centre and neighbouring residential area from the Green Belt. The proposed indicative alterations to the Green Belt boundary are illustrated in Figure 5.9.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Infrastructure requirements

5.65 The supporting text to Draft Policy SP 2 confirms the importance of identifying and delivering key infrastructure to support residential and employment growth across the District. The infrastructure needs for Waltham Abbey will be set out in the Infrastructure Delivery Plan.

District Centre

5.66 Draft Policy E 2 identifies Waltham Abbey as a Small District Centre. This reflects the Council's aspiration for a revitalised centre with a maintained and enhanced historic character and local feel.

5.67 The District Centre is focused on the pedestrianised Sun Street and Market Square, which comprises large number of cafes and restaurants, but which also has a small comparison retail offer.

5.68 The Local Plan (1998) Maps Updated by Alterations (2006) identifies the District Centre boundary for Waltham Abbey. The Council proposes to alter the District Centre boundary to the east and west, in both cases reducing its extent. In the east, the new boundary is proposed to be formed by Sewardstone Road in order to remove the Tesco Superstore and surrounding units, which are more representative of an out-of-town retail area. Consolidation is also proposed to the west to remove a small cluster of non-retail uses. In accordance with the supporting text to Draft Policy E 2, a Primary Shopping Area is proposed with the District Centre boundary, as illustrated on Figure 5.10.

5.69 In accordance with Draft Policy E 2, the Council proposes to designate specific retail frontage areas. The Local Plan (1998) Maps Updated by Alterations (2006) identifies key frontages. It is proposed that the key frontage is amended to contain the following as illustrated on Figure 5.10:

- Primary Retail Frontage area – it is proposed that this reflects the existing Key Frontage areas, with extensions to cover all of the north side of Sun Street and Market Square up to Leverton Way. This area will be afforded the highest level of protection for A1 retail uses; and
- Secondary Retail Frontage areas – it is proposed that the Secondary Retail Frontage should comprise much of the existing non-Key Frontage along Highbridge Street (with the exception of a cluster of non-retail uses on the northern side), Church Street, the southern side of Market Square fronting onto Leverton Way, and a small parade of shops along fronting onto Sewardstone Road at the eastern end of Sun Street. Within the Secondary Retail Frontage a wider range of main town centre uses would be permitted.

Draft Policy P 3 Waltham Abbey

A. Residential sites

In accordance with Policy SP 2 the following sites are allocated for residential development:

- SR-0099* (Lea Valley Nursery, Crooked Mile) – approximately 463 homes;
- SR-0104 (land adjoining Parklands) – approximately 132 homes;
- SR-0219 (Fire Station, Sewardstone Road) – approximately 44 homes;
- SR-0381 (Darby Drive / Abbey Gardens Car Park) – approximately 17 homes[▲]
- SR-0385 (Ninefields, land at Hillhouse) – approximately 60 homes;
- SR-0541 (Waltham Abbey Community Centre, Saxon Way) – approximately 53 homes; and
- SR-0903 (Waltham Abbey Swimming Pool, Roundhills) – approximately 27 homes.

▲ Redevelopment of car parks will include new homes **and** retained car parking

Proposals for residential development will be expected to comply with the place shaping principles identified in Policy SP 4.

B. Traveller sites

In accordance with Policy SP 3 the following site is allocated for traveller accommodation:

- GRT_N_07* (Lea Valley Nursery, Crooked Mile) – 5 pitches

C. Infrastructure requirements

Infrastructure requirements must be delivered at a rate and scale to meet the needs that arise from the proposed development, in accordance with the Infrastructure Delivery Plan.

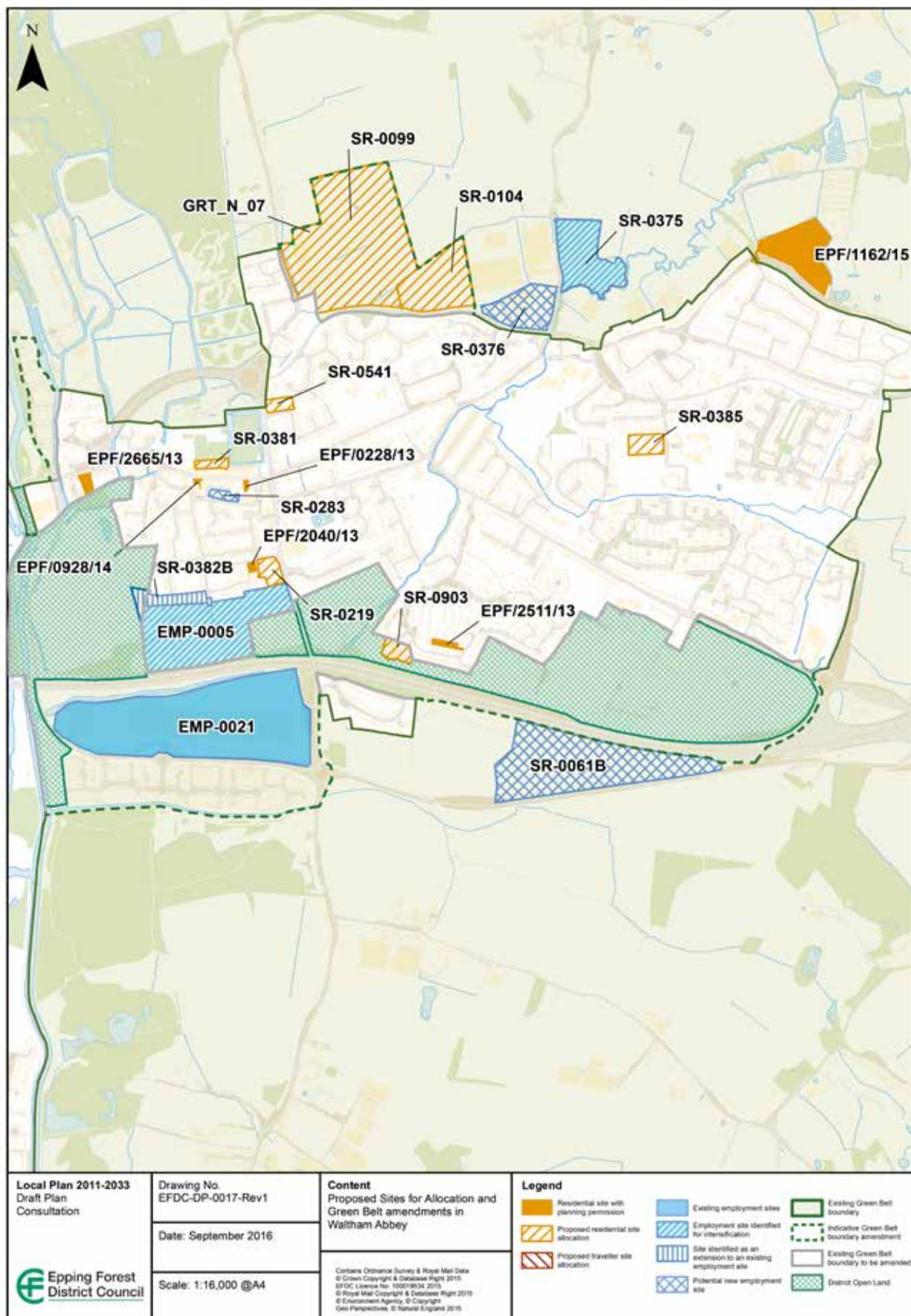
D. Small District Centre uses

In accordance with Policy E 2, in Waltham Abbey District Centre, at least 45% of the ground floor Primary Retail Frontage and at least 25% of the ground floor Secondary Retail Frontage will be maintained in A1 use.

* Traveller site GRT_N_07 comprises an area of land within residential site SR-0099.

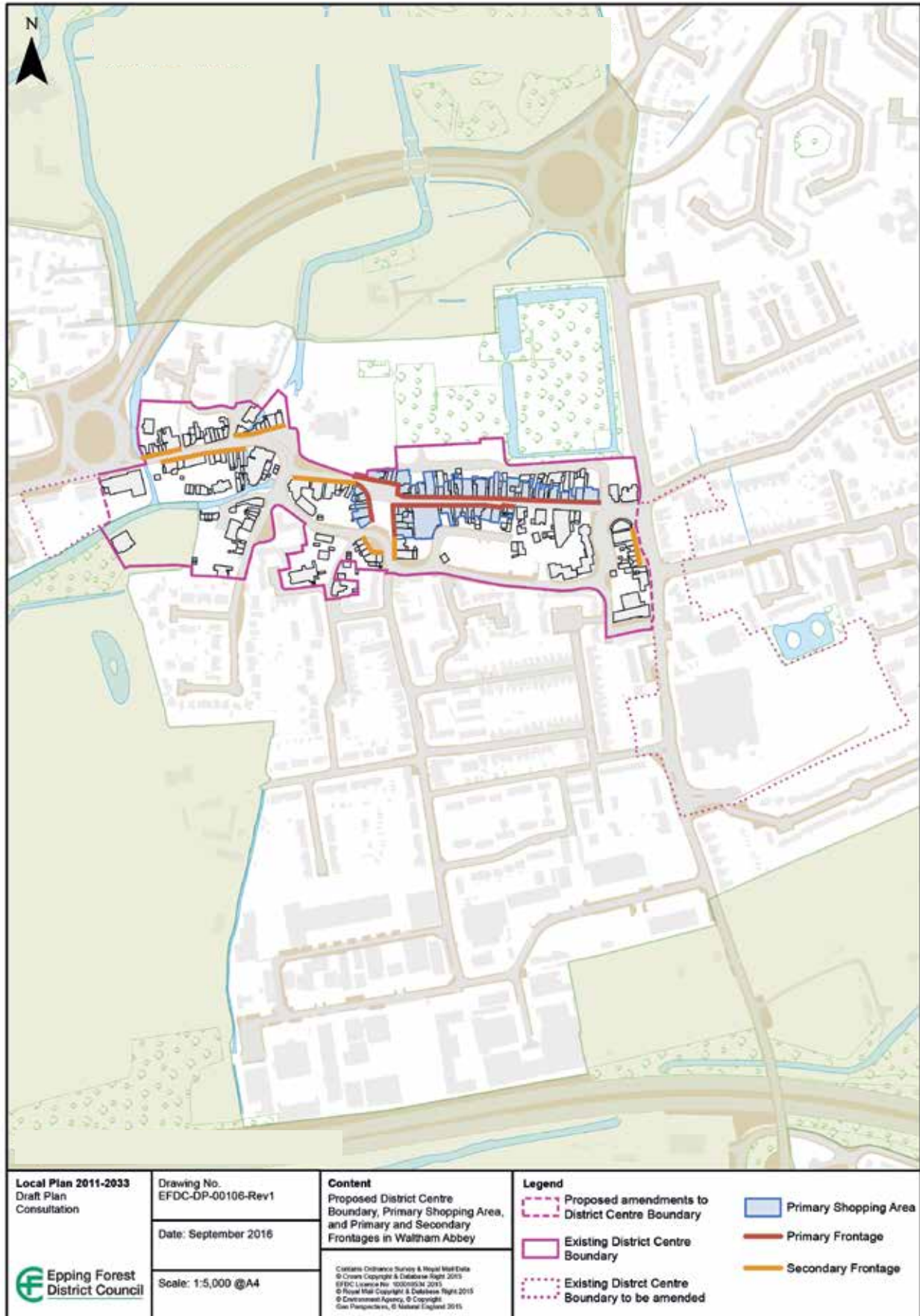
The Local Plan should be read as a whole. Proposals will be judged against all relevant policies¹

Figure 5.9 Site allocations for Waltham Abbey



The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Figure 5.10 Small District Centre Designations for Waltham Abbey



The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Alternative options

Residential sites – spatial options

Expansion of the settlement to the east	This option is the least favoured. It would result in unsustainable patterns of development, encouraging the further eastward growth of Waltham Abbey distant from the District Centre.
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Sites for traveller accommodation – spatial options

Traveller accommodation focused in parts of the District traditionally favoured by the travelling community	Epping Forest District Council's Gypsy and Traveller Accommodation Assessment Interim Briefing Note (2016) has indicated that the majority of newly arising housing need will be from the expansion of existing households. While this option is understood to be favoured by the travelling community it was felt that this option would place undue pressure on local infrastructure and services and therefore did not represent the most sustainable option to accommodating traveller need.
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Traveller accommodation focused in parts of the District not traditionally favoured by the travelling community	This option was not considered to be deliverable since it would not be realistic to expect all additional households to form within the parts of the District not currently favoured by the travelling community.
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Traveller needs accommodated in new sites with a proposed capacity of over five pitches	Feedback from the local traveller community indicates that while there is no one ideal site size (in terms of number of pitches) generally smaller sites are preferred. Historically larger sites for traveller accommodation within the District have not tended to integrate as effectively with the settled community, have generated more site management issues and have had a significant adverse impact on the character of an area. Given these impacts promoting such an approach is not considered consistent with the requirements of the planning policy for traveller sites.
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Waltham Abbey Church

Employment sites

No spatial options have yet been identified for employment sites. This will be considered as part of the further work being undertaken by the Council to identify employment site allocations.

District Centre boundary – alternative options

Retain the existing boundary identified in the Local Plan (1998) Maps Updated by Alterations (2006)	The District Centre boundary includes the area to the south-east (notably the Tesco Superstore), which is more characteristic of an edge of town/out of town retail area.
Extension across Sewardstone Road to include Lea Valley Church	Sewardstone Road is a busy road which acts as a clearly definable boundary, meaning that any extension to the centre which crosses the road may be unsuitable. The predominant uses within the small additional area proposed for inclusion are non-retail.

Retail frontage – alternative options

Existing Key Frontage becomes Primary Retail Frontage, with no other changes	The non-Key Frontage on the north side of Sun Street and in Market Square shows little difference in the proportion of A1 Class Uses to existing Key Frontage, and therefore its exclusion from the Primary Retail Frontage appears illogical.
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The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Chipping Ongar

Vision and aspirations for Chipping Ongar

What you told us?

5.70 Responses from the Community Choices consultation and stakeholder engagement on the future of Chipping Ongar included:

- ensure that Chipping Ongar, given its semi-rural location, is a self-sustaining community which provides a good range of jobs, homes, services and social activities to cater for the needs of residents;
- mixed views were expressed on the amount of development Chipping Ongar should accommodate. Some thought it should accommodate its share of the District's growth while others considered too much development was proposed through the Community Choices, which may affect existing residential amenity;
- concerns were raised about the proposed growth locations identified for the settlement in the Community Choices consultation due to traffic congestion and impacts on the landscape, Green Belt, heritage assets and school places; and
- there are opportunities to develop a greater commercial offer for the town including the potential redevelopment of the Fyfield Business Park.

What are the key strengths and weaknesses to address in Chipping Ongar?

5.71 The following key strengths and weaknesses have been identified for Chipping Ongar:

- Green Belt divides the settlement into the three primary areas (Chipping Ongar, Shelley and Marden Ash) resulting in breaks in the developed areas;
- there are several areas of flood risk within and around the settlement associated with the town's location between the River Roding and Cripsey Brook;
- there is an opportunity to promote local heritage assets, including Ongar Castle and the High Street Conservation Area, while protecting the historic character of the town.
- there is limited public transport accessibility in the Town; and
- there is capacity within the settlement's two primary schools and the newly opened secondary academy to cater for some growth.

5.72 Based on the findings from community consultation, stakeholder engagement and evidence based documents the following vision is proposed for Chipping Ongar:

Vision for Chipping Ongar

Chipping Ongar will continue to reflect its current local and independent character, providing services and amenities to a wide catchment of residents and visitors. Future development in the town will support Chipping Ongar being self-sufficient and will be accompanied by the provision of local services and infrastructure, including supporting non-car based modes of travel.

Chipping Ongar will balance utilising its existing heritage and leisure assets (including the Epping Ongar Heritage Railway and connections to the Essex Way) with the protection and enhancement of the settlement's historic environment.

Preferred Approach

Residential sites

5.73 Draft Policy SP 2 sets out the estimated likely number of homes the Council will plan for in Chipping Ongar over the Plan period. The provision of approximately 600 homes has been informed by the aspiration for Chipping Ongar to remain self-sustaining, to ensure that sufficient homes are built to support existing services and to maximise the opportunities provided by the new secondary academy and capacity in the two primary schools.

5.74 The Council has considered the possible spatial options to accommodate new homes at Chipping Ongar and concluded that there are three suitable spatial options:

- intensification within the existing settlement – provides opportunities to maximise existing urban brownfield land;
- expansion of the settlement to the north – provides opportunities to promote housing development within close proximity to the new secondary academy and the existing primary school and health facility; and
- expansion of the settlement to the west – although less favoured than the two previous options, this location provides opportunities for expansion of the settlement while minimising harm to the character of the settlement and the surrounding landscape.

5.75 Following an assessment of the suitability, availability and achievability of residential sites located within these spatial options, the Council has identified nine sites for potential allocation to meet the identified housing requirement, as illustrated in Figure 5.11. The Council will be undertaking further work to enable more detailed guidance to be provided on the proposed residential allocation within the Local Plan. It will also be holding discussions with promoters, with the aim of entering into Statements of Common Ground.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Sites for traveller accommodation

5.76 The Council has considered the possible spatial options to accommodate traveller accommodation across the District and concluded that the most suitable spatial option is to distribute pitches across the District. This option balances the preferences of the travelling community with not placing undue pressure on services in a single location. Based on the findings of the assessment undertaken by the Council no allocations for traveller accommodation are proposed at Chipping Ongar.

Employment sites

5.77 Draft Policy E 1 sets out the Council's preferred approach to identifying sites for employment (B Use Class) uses. This is to support the redevelopment, renewal or extension of existing premises for their designated use before identifying new sites.

5.78 Chipping Ongar has limited existing employment land that has been identified:

- The Employment Land Review (2010) identifies three employment sites, two of which are currently in employment use, both on the High Street (ELR-0076A and ELR-0076B);
- In the SLAA the Fyfield Business Park has been identified for further intensification for employment uses (SR-0173).

5.79 The locations of the identified employment sites are illustrated in Figure 5.11.

5.80 The Council will be undertaking further work to enable specific employment allocations to be identified within the Local Plan, and to further consider opportunities to intensify and extend existing sites where appropriate.

Alterations to the Green Belt boundary

5.81 The supporting text to Draft Policy SP 5 confirms that in order to deliver the Local Plan Strategy the Council proposes to alter the Green Belt boundary. Indicative alterations to the existing Green Belt boundary around Chipping Ongar are proposed to the north/north-east and west of the settlement to remove the proposed site allocations from the Green Belt. In accordance with Draft Policy SP 5 an alteration is also proposed to the north-east of the settlement to remove The Gables residential development from the Green Belt. The proposed indicative alterations to the Green Belt boundary are illustrated in Figure 5.12.

Infrastructure requirements

5.82 The supporting text to Draft Policy SP 2 confirms the importance of identifying and delivering key infrastructure to support residential and employment growth across the District. The infrastructure needs for Chipping Ongar will be set out in the Infrastructure Delivery Plan.

District Centre

5.83 Draft Policy E 2 identifies Chipping Ongar as a Small District Centre. This reflects the Council's aspiration for the centre to continue to meet local retail needs during the day and into the evening.

5.84 The Small District Centre is characterised by a mix of retail, including a number of independent fashion retailers, and non-retail uses. The Council proposes to continue to support this existing retail concentration as well as maintaining a balance between retail and non-retail uses in order to support a vibrant centre based on the continuance of activities that attract footfall during the day and into the evening. A Local Shopping Centre (as designated in the Local Plan (1998) Maps Updated by Alterations (2006)) is located to the south of Chipping Ongar District Centre.

5.85 The Local Plan (1998) Maps Updated by Alterations (2006) identifies the District Centre boundary for Chipping Ongar. The Council proposes to alter the District Centre boundary to the south to include the existing retail units which are currently designated a Local Shopping Centre, since they effectively operate as a single retail area. In accordance with the supporting text to Draft Policy E 2, a Primary Shopping Area is proposed within the District Centre, as illustrated on Figure 5.12.

5.86 In accordance with Draft Policy E 2, the Council proposes to designate specific retail frontage areas. The Local Plan (1998) Maps Updated by Alterations (2006) identifies Key Frontages. It is proposed that the Key Frontage is replaced as illustrated on Figure 5.12:

- Primary Retail Frontage – it is proposed that this reflects the existing Key Frontage areas. This area will be afforded the highest level of protection for A1 retail uses; and
- Secondary Retail Frontage – it is proposed that the majority of those frontages within the District Centre boundary that are not proposed for designation as Primary Retail Frontage would be Secondary Retail Frontage. Within the Secondary Retail Frontage a wider range of main town centre uses would be permitted.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Draft Policy P 4 Chipping Ongar

A. Residential sites

In accordance with Policy SP 2 the following sites are allocated for residential development:

- i) SR-0067i (land to the west of Chipping Ongar) – approximately 73 homes;
- ii) SR-0102 (land to the rear of 57a and 57b Fyfield Road) – approximately 16 homes;
- iii) SR-0120 (Bowes Field) – approximately 135 homes;
- iv) SR-0184 (land adjacent to High Ongar Road) – approximately 30 homes;
- v) SR-0185 (land adjacent to High Ongar Road) – approximately 124 homes;
- vi) SR-0186 (land adjacent to Chelmsford Road (A414) near the Four Wantz roundabout) – approximately 12 homes;
- vii) SR-0390 (Greenstead Road) – approximately 175 homes;
- viii) SR-0842 (Car park at The Stag public house, Brentwood Road) – approximately 10 homes; and
- ix) SR-0848 (Chipping Ongar Leisure Centre, The Gables) – approximately 24 homes.

Proposals for residential development will be expected to comply with the place shaping principles identified in Policy SP 4.

B. Infrastructure requirements

Infrastructure requirements must be delivered at a rate and scale to meet the needs that arise from the proposed development, in accordance with the Infrastructure Delivery Plan.

C. Small District Centre uses

In accordance with Policy E 2, in Chipping Ongar District Centre, at least 50% of the ground floor Primary Retail Frontage and at least 45% of the ground floor Secondary Retail Frontage will be maintained in A1 use.



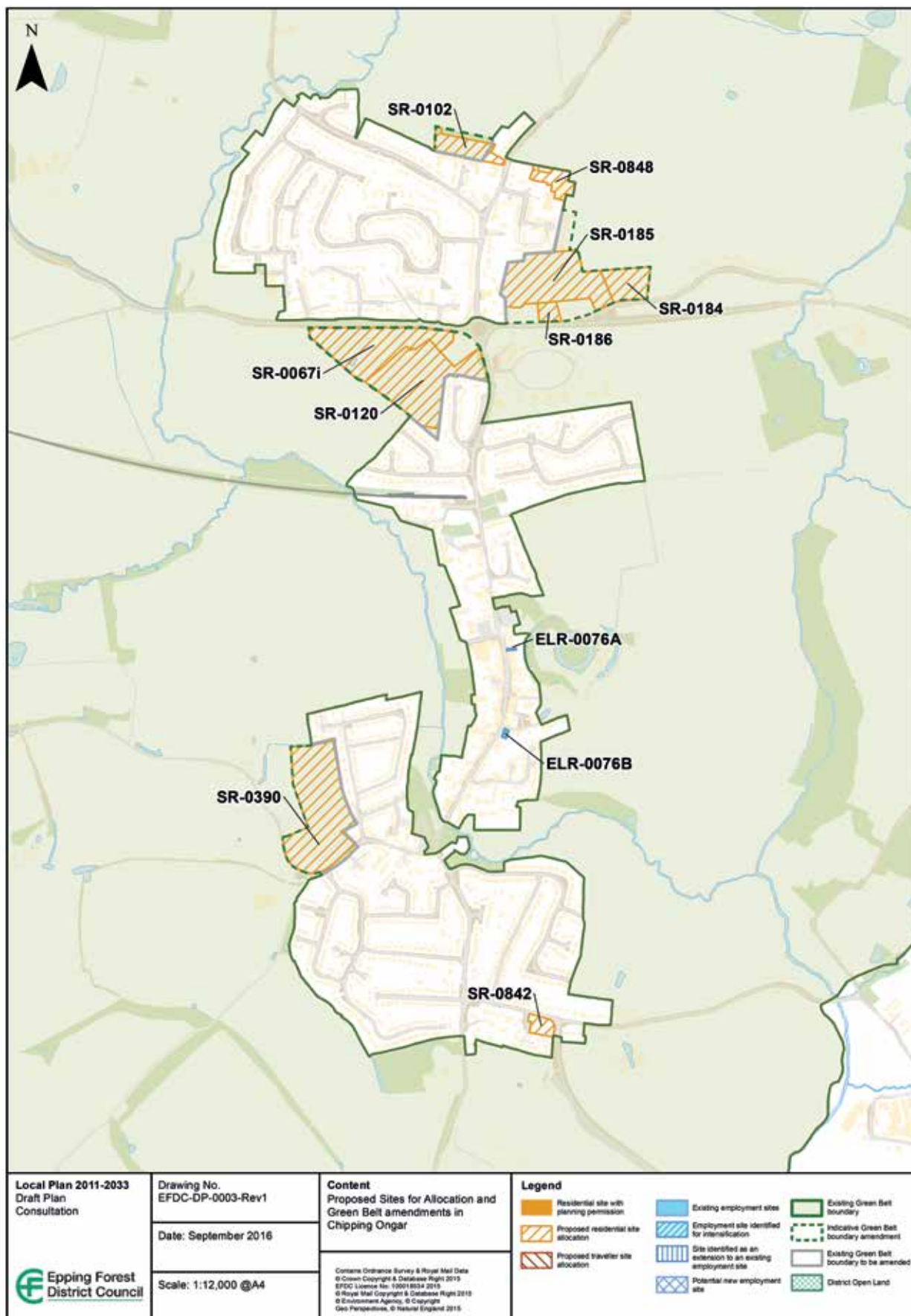
Ongar High Street



Ongar High Street

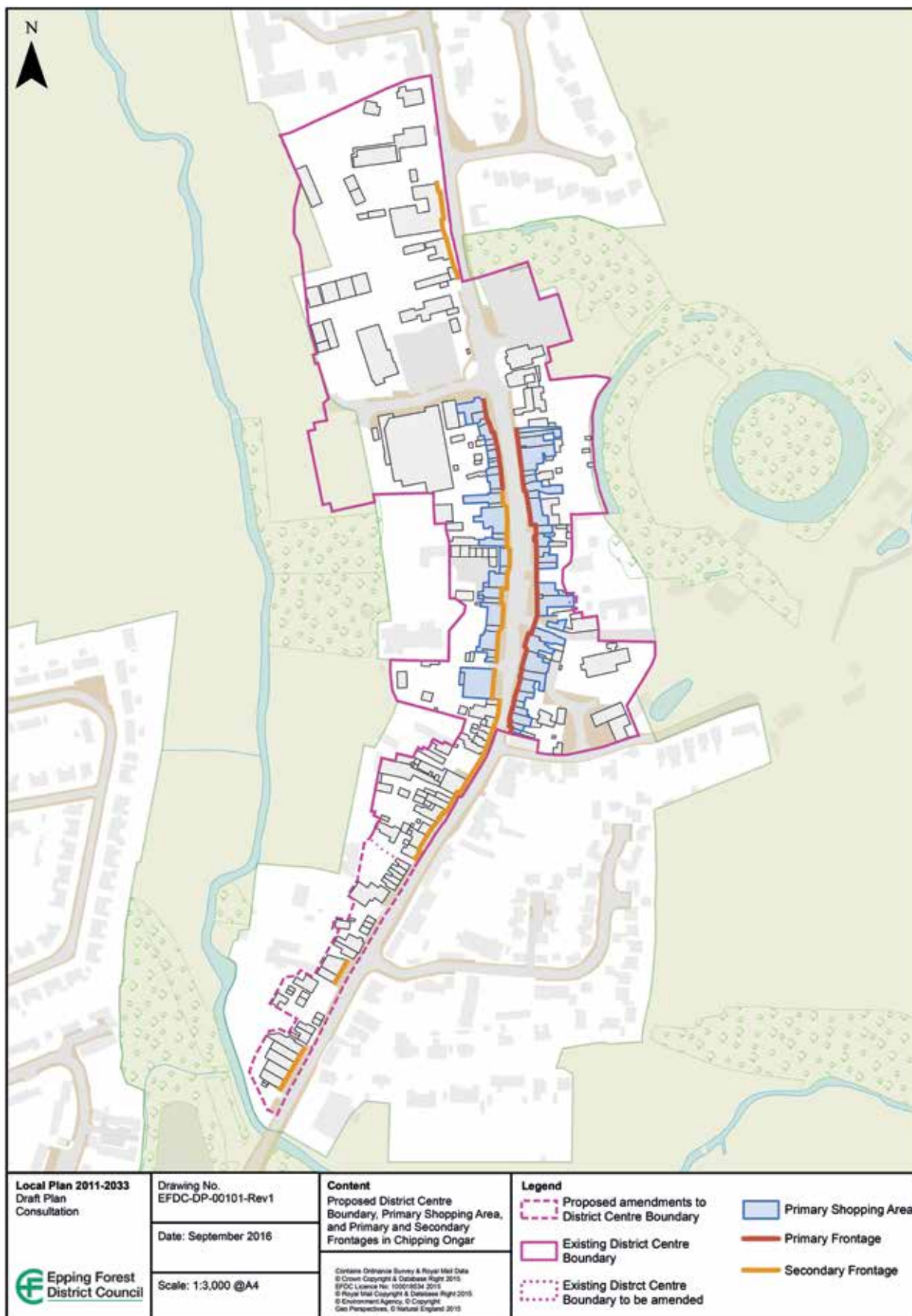
The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Figure 5.11 Site allocations for Chipping Ongar



The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Figure 5.12 Small District Centre Designations for Chipping Ongar



The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Alternative options

Residential sites – spatial options

Expansion to the south of the settlement	These options would significantly harm the Green Belt, compromise the historic setting of Ongar, and are locations which are more sensitive in landscape terms. Expansion to the east of the settlement could also harm the Scheduled Monument Ongar Castle.
Expansion to the east of the settlement	

Sites for traveller accommodation – spatial options

Traveller accommodation focused in parts of the District traditionally favoured by the travelling community	Epping Forest District Council's Gypsy and Traveller Accommodation Assessment Interim Briefing Note (2016) has indicated that the majority of newly arising housing need will be from the expansion of existing households. While this option is understood to be favoured by the travelling community it was felt that this option would place undue pressure on local infrastructure and services and therefore did not represent the most sustainable option to accommodating traveller accommodation.
Traveller accommodation focused in parts of the District not traditionally favoured by the travelling community	This option was not considered to be deliverable since it was not considered to be realistic to expect all additional households to form within the parts of the District not currently favoured by the travelling community.

Employment sites

No spatial options have yet been identified for employment sites. This will be considered as part of the further work being undertaken by the Council to identify employment site allocations.

District Centre boundary – alternative option

Retain the existing Town Centre boundary identified in the Local Plan (1998) Maps Updated by Alterations (2006)	The Local Plan (1998) and Alterations (2006) includes a Town Centre boundary in the centre of the settlement with a Local Shopping Centre located to the south. The Local Shopping Centre provides local convenience retail while the Town Centre provides a wider range of convenience and comparison retail as well as non-retail uses. The distance between the two designated centres is limited and therefore they effectively operate as a single retail area. It is therefore not considered appropriate to designate these two areas differently since they both form part of the District Centre.
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Retail frontage – alternative options

Extend the Primary Retail Frontage along the High Street	Extending the length of the Primary Retail Frontage would reduce the area for other complementary non-retail (A1) uses, which provide a draw to the District Centre. Given the limited additional demand for retail floorspace within the District, the Council considers there may be insufficient demand to support an extension to the length of Primary Retail Frontage.
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The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Buckhurst Hill

Vision and aspirations for Buckhurst Hill

What you told us?

- 5.87 Responses from the Community Choices consultation and stakeholder engagement on the future of Buckhurst Hill included:
- Ensure the semi-rural character of the town is maintained, and development should protect the separation between Buckhurst Hill and Loughton.
 - Mixed views regarding the proposed growth locations for Buckhurst Hill in the Community Choices consultation. Support for the growth locations was due to the relatively small size of sites which would have a limited negative impact in comparison to larger sites in other settlements. Concerns were raised that development of these locations would impact negatively on the character of the immediate area.
 - Concerns about the proposed amount and density of development which would be out of character with the already over-crowded area.
 - Suggested opportunities for the provision of local jobs in Buckhurst Hill to reduce dependency on employment in London, and reduce commuting out of the area.
 - Promote a viable and vibrant shopping area at Queens Road, through encouraging sustainable economic growth in the centre.

What are the key strengths and weaknesses to address in Buckhurst Hill?

- 5.88 The following strengths and weaknesses have been identified for Buckhurst Hill:
- Epping Forest, the Green Belt and the Roding Valley Flood Plain, restrict the potential for expansion and growth.
 - Traffic congestion is an issue within Buckhurst Hill, with particular pinch points around Queen's Road, Station Way, and Princes Road.
 - Commuter parking causes significant issues in the area, with Controlled Parking Zones placing increased pressure on residential areas.
 - Existing education and health care facilities are at capacity or oversubscribed, which is a potential impediment to future development of the settlement.

- 5.89 Based on the findings from community consultation, stakeholder engagement and evidence based documents the following vision is proposed for Buckhurst Hill:

Vision for Buckhurst Hill

Buckhurst Hill will continue to provide services and amenities to meet the needs of its community. The Village will continue to provide professional services employment, and support a successful and prosperous high street, with a focus on independent fashion retail. Better connectivity between the station, Queen's Road and the wider settlement will enable the village to maximise its good public transport accessibility. Future development will take into account the local feel of the settlement and should maintain separation from Loughton.

Preferred Approach

Residential sites

- 5.90 Draft Policy SP 2 sets out the estimated likely number of homes the Council will plan for in Buckhurst Hill over the Plan period. The provision of approximately 90 homes has been informed by the aspiration for Buckhurst Hill to continue to support successful retail and professional services employment while retaining its local feel.
- 5.91 The Council has considered the possible spatial options to accommodate new homes at Buckhurst Hill and concluded that there is one suitable spatial option which comprises intensification within the existing Town Centre. This option provides opportunities to maximise existing urban brownfield land.
- 5.92 Following an assessment of the suitability, availability and achievability of residential sites located within this spatial option, the Council has identified three sites for potential allocation to meet the identified housing requirement, as illustrated in Figure 5.13. The Council will be undertaking further work to enable more detailed guidance to be provided on the proposed residential allocation within the Local Plan. It will also be holding discussions with promoters, with the aim of entering into Statements of Common Ground.

Sites for traveller accommodation

- 5.93 The Council has considered the possible spatial options to accommodate traveller accommodation across the District and concluded that the most suitable spatial option is to distribute pitches across the District. This option balances the preferences of the travelling community with not placing undue pressure on services in a single location. Based on the findings of the assessment undertaken by the Council no allocations for traveller accommodation are proposed at Buckhurst Hill.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Employment sites

- 5.94 Draft Policy E 1 sets out the Council's preferred approach to identifying sites for employment (B use class) uses. This is to support the redevelopment, renewal or extension of existing premises for their designated use before identifying new sites.
- 5.95 Buckhurst Hill has some existing employment land that has been identified. The Employment Land Review (2010) identified two employment sites, one of which is currently in employment use, on Queens Road (ELR-0080B). The location of the identified employment site is illustrated in Figure 5.13.
- 5.96 The Council will be undertaking further work to enable specific employment allocations to be identified within the Local Plan, and to further consider opportunities to intensify and extend existing sites where appropriate.

Alterations to the Green Belt boundary

- 5.97 The supporting text to Draft Policy SP 5 confirms that in order to deliver the Local Plan Strategy the Council proposes to alter the Green Belt boundary. Indicative alterations to the existing Green Belt boundary around Buckhurst Hill are proposed to the north of the settlement to remove the proposed site allocations from the Green Belt. The proposed indicative alterations to the Green Belt boundary are illustrated in Figure 5.13.

Infrastructure requirements

- 5.98 The supporting text to Draft Policy SP 2 confirms the importance of identifying and delivering key infrastructure to support residential and employment growth across the District. The infrastructure needs for Buckhurst Hill will be set out in the Infrastructure Delivery Plan.

District Centre

- 5.99 Draft Policy E 2 identifies Buckhurst Hill as a Small District Centre. This reflects the Council's aspiration for the centre to continue its current role of supporting a successful and prosperous high street, with a focus on independent retail. A Local Shopping Centre, as designated in the Local Plan (1998) and Alterations (2006), is located to the west of Buckhurst Hill District Centre.
- 5.100 The Small District Centre is characterised by a range of retailers, with a number of retail units comprising independent fashion and beauty-related uses. The Council proposes to continue to support these existing retail concentrations as well as maintaining a balance between retail and non-retail uses in order to support a vibrant centre based on the continuance of activities that attract footfall during the day and to a lesser extent into the evening.

- 5.101 The Local Plan (1998) Maps Updated by Alterations (2006) identifies the District Centre boundary for Buckhurst Hill. The Council proposes a minor alteration to the District Boundary to include 86 Queen's Road, an A1 unit currently falling outside by the existing boundary. In accordance with the supporting text to Draft Policy E 2, a Primary Shopping Area is proposed within the District Centre as illustrated on Figure 5.14.
- 5.102 In accordance with Draft Policy E 2, the Council proposes to designate specific retail frontage areas. The Local Plan (1998) Maps Updated by Alterations (2006) identifies Key Frontages. It is proposed that the Key Frontage is replaced as illustrated on Figure 5.14:
- Primary Retail Frontage – it is proposed that this reflects the existing Key Frontage areas. This area will be afforded the highest level of protection for A1 retail uses.
 - Secondary Retail Frontage – it is proposed that those retail frontages within the Small District Centre boundary that are not proposed for designation as Primary Retail Frontage would be Secondary Retail Frontage (with the exception of the nursery school which is set back from the road on the corner of King's Avenue). Within the Secondary Retail Frontage a wider range of main town centre uses would be permitted.

Draft Policy P 5 Buckhurst Hill

A. Residential sites

In accordance with Policy SP 2 the following sites are allocated for residential development:

- SR-0176 (St Just, Powell Road) – approximately 30 homes;
- SR-0225 (Lower Queens Road Car Park) – approximately 44 homes[▲]; and
- SR-0813 (stores at Lower Queens Road) – approximately 11 homes.

[▲] Redevelopment of car parks will include new homes and retained car parking

Proposals for residential development will be expected to comply with the place shaping principles identified in Policy SP 4.

B. Infrastructure requirements

Infrastructure requirements must be delivered at a rate and scale to meet the needs that arise from the proposed development, in accordance with the Infrastructure Delivery Plan.

C. Small District Centre uses

In accordance with Policy E 2, in Buckhurst Hill District Centre, at least 65% of the ground floor Primary Retail Frontage and at least 40% of the ground floor Secondary Retail Frontage will be maintained in A1 use.

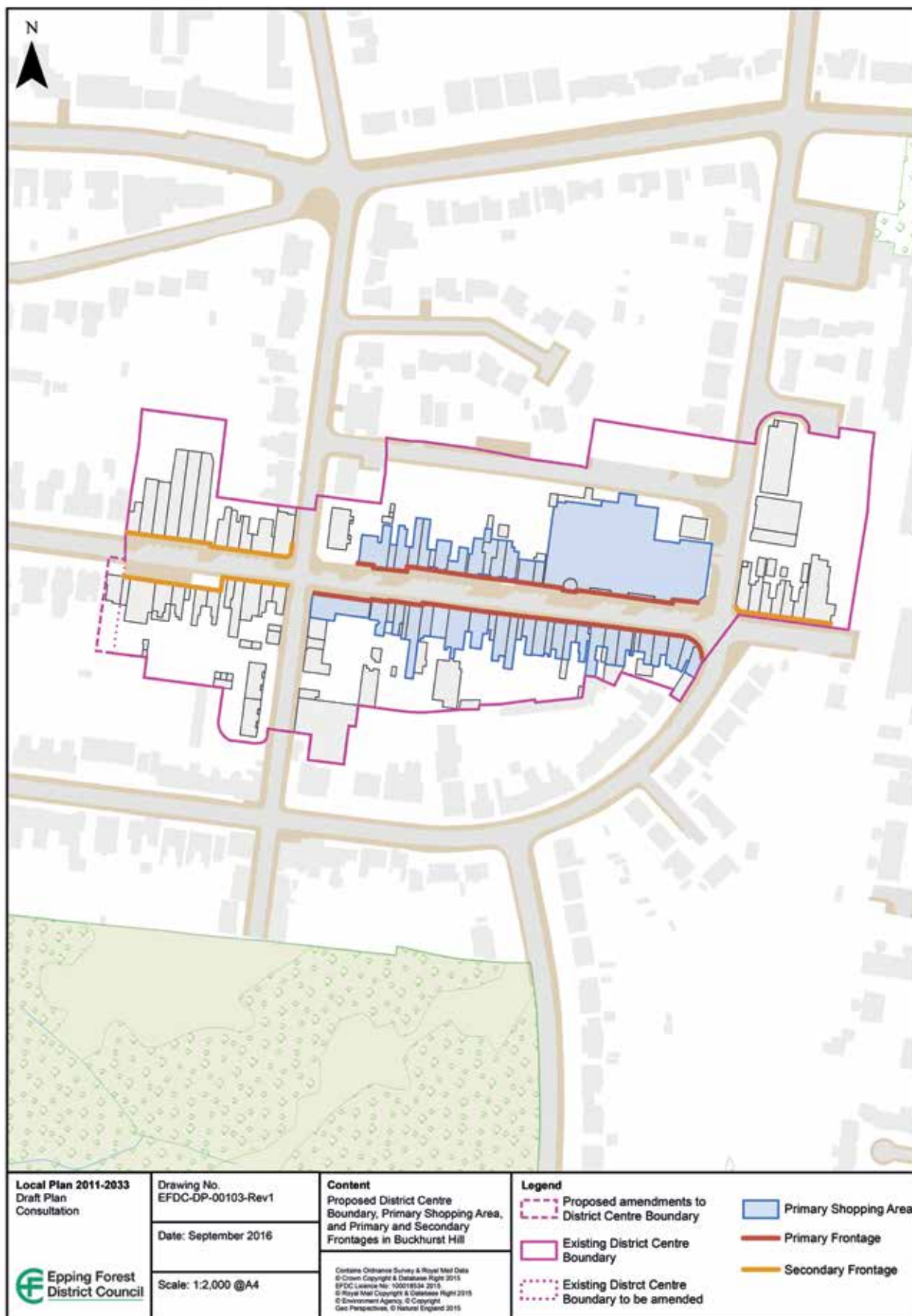
The Local Plan should be read as a whole. Proposals will be judged against all relevant policies¹

Figure 5.13 Site allocations for Buckhurst Hill



The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Figure 5.14 Small District Centre Designations for Buckhurst Hill



The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Alternative options

Residential sites – spatial options

No alternative spatial options have been identified for residential sites in relation to Buckhurst Hill.

Sites for traveller accommodation – spatial options

Traveller accommodation focused in parts of the District traditionally favoured by the travelling community	Epping Forest District Council's Gypsy and Traveller Accommodation Assessment Interim Briefing Note (2016) has indicated that the majority of newly arising housing need will be from the expansion of existing households. While this option is understood to be favoured by the travelling community it was felt that this option would place undue pressure on local infrastructure and services and therefore did not represent the most sustainable option to accommodating traveller accommodation.
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Traveller accommodation focused in parts of the District not traditionally favoured by the travelling community	This option was not considered to be deliverable since it was not considered to be realistic to expect all additional households to form within the parts of the District not currently favoured by the travelling community.
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Employment sites

No spatial options have yet been identified for employment sites. This will be considered as part of the further work being undertaken by the Council to identify employment site allocations



Buckhurst Hill Station

District Centre boundary – alternative option

Expansion of the existing Town Centre boundary identified in the Local Plan (1998) Maps Updated by Alterations (2006) to include the Local Shopping Centre to the west of the Town Centre

The distance between the two centres is considered to be too significant to warrant inclusion within the same District Centre boundary.

A visual inspection of ground floor uses within both centres showed a range of retail and other A Class Uses. It is therefore considered that these centres operate independently of each other.

Retail frontage – alternative option

All frontage in the centre becomes Primary Retail Frontage

Although there is some dilution of A1 Class Uses in the existing Key Frontage, the proportion remains high, which supports retention of existing Key Frontage as Primary Retail Frontage.

The area to the west of King's Avenue (currently non-Key Frontage) contains a larger proportion of non-retail (non A1 Class Uses) compared to the existing Key Frontage, making it less suitable as Primary Retail Frontage.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies¹

North Weald Bassett

5.103 The Council has produced a number of studies to consider the potential future of the airfield. In 2014 the findings from these studies were integrated into a wider masterplan for the village which presents a long term vision and aspirations for the village. The proposals presented within the North Weald Bassett Masterplanning Study ('the Study') were subject to public consultation and reported to Cabinet in October 2014. The content of the North Weald Bassett masterplan has informed the proposals contained within this sub-section. For the purpose of this Plan when reference is made to 'North Weald Bassett' it refers to the settlement of North Weald Bassett, recognising that the Parish encompasses North Weald Village, Thornwood and Hastingwood.

Vision and aspirations for North Weald Bassett

What you told us?

- 5.104 Responses from the Community Choices consultation and stakeholder engagement on the future of North Weald Bassett included:
- concerns were raised about the proposed growth locations identified for the settlement in the Community Choices consultation due to impacts on footpaths/bridleways; flood risk; traffic congestion and primary school capacity;
 - recognition of the opportunity for development at the airfield. Mixed views were expressed on the type of development that should be promoted at the airfield site. Options identified included continued aviation-related uses or redevelopment for leisure and recreation, residential and other employment uses;
 - support for improvements to the design and appearance of shop fronts to support a vibrant retail offer in the settlement.
- 5.105 Feedback received to the consultation on the proposals contained in the North Weald Bassett Masterplanning Study included:
- support for the proposed principles for new development;
 - Scenario B (with no growth to the south of the settlement) was identified as the preferred approach for new development in the village; and
 - future development should be supported by improvements to transport infrastructure and local services such as healthcare and schools.

What are the key strengths and weaknesses to address in North Weald Bassett?

- 5.106 The following key strengths and weaknesses have been identified for North Weald Bassett.
- the airfield represents a significant opportunity, which should be maximised.
 - the settlement has limited public transport accessibility and a poor pedestrian and cycling environment;
 - North Weald Bassett is reliant on other settlements for key services including health, non-primary education and retail. There is an opportunity to improve local services; and;
 - the area to the south of the settlement is highly sensitive to landscape change and views across the Ongar Redoubt Hill are an asset to the character of the local area.

What is the vision for North Weald Bassett?

- 5.107 The Study includes a section on the vision for the settlement, which summarises the valued characteristics of the settlement and potential opportunities which should be maximised through the masterplan:
- "North Weald Bassett has a number of great assets including, but not limited to, the settlement's relationship with the surrounding green open space, stand-out historic buildings, a range of housing types which can support a mixed community and the heritage and current economic role of the North Weald Airfield. However, the settlement could also benefit from investment to strengthen the existing commercial centre and establish North Weald Bassett as a sustainable place in its own right with an active community life."
- 5.108 The Council proposes to refine the statements made in the Study to create a vision statement for the settlement. The following vision incorporates the findings of the Masterplanning study as well as those identified through further stakeholder engagement and evidence based documents:

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies*

Vision for North Weald Bassett

North Weald Bassett will seek to become more self-sufficient while retaining its local character, including military heritage. Future development will be located to the northern side of the village, maximising opportunities at the airfield and surrounding land to deliver aviation-related uses complemented by a mix of employment, leisure and residential uses.

Future development will be supported by improved health, education and leisure services, strengthened local retail offer and enhanced sustainable and public transport provision.

Preferred Approach

Residential sites

- 5.109 Draft Policy SP 2 sets out the estimated likely number of homes the Council will plan for in North Weald Bassett over the Plan period. The provision of approximately 1,580 homes has been informed by the aspirations set out in the North Weald Bassett Masterplan, which identifies the potential for the village to accommodate between 500 and 1,600 homes.
- 5.110 As part of developing the masterplan, the Study considered the different levels of growth for North Weald Bassett and possible spatial options to accommodate new homes. Two scenarios for the spatial distribution were tested, and within each there were three options for the level of residential growth. The Study concluded that the most suitable option was Scenario B, which promotes development to the north of the settlement, which is a less sensitive location in landscape terms and promotes a more compact settlement pattern. Under scenario B, the three growth options considered were (1) low growth 463; (2) medium growth 1,202; and (3) high growth 1,616. This Draft Local Plan includes a proposed allocation at the higher end of the ranges tested by the Masterplanning Study, having taken into account land availability elsewhere in the District and a desire to achieve a sustainable form of development that will also provide the required infrastructure.
- 5.111 Following an assessment of the suitability, availability and achievability of residential sites located within the spatial extent of Scenario B, the Council has identified eight sites outside of the airfield for potential allocation, which could provide approximately 1,360 homes. In addition, the Council considers it may be possible to accommodate around 225 homes on parts of the airfield identified for residential use in the Study subject to more detailed testing. The locations for these homes are illustrated in Figure 5.15.

- 5.112 The Council will be undertaking further work to enable more detailed guidance to be provided on the proposed residential allocation within the Local Plan. It will also be holding discussions with promoters, with the aim of entering into Statements of Common Grounds.
- 5.113 As part of the employment work being undertaken to support the Local Plan the Council will be refining its proposals for the airfield including the mix of uses provided on-site.

Sites for traveller accommodation

- 5.114 The Council has considered the possible spatial options to accommodate traveller accommodation across the District and concluded that the most suitable spatial option is to distribute pitches across the District. This option balances the preferences of the travelling community with not placing undue pressure on services in a single location.
- 5.115 The Council also considered whether there was a threshold for the number of pitches per site above or below which it was more or less suitable to provide traveller accommodation. Feedback from the local traveller community indicates that while there is no one ideal site size (in terms of number of pitches) generally smaller sites are preferred. This reflects the experience of the Council which considers that smaller sites (five pitches or below) tend to be more successful. Therefore for new traveller sites, the provision of up to five pitches is considered most appropriate. Where there is existing traveller provision on a site which has been assessed for intensification or extension, the Council considered that the existing provision and potential new provision should not exceed 10 pitches subject to detailed consideration of the suitability of the site.
- 5.116 Following an assessment of the suitability, availability and achievability of traveller sites, which met the criteria set out in the preceding paragraphs, the Council has identified one site for potential allocation, as illustrated in Figure 5.15.

Employment sites

- 5.117 Draft Policy E 1 sets out the Council's preferred approach to identifying sites for employment (B Class Uses) uses. This is to support the redevelopment, renewal or extension of existing premises for their designated use before identifying new sites.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

5.118 North Weald Bassett has significant existing employment land that has been identified:

- The Local Plan (1998) and Alterations (2006) identified four employment sites, three of which are currently in employment use: Merlin Way at North Weald Airfield (EMP-0015); the Apron of North Weald Airfield (EMP-0016); and land at Tylers Green (EMP-0019). The Apron site has been identified for intensification;
- The Employment Land Review 2010 identifies one further site of existing employment land: New House Farm at Vicarage Lane (ELR-0097); and
- The SLAA has identified an additional existing employment site for intensification: Weald Hall Farm Industrial Estate (SR-0415) and two new sites for provision of new employment uses: North Weald Airfield (SR-0119); and Redricks and North Weald Nurseries (SR-0418).

5.119 The locations of the identified employment sites are illustrated in Figure 5.15.

5.120 The Council will be undertaking further work to enable specific employment allocations to be identified within the Local Plan, and to further consider opportunities to intensify and extend existing sites where appropriate.

Alterations to the Green Belt boundary

5.121 The supporting text to Draft Policy SP 5 confirms that in order to deliver the Local Plan Strategy the Council proposes to alter the Green Belt boundary. Indicative alterations to the existing Green Belt boundary around North Weald Bassett are proposed to the north to remove the proposed site allocations from the Green Belt. In accordance with Draft Policy SP 5 an alteration is also proposed to the south of the settlement to remove residential development around Tempest Mead from the Green Belt. In response to this proposed alteration to the Green Belt boundary and in accordance with Draft Policy SP 5, land between the Tempest Mead residential area and Dukes Close is proposed for designation as District Open Land. The proposed indicative alterations to the Green Belt boundary and extent of District Open Land are illustrated in Figure 5.15.

Infrastructure requirements

5.122 The supporting text to Draft Policy SP 2 confirms the importance of identifying and delivering key infrastructure to support residential and employment growth across the District. The infrastructure needs for North Weald Bassett will be set out in the Infrastructure Delivery Plan.

Town centre

5.123 The North Weald Bassett Masterplan identifies the delivery of an improved centre (identified as a local shopping centre in the Local Plan (1998) and Alterations (2006)) and new smaller second centre at Tylers Green to support the proposed residential and employment development in the village. The Council will require new retail provision to be incorporated into planning applications which support the delivery of the North Weald Bassett Masterplan. Any new retail development should accord with the requirements of Draft Policy E 2.

Draft Policy P 6 North Weald Bassett

A. Residential sites

In accordance with Policy SP 2 the following sites are allocated for residential development:

- SR-0003 (fields east and west of Church Lane, north of Lancaster Road) – approximately 276 homes;
- SR-0036* (land at Blumans Farm, west of Tylers Green) – approximately 288 homes;
- SR-0072 (land at Tylers Farm, High Road) – approximately 21 homes;
- SR-0119 (land at North Weald Airfield) – approximately 225 homes;
- SR-0158A (land south of Vicarage Lane) – approximately 590 homes;
- SR-0195B (land to the north of Vicarage Lane) – approximately 91 homes;
- SR-0417 (land east of Church Lane/west of Harrison Drive) - approximately 49 homes;
- SR-0455 (Chase Farm Business Centre, Vicarage Lane West) – approximately 27 homes; and
- SR-0512 (St Clements, Vicarage Lane West) – approximately 11 homes.

Proposals for residential development will be expected to comply with the place shaping principles identified in Policy SP 4.

B. Traveller sites

In accordance with Policy SP 3 the following site is allocated for traveller accommodation:

- GRT_N_06* (land at Blumans Farm, west of Tylers Green) – 5 pitches

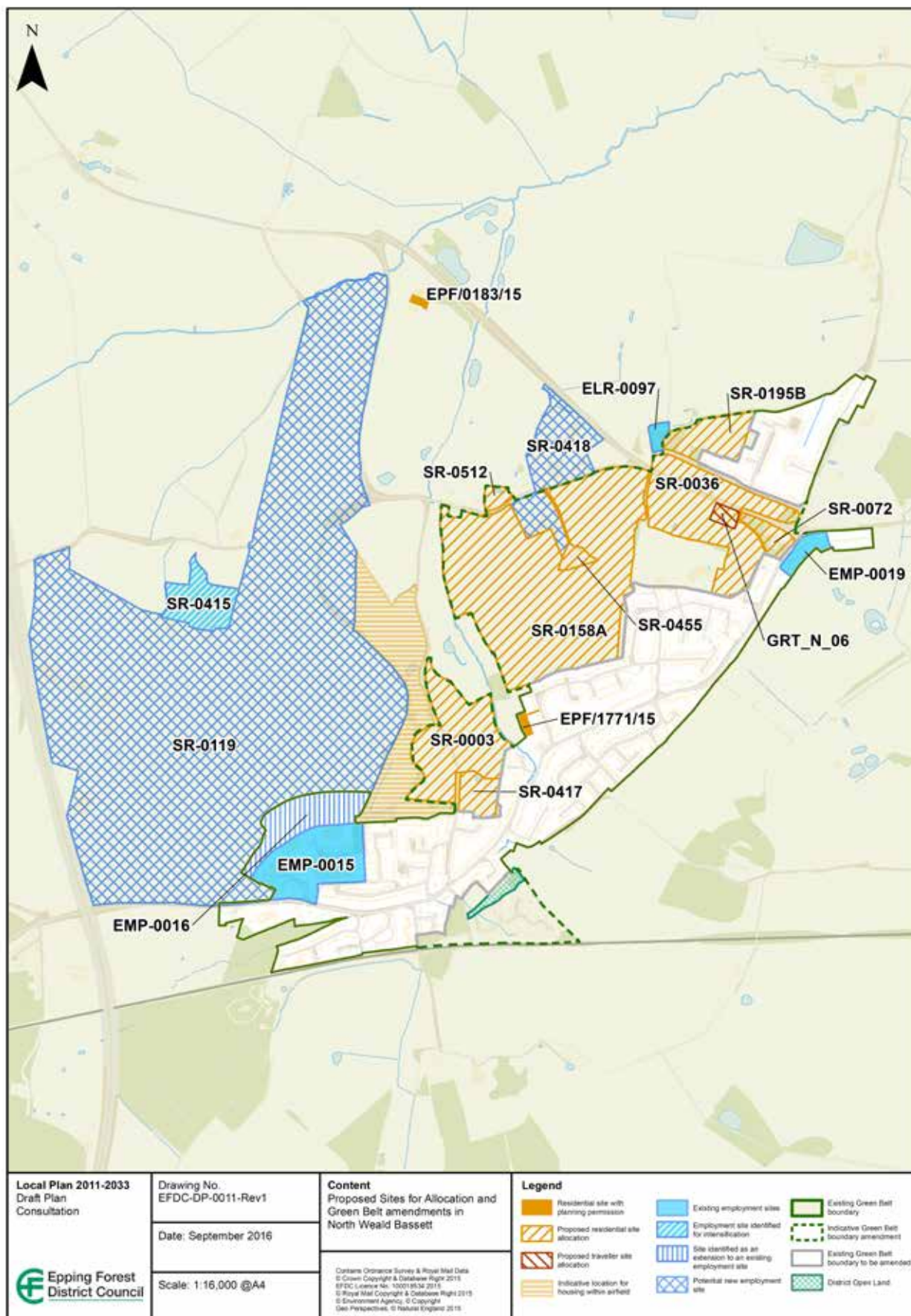
* Traveller site GRT_N_06 comprises an area of land within residential site SR-0036.

C. Infrastructure requirements

Infrastructure requirements must be delivered at a rate and scale to meet the needs that arise from the proposed development, in accordance with the Infrastructure Delivery Plan.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Figure 5.15 Site allocations for North Weald Bassett



The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Alternative options

Residential sites – spatial options

Expansion of settlement boundary to the south	This option would represent an unsustainable pattern of settlement growth beyond its existing rectilinear edge, constituting sprawl. Growth in this direction was not supported as part of the preparation of the North Weald Bassett Masterplanning Study.
Expansion of settlement boundary to the south-west	This option would represent an unsustainable pattern of settlement growth, creating ribbon development and further elongating the settlement.



Kings Head North Weald Bassett



North Weald Bassett

Sites for traveller accommodation – spatial options

Traveller accommodation focused in parts of the District traditionally favoured by the travelling community	Epping Forest District Council's Gypsy and Traveller Accommodation Assessment Interim Briefing Note (2016) has indicated that the majority of newly arising housing need will be from the expansion of existing households. While this option is understood to be favoured by the travelling community it was felt that this option would place undue pressure on local infrastructure and services and therefore did not represent the most sustainable option to accommodating traveller need.
Traveller accommodation focused in parts of the District not traditionally favoured by the travelling community	This option was not considered to be deliverable since it would not be realistic to expect all additional households to form within the parts of the District not currently favoured by the travelling community.
Traveller needs accommodated in new sites with a proposed capacity of over five pitches	Feedback from the local traveller community indicates that while there is no one ideal site size (in terms of number of pitches) generally smaller sites are preferred. Historically larger sites for traveller accommodation within the District have not tended to integrate as effectively with the settled community, have generated more site management issues and have had a significant adverse impact on the character of an area. Given these impacts promoting such an approach is not considered consistent with the requirements of the Planning policy for traveller sites.

Employment sites

No spatial options have yet been identified for employment sites. This will be considered as part of the further work being undertaken by the Council to identify employment site allocations.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Vision and aspirations for Chigwell

What you told us?

5.124 Responses from the Community Choices consultation and stakeholder engagement on the future of Chigwell included:

- support for growth in and around Chigwell, and acknowledgement of the need to provide sufficient housing to meet local needs;
- mixed views on the growth locations proposed in the Community Choices Consultation and a suggestion that the right development options had not been identified. Sites identified should be unobtrusive visually, well dispersed across the settlement, and linked to good or improved infrastructure provision;
- emphasis upon the organic growth of Chigwell as a village, with focus on small scale development and provision of facilities for existing residents, rather than major redevelopment.
- concerns about the implications of residential development in Chigwell upon out-commuter traffic given the lack of employment opportunities available within the village; and
- suggested opportunities to build on proximity to the River Roding, particularly around fishing, walking and other leisure activities.

What are the key strengths and weaknesses to address in Chigwell?

5.125 The following key strengths and weaknesses have been identified for Chigwell:

- Chigwell comprises three relatively distinct areas: the original historic village and retail area of Brook Parade, the Grange Hill and Limes Farm area, and Chigwell Row. The main shopping is limited to Brook Parade on the west side of the High Road, to the north of the Central Line;
- traffic congestion causes significant issues in Chigwell Village, particularly around Manor Road. Public transport capacity is also restricted by Chigwell's location on the Fairlop Loop section of the Central Line;
- proximity to London brings the challenge of coalescence with outer London Boroughs. The Green Belt is therefore important in ensuring Chigwell remains a separate settlement; and
- there are some capacity constraints with regard to community facilities in Chigwell. All primary schools in the settlement are running at or close to capacity and the public secondary school is operating at a growing deficit.

5.126 Based on the findings from community consultation, stakeholder engagement and evidence based documents the following vision is proposed for Chigwell:

Vision for Chigwell

Chigwell will provide a range of services and infrastructure to support new and existing communities, with particular emphasis on health care and education. The distinctive communities of Chigwell Village, Grange Hill and Chigwell Row will be celebrated, while opportunities to develop Chigwell as an integrated village will be explored and maximised.

The Village will meet a wide variety of local housing needs predominantly through small scale development. Future development will maintain and enhance the rural and historic character of the settlement, and should maintain separation from neighbouring Outer London settlements.

Preferred Approach

Residential sites

5.127 Draft Policy SP 2 sets out the estimated likely number of homes the Council will plan for in Chigwell over the Plan period. The provision of approximately 430 homes has been informed by the aspiration for Chigwell to support predominantly small scale development to meet a wide variety of local housing needs, while retaining and enhancing the character of the distinctive communities which make up the settlement.

5.128 The Council has considered the possible spatial options to accommodate new homes at Chigwell and concluded that there are three suitable spatial options:

- Intensification within the existing settlement - provides opportunities to maximise existing urban brownfield land.
- Expansion of the settlement to the east - provides a natural extension to the settlement and would promote development in a sustainable location close to Chigwell station.
- Intensification of Chigwell Row settlement - provides opportunities to maximise existing urban brownfield land and develop on lower performing Green Belt sites immediately adjacent to the settlement.

5.129 Following an assessment of the suitability, availability and achievability of residential sites located within these spatial options, the Council has identified nine sites for potential allocation to meet the identified housing requirement, as illustrated in Figure 5.16. The Council will be undertaking further work to enable more detailed guidance to be provided on the proposed residential allocation within the Local Plan. It would also be holding discussions with promoters, with the aim of entering into Statements of Common Ground. In addition, Chigwell Parish Council are also expected to undertake consultation on a Draft Neighbourhood Plan in the near future.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies¹

Sites for traveller accommodation

5.130 The Council has considered the possible spatial options to accommodate traveller accommodation across the District and concluded that the most suitable spatial option is to distribute pitches across the District. This option balances the preferences of the travelling community with not placing undue pressure on services in a single location. Based on the findings of the assessment undertaken by the Council no allocations for traveller accommodation are proposed at Chigwell.

Employment sites

5.131 Draft Policy E 1 sets out the Council's preferred approach to identifying sites for employment (B use class) uses. This is to support the redevelopment, renewal or extension of existing premises for their designated use before identifying new sites.

5.132 Chigwell has no existing employment land that has been identified. Through the SLAA and the site selection process five possible new employment sites have been identified: land at Luxborough Lane (SR-0190), West Hatch High School playing fields and adjacent land (SR-0366), land adjacent to West Hatch Academy (SR-0558), Chigwell Civic Amenity Site (SR-0560) and Olympic Compound Site (SR-0551). The locations of the identified employment sites are illustrated in Figure 5.16.

5.133 The Council will be undertaking further work to enable specific employment allocations to be identified within the Local Plan, and to further consider opportunities to intensify and extend existing sites where appropriate.

Alterations to the Green Belt boundary

5.134 The supporting text to Draft Policy SP 5 confirms that in order to deliver the Local Plan Strategy the Council proposes to alter the Green Belt boundary. Indicative alterations to the existing Green Belt boundary around Chigwell are proposed to the north and south-west of the settlement to remove the proposed site allocations from the Green Belt. In accordance with Draft Policy SP 5 an alteration is also proposed to the south-east of the settlement to remove Grange Manor residential development from the Green Belt. The proposed indicative alterations to the Green Belt boundary are illustrated in Figure 5.16.

Infrastructure requirements

5.135 The supporting text to Draft Policy SP 2 confirms the importance of identifying and delivering key infrastructure to support residential and employment growth across the District. The infrastructure needs for Chigwell will be set out in the Infrastructure Delivery Plan.



Brook Parade Chigwell

Draft Policy P 7 Chigwell

A. Residential sites

In accordance with Policy SP 2 the following sites are allocated for residential development:

- i) SR-0433 (former Beis Shammai School, High Road) – approximately 29 homes;
- ii) SR-0478B (part of Chigwell Nurseries, High Road) – approximately 66 homes;
- iii) SR-0557 (The Limes Estate) – approximately 210 homes;
- iv) SR-0588 (land at Chigwell Convent and The Gate Lodge, Chigwell Road) – approximately 52 homes;
- v) SR-0601 (land at the former Grange Farm, High Road) – approximately 30 homes;
- vi) SR-0894 (land at Manor Road) – approximately 12 homes;
- vii) SR-0895 (land at Manor Road and Fencepiece Road) – approximately 6 homes;
- viii) SR-0896 (land at Manor Road) – approximately 10 homes; and
- ix) SR-0898 (Grange Court, High Road) – approximately 9 homes.

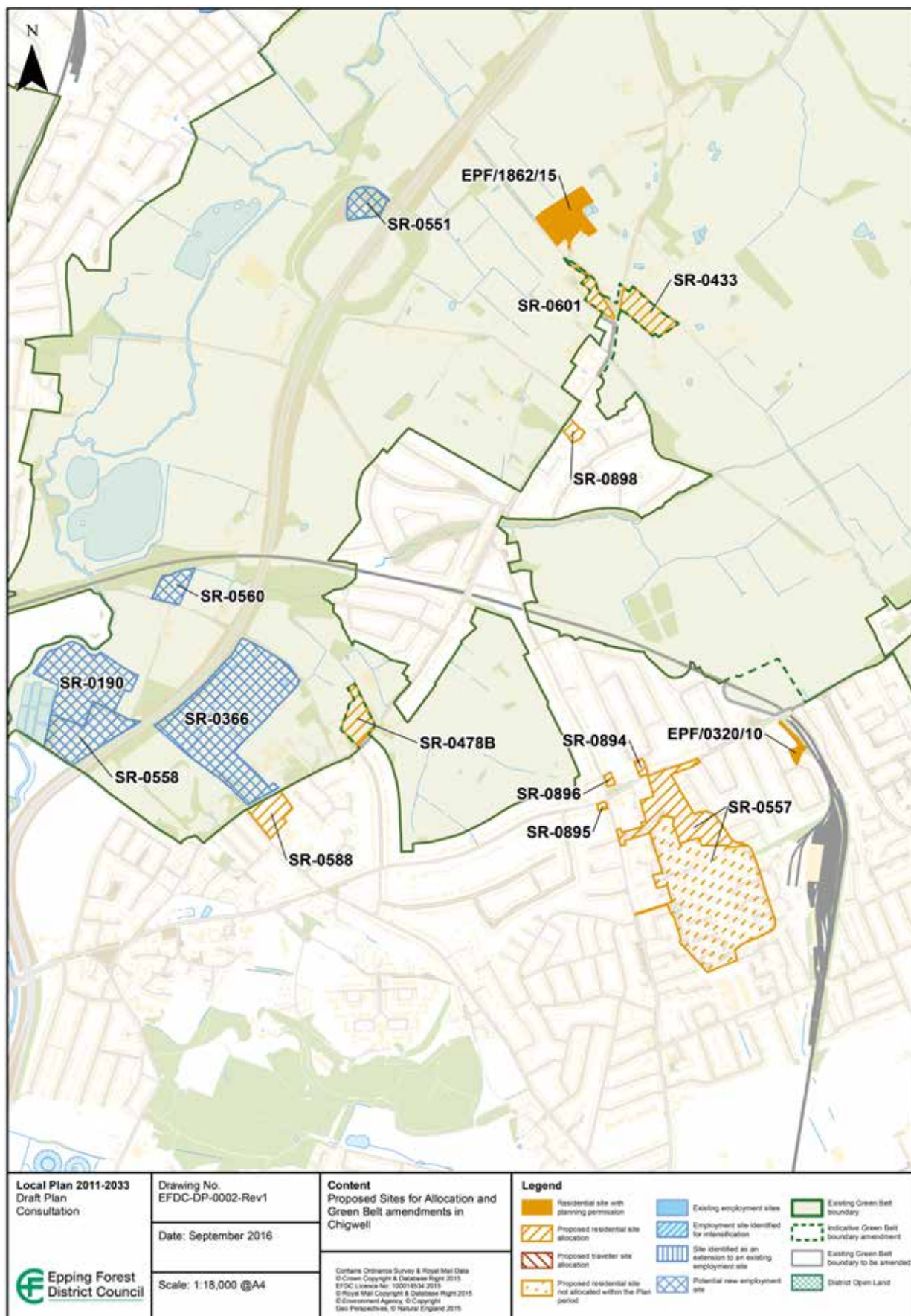
Proposals for residential development will be expected to comply with the place shaping principles identified in Policy SP 4.

B. Infrastructure requirements

Infrastructure requirements must be delivered at a rate and scale to meet the needs that arise from the proposed development, in accordance with the Infrastructure Delivery Plan.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Figure 5.16 Site allocations for Chigwell



The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Alternative options

Residential sites – spatial options

Expansion to the north of the settlement	These spatial options would cause significant harm to the Green Belt, risking the coalescence of Chigwell and Loughton/Buckhurst Hill.
Expansion to the west of the settlement	

Sites for traveller accommodation – spatial options

Traveller accommodation focused in parts of the District traditionally favoured by the travelling community	Epping Forest District Council's Gypsy and Traveller Accommodation Assessment Interim Briefing Note (2016) has indicated that the majority of newly arising housing need will be from the expansion of existing households. While this option is understood to be favoured by the travelling community it was felt that this option would place undue pressure on local infrastructure and services and therefore did not represent the most sustainable option to accommodating traveller accommodation.
Traveller accommodation focused in parts of the District not traditionally favoured by the travelling community	This option was not considered to be deliverable since it was not considered to be realistic to expect all additional households to form within the parts of the District not currently favoured by the travelling community.

Employment sites

No spatial options have yet been identified for employment sites. This will be considered as part of the further work being undertaken by the Council to identify employment site allocations.

Theydon Bois

Vision and aspirations for Theydon Bois

What you told us?

5.136 Responses from the Community Choices consultation and stakeholder engagement on the future of Theydon Bois included:

- mixed views on the capacity of Theydon Bois to cater for growth in the District. Positive support for development in the settlement, referred particularly to the good transport links which make it a sensible location for growth;
- concerns about the capacity of a number of services to cater for increased growth, including electricity, gas, water, sewerage as well as schools and health facilities, which are currently nearing capacity;
- the Plan should protect and maintain the local character of Theydon Bois and any new development should be small scale and reflect the current density of homes;
- concerns about the impact of growth upon agricultural land, protected trees and environmental designations such as Epping Forest Site of Special Scientific Interest and Special Area of Conservation; and
- the Plan should conserve the vitality of existing shopping areas. Local independent shops, which sell local produce should be retained.

What are the key issues to address in Theydon Bois?

5.137 The following key strengths and weaknesses have been identified for Theydon Bois:

- Theydon Bois has an attractive parade of shops offering local convenience retail which should be maintained and enhanced;
- the prevention of ribbon development in Theydon Bois and the retention of a gap between Theydon Bois and the neighbouring settlements of Epping and Loughton;
- social infrastructure is limited within the settlement, with no library and only a satellite GP service at present. The local primary school is nearing capacity;
- the village has good transport links given its Central Line station. Bus services are infrequent and the settlement is subject to congestion at peak times; and
- the village operates a unique 'dark skies' policy (i.e. no street lighting), which has traditionally been supported by the majority of residents.

5.138 Based on the findings from community consultation, stakeholder engagement and evidence based documents the following vision is proposed for Theydon Bois:

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Vision for Theydon Bois

Theydon Bois will continue to maintain its local feel and character and preserve its rural setting, adjacent to Epping Forest, while providing a mix of housing, key local services and high-quality independent retail. Theydon Bois will also enhance its leisure facilities and social infrastructure to support existing and future residents.

Preferred Approach

Residential sites

- 5.139 Draft Policy SP 2 sets out the estimated likely number of homes the Council will plan for in Theydon Bois over the Plan period. The provision of approximately 360 homes has been informed by the aspiration for Theydon Bois to maintain its local feel and character, and provide a mix of housing, alongside retail, leisure and social infrastructure to support its residents.
- 5.140 The Council has considered the possible spatial options to accommodate new homes at Theydon Bois and concluded that there are two suitable spatial options:
- Intensification within the existing settlement - provides opportunities to maximise existing urban brownfield land; and
 - Expansion of the settlement to the north-east - provides an opportunity to promote housing development in a sustainable location close to Theydon Bois station, while minimising potential harm to the Green Belt, landscape and environmental designations around the settlement.
- 5.141 Following an assessment of the suitability, availability and achievability of residential sites located within these spatial options, the Council has identified five sites for potential allocation to meet the identified housing requirement, as illustrated in Figure 5.17. The Council will be undertaking further work to enable more detailed guidance to be provided on the proposed residential allocation within the Local Plan. It will also be holding discussions with promoters, with the aim of entering into Statements of Common Ground.

Sites for traveller accommodation

- 5.142 The Council has considered the possible spatial options to accommodate traveller accommodation across the District and concluded that the most suitable spatial option is to distribute pitches across the District. This option balances the preferences of the travelling community with not placing undue pressure on services in a single location. Based on the findings of the assessment undertaken by the Council no allocations for traveller accommodation are proposed at Theydon Bois.

Employment sites

- 5.143 Draft Policy E 1 sets out the Council's preferred approach to identifying sites for employment (B use class) uses. This is to support the redevelopment, renewal or extension of existing premises for their designated use before identifying new sites.

- 5.144 Theydon Bois has no existing employment land that has been identified. A possible new employment site has been identified in the SLAA at Blunts Farm Motorway Maintenance Compound (SR-0552).
- 5.145 The location of the potential new employment site is illustrated in Figure 5.17.
- 5.146 The Council will be undertaking further work to enable specific employment allocations to be identified within the Local Plan, and to further consider opportunities to intensify and extend existing sites where appropriate.

Alterations to the Green Belt boundary

- 5.147 The supporting text to Draft Policy SP 5 confirms that in order to deliver the Local Plan Strategy the Council proposes to alter the Green Belt boundary. An indicative alteration to the existing Green Belt boundary around Theydon Bois is proposed to the north and east of the settlement to remove the proposed site allocations from the Green Belt. The proposed indicative alteration to the Green Belt boundary is illustrated in Figure 5.17.

Infrastructure requirements

- 5.148 The supporting text to Draft Policy SP 2 confirms the importance of identifying and delivering key infrastructure to support residential and employment growth across the District. The infrastructure needs for Theydon Bois will be set out in the Infrastructure Delivery Plan.

Draft Policy P 8 Theydon Bois

A. Residential sites

In accordance with Policy SP 2 the following sites are allocated for residential development:

- SR-0026B (land East of Central Line/North of Abridge Road, including the Old Foresters Site) – approximately 133 homes;
- SR-0026C (part of the Thrifts Hall Farm, Abridge Road) – approximately 121 homes;
- SR-0070 (land at Forest Drive) – approximately 52 homes;
- SR-0228i (Theydon Bois London Underground Car Park, and commercial yard adjacent to Theydon Bois Station, to west of Central Line) – approximately 29 homes[▲]; and
- SR-0228ii (Theydon Bois London Underground Car Park, and commercial yard adjacent to Theydon Bois Station, to east of Central Line) – approximately 19 homes[▲].

[▲] Redevelopment of car parks will include new homes and retained car parking

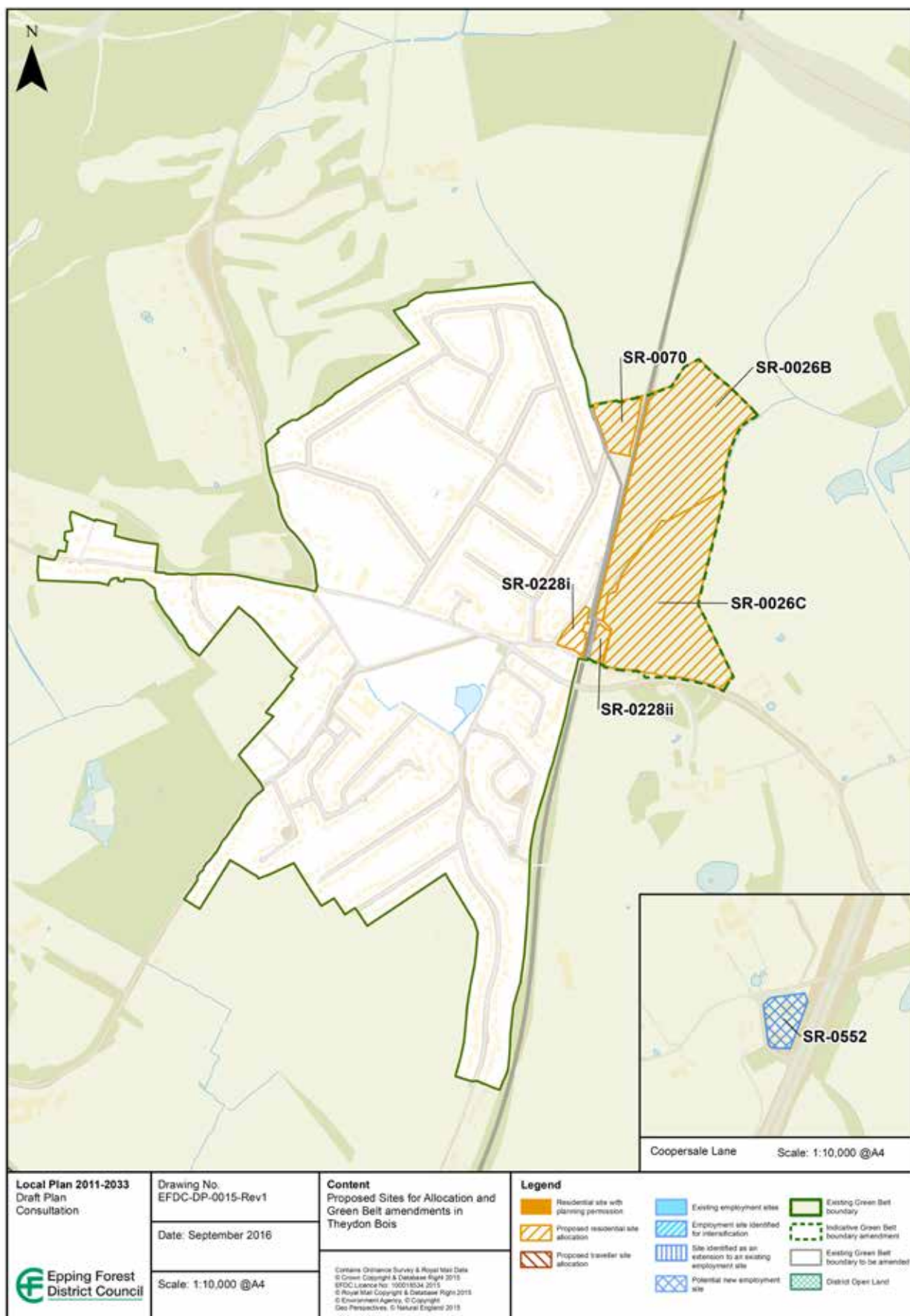
Proposals for residential development will be expected to comply with the place shaping principles identified in Policy SP 4.

B. Infrastructure requirements

Infrastructure requirements must be delivered at a rate and scale to meet the needs that arise from the proposed development, in accordance with the Infrastructure Delivery Plan.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Figure 5.17 Site allocations for Theydon Bois



The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Alternative options

Residential sites – spatial options	
Expansion to the north of the settlement	This is the most sensitive location in landscape terms as a result of its rising topography, and may harm the Epping Forest Buffer Land.
Expansion to the west of the settlement	Within this option, development would be too close to the Epping Forest Special Area of Conservation, which is sensitive to further urbanisation and increasing pollution from traffic.
Expansion to the south of the settlement	This option, which is aligned with the northern expansion of Loughton/ Loughton Broadway, would cause substantial harm to the Green Belt, risking coalescence between Loughton and Theydon Bois.

Sites for traveller accommodation – spatial options	
Traveller accommodation focused in parts of the District traditionally favoured by the travelling community	Epping Forest District Council's Gypsy and Traveller Accommodation Assessment Interim Briefing Note (2016) has indicated that the majority of newly arising housing need will be from the expansion of existing households. While this option is understood to be favoured by the travelling community it was felt that this option would place undue pressure on local infrastructure and services and therefore did not represent the most sustainable option to accommodating traveller accommodation.
Traveller accommodation focused in parts of the District not traditionally favoured by the travelling community	This option was not considered to be deliverable since it was not considered to be realistic to expect all additional households to form within the parts of the District not currently favoured by the travelling community.

Employment sites
No spatial options have yet been identified for employment sites. This will be considered as part of the further work being undertaken by the Council to identify employment site allocations.

Roydon

Vision and aspirations for Roydon

What you told us?

5.149 Responses from the Community Choices consultation and stakeholder engagement on the future of Roydon included:

- mixed views regarding the levels of growth that Roydon can support in the future. Concerns regarding the proposed growth options were primarily focused on the loss of the village's character, flood risk, and pressure from additional traffic congestion.
- Support for the retention of the glasshouse industry in the area; however, mixed views with respect to future glasshouse expansion.
- Support for the protection of local convenience retail.
- A desire to improve the pedestrian environment in the centre of the village.

What are the key strengths and weaknesses to address in Roydon?

5.150 The following key strengths and weaknesses have been identified for Roydon.

- The area has a very distinctive character and heritage, including a number of listed buildings and the Conservation Area in the centre of the settlement.
- The village is served by a mainline railway station.
- There are a large number of HGV movements through Roydon, which impact on traffic congestion and safety.
- Flooding is a key issue in the village, given the close proximity of the River Stort. As a result, much of the land towards the north of the village is within Flood Zones 2 and 3.
- The retail offer is very limited, with only one convenience retail unit in the village.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies!

- 5.151 Based on the findings from community consultation, stakeholder engagement and evidence based documents the following vision is proposed for Roydon:

Vision for Roydon

Roydon will continue to serve the convenience needs of the local community. It will maintain its rural and local character. The continued preservation of the Green Belt boundary will be key to ensuring no coalescence between the settlement and Harlow Town.

The village will utilise its key strengths, such as the mainline railway station, as well as other assets such as the historic church, Marina Village and surrounding Lee Valley Regional Park. The glasshouse industry will be supported and will continue to thrive by adapting to future challenges.

Preferred Approach

Residential sites

- 5.152 Draft Policy SP 2 sets out the estimated likely number of homes the Council will plan for in Roydon over the Plan period. The provision of approximately 40 homes has been informed by the aspiration for Roydon to maintain its existing character and local feel.
- 5.153 The Council has considered the possible spatial options to accommodate new homes at Roydon and concluded that there is one suitable spatial option which comprises intensification within the existing settlement. This option provides opportunities to maximise existing urban brownfield land and utilise lower performing Green Belt sites immediately adjacent to the settlement.
- 5.154 Following an assessment of the suitability, availability and achievability of residential sites located within this spatial option, the Council has identified four sites for potential allocation to meet the identified housing requirement, as illustrated in Figure 5.18. The Council will be undertaking further work to enable more detailed guidance to be provided on the proposed residential allocation within the Local Plan. It will also be holding discussions with promoters, with the aim of entering into Statements of Common Ground.

Sites for traveller accommodation

- 5.155 The Council has considered the possible spatial options to accommodate traveller accommodation across the District and concluded that the most suitable spatial option is to distribute pitches across the District. This option balances the preferences of the travelling community with not placing undue pressure on services in a single location.
- 5.156 The Council also considered whether there was a threshold for the number of pitches per site above or below which it was more or less suitable to provide traveller accommodation. Feedback from the local traveller community indicates that while there is no one ideal site size (in terms of number of pitches) generally smaller sites are preferred. This reflects the experience of the Council which considers that smaller sites (five pitches or below) tend to be more successful. Therefore for new traveller sites, the provision of up to five pitches is considered most appropriate. Where there is existing traveller provision on a site which has been assessed for intensification or extension, the Council considered that the existing provision and potential new provision should not exceed 10 pitches subject to detailed consideration of the suitability of the site.
- 5.157 Following an assessment of the suitability, availability and achievability of traveller sites, which met the criteria set out in the preceding paragraphs, the Council has identified one site for potential allocation, as illustrated in Figure 5.18.

Employment sites

- 5.158 Draft Policy E 1 sets out the Council's preferred approach to identifying sites for employment (B Class Use) uses. This is to support the redevelopment, renewal or extension of existing premises for their designated use before identifying new sites.
- 5.159 Roydon has limited existing employment land that has been identified:
- The Local Plan (1998) and Alterations (2006) and the Employment Land Review 2010 do not identify any existing employment sites in Roydon.
 - Southfield Nursery (SR-0483) has been identified in the SLAA for the provision of new employment uses.
- 5.160 The location of the identified employment site is illustrated in Figure 5.18.
- 5.161 The Council will be undertaking further work to enable specific employment allocations to be identified within the Local Plan, and to further consider opportunities to intensify and extend existing sites where appropriate.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Alterations to the Green Belt boundary

5.162 The supporting text to Draft Policy SP 5 confirms that in order to deliver the Local Plan Strategy the Council proposes to alter the Green Belt boundary. Indicative alterations to the existing Green Belt boundary around Roydon are proposed to the south, central-west and central-east of the settlement to remove the proposed site allocations from the Green Belt. The proposed indicative alterations to the Green Belt boundary are illustrated in Figure 5.18.

Infrastructure requirements

5.163 The supporting text to Draft Policy SP 2 confirms the importance of identifying and delivering key infrastructure to support residential and employment growth across the District. The infrastructure needs for Roydon will be set out in the Infrastructure Delivery Plan.



River Stort at Roydon



Roydon Station



Roydon Village

Draft Policy P 9 Roydon

A. Residential sites

In accordance with Policy SP 2 the following sites are allocated for residential development:

- i) SR-0035 (land at Epping Road) – approximately 6 homes;
- ii) SR-0169 (The Old Coal Yard, off High Street) – approximately 8 homes;
- iii) SR-0197 (land adjacent to Kingsmead, Epping Road) – approximately 10 homes; and
- iv) SR-0890 (land at Epping Road) – approximately 15 homes.

Proposals for residential development will be expected to comply with the place shaping principles identified in Policy SP 4.

B. Traveller sites

In accordance with Policy SP 3 the following site is allocated for traveller accommodation:

- i) GRT_I_08 (Sons Nursery, Hamlet Hill) – 1 pitch⁺

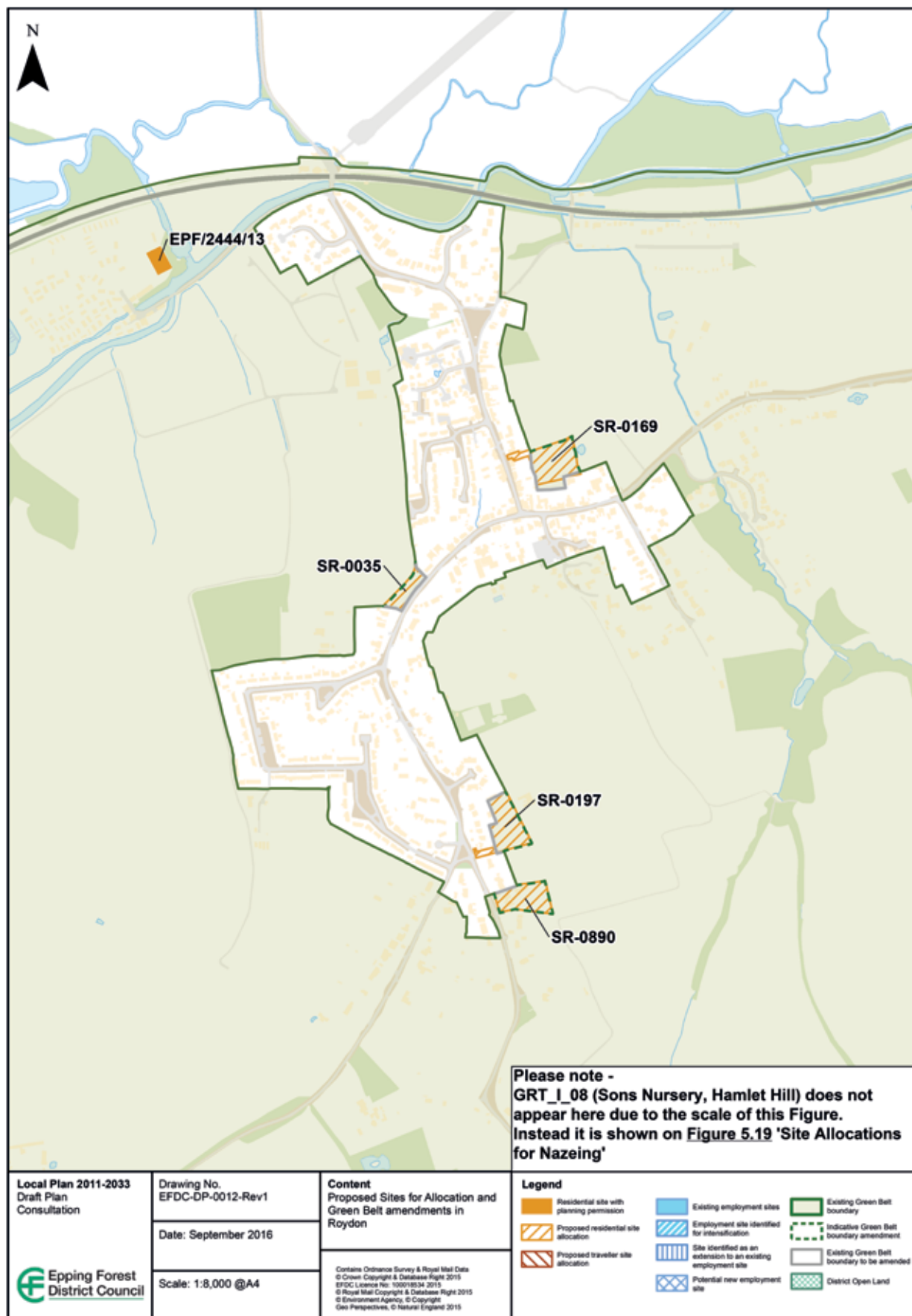
⁺ This site does not appear on Figure 5.18 due to scaling. Instead it is shown on Figure 5.19 'Site allocations for Nazeing'

C. Infrastructure requirements

Infrastructure requirements must be delivered at a rate and scale to meet the needs that arise from the proposed development, in accordance with the Infrastructure Delivery Plan.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies¹

Figure 5.18 Site allocations for Roydon



The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Alternative options

Residential sites – spatial options

Expansion of the settlement to the east	This option would be the most harmful to the Green Belt, risking the coalescence of Roydon and Harlow.
Expansion of the settlement to the west	This option is the most sensitive location in landscape terms and would be harmful to the setting of the Lee Valley Regional Park.

Sites for traveller accommodation – spatial options

Traveller accommodation focused in parts of the District traditionally favoured by the travelling community	Epping Forest District Council's Gypsy and Traveller Accommodation Assessment Interim Briefing Note (2016) has indicated that the majority of newly arising housing need will be from the expansion of existing households. While this option is understood to be favoured by the travelling community it was felt that this option would place undue pressure on local infrastructure and services and therefore did not represent the most sustainable option to accommodating traveller need.
Traveller accommodation focused in parts of the District not traditionally favoured by the travelling community	This option was not considered to be deliverable since it would not be realistic to expect all additional households to form within the parts of the District not currently favoured by the travelling community.

Sites for traveller accommodation – spatial options

Traveller needs accommodated in new sites with a proposed capacity of over five pitches	Feedback from the local traveller community indicates that while there is no one ideal site size (in terms of number of pitches) generally smaller sites are preferred. Historically larger sites for traveller accommodation within the District have not tended to integrate as effectively with the settled community, have generated more site management issues and have had a significant adverse impact on the character of an area. Given these impacts promoting such an approach is not considered consistent with the requirements of the Planning policy for traveller sites.
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Employment sites

No spatial options have yet been identified for employment sites. This will be considered as part of the further work being undertaken by the Council to identify employment site allocations.

Nazeing

Vision and aspirations for Nazeing

What you told us?

- 5.164 Responses from the Community Choices consultation and stakeholder engagement on the future of Nazeing included:
- concerns that the growth options identified in the Community Choices consultation were primarily focused on the Green Belt; the impact of development on existing services and utilities; and the issue of additional traffic given existing congestion;
 - mixed views on whether small and vacant glasshouse sites should be retained for agricultural use to prevent the loss of agricultural land, or whether they could support residential or non-agricultural development; and
 - support for the retention of a local shopping offer, with major shopping provision continuing to be located outside of the village.



Nazeingbury - Parade

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'



Nazeing - New Homes

What are the key strengths and weaknesses to address in Nazeing?

5.165 The following key strengths and weaknesses have been identified for Nazeing.

- the village has strong links with the surrounding glasshouse industry, the future of which is important to the settlement;
- there are a large number of HGV movements through Nazeing, which impact on traffic congestion and safety; and
- there are limited community facilities in Nazeing, including a lack of secondary education capacity and recreation facilities for young people.

5.166 Based on the findings from community consultation, stakeholder engagement and evidence based documents the following vision is proposed for Nazeing:

Vision for Nazeing

Nazeing will maintain its rural character, with a new community centre acting as a focal point for the settlement. The village will continue to support a thriving agricultural and horticultural economic base, supported by the glasshouse industry, and seek opportunities to improve the highway network in order to ease congestion.

Preferred Approach

Residential sites

5.167 Draft Policy SP 2 sets out the estimated likely number of homes the Council will plan for in Nazeing over the Plan period. The provision of approximately 220 homes has been informed by the aspiration for Nazeing to function as a small centre which is able to support the needs of the local community.

5.168 The Council has considered the possible spatial options to accommodate new homes at Nazeing and concluded that there are three suitable spatial options:

- expansion of the settlement to the south – promotes a sustainable extension of Nazeing that would be least harmful to settlement character and the Green Belt;
- Western intensification and infill – provides opportunities to maximise existing urban brownfield land and lower performing Green Belt sites immediately adjacent to the settlement; and
- Eastern/north-eastern infill and expansion - although less preferable to the previous two options, this option would be less sensitive in Green Belt and landscape terms.

5.169 Following an assessment of the suitability, availability and achievability of residential sites located within these spatial options, the Council has identified six sites for potential allocation to meet the identified housing requirement, as illustrated in Figure 5.19. The Council will be undertaking further work to enable more detailed guidance to be provided on the proposed residential allocation within the Local Plan. It will also be holding discussions with promoters, with the aim of entering into Statements of Common Ground.

Sites for traveller accommodation

5.170 The Council has considered the possible spatial options to accommodate traveller accommodation across the District and concluded that the most suitable spatial option is to distribute pitches across the District. This option balances the preferences of the travelling community with not placing undue pressure on services in a single location.

5.171 The Council also considered whether there was a threshold for the number of pitches per site above or below which it was more or less suitable to provide traveller accommodation. Feedback from the local traveller community indicates that while there is no one ideal site size (in terms of number of pitches) generally smaller sites are preferred. This reflects the experience of the Council which considers that smaller sites (five pitches or below) tend to be more successful. Therefore for new traveller sites, the provision of up to five pitches is considered most appropriate. Where there is existing traveller provision on a site which has been assessed for intensification or extension, the Council considered that the existing provision and potential new provision should not exceed 10 pitches subject to detailed consideration of the suitability of the site.

5.172 Following an assessment of the suitability, availability and achievability of traveller sites, which met the criteria set out in the preceding paragraphs, the Council has identified one site for potential allocation, as illustrated in Figure 5.19.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Employment sites

- 5.173 Draft Policy E 1 sets out the Council's preferred approach to identifying sites for employment (B Class Use) uses. This is to support the redevelopment, renewal or extension of existing premises for their designated use before identifying new sites.
- 5.174 Nazeing has existing employment land that has been identified:
- The Local Plan (1998) and Alterations (2006) identified two existing employment sites: Nazeing Glassworks Industries (EMP-0007) and Hillgrove Business Park (EMP-0009);
 - The Employment Land Review 2010 identified four employment sites, three of which are currently in employment use: Stoneshott Farm (ELR-0100); land at Moss Nursery (ELR-0099); and land at Silverwood Close (ELR-0101); and
 - Land at Hoe Lane (SR-0580) and land at Birchwood Industrial Estate (SR-0151) have been identified in the SLAA for the provision of new employment uses; while land at Moss Nursery (ELR-0099) has been identified for expansion.
- 5.175 The locations of the identified employment sites are illustrated in Figure 5.19.
- 5.176 The Council will be undertaking further work to enable specific employment allocations to be identified within the Local Plan, and to further consider opportunities to intensify and extend existing sites where appropriate.
- 5.177 In accordance with Draft Policy E 3, the Council will support a new produce market within Nazeing, to support the local glasshouse industry and to encourage the local consumption of produce grown within the District.

Alterations to the Green Belt boundary

- 5.178 The supporting text to Draft Policy SP 5 confirms that in order to deliver the Local Plan Strategy the Council proposes to alter the Green Belt boundary. Indicative alterations to the existing Green Belt boundary around Nazeing are proposed to the north, south and east of the settlement to remove the proposed site allocations from the Green Belt. The proposed indicative alterations to the Green Belt boundary are illustrated in Figure 5.19.

Infrastructure requirements

- 5.179 The supporting text to Draft Policy SP 2 confirms the importance of identifying and delivering key infrastructure to support residential and employment growth across the District. The infrastructure needs for Nazeing will be set out in the Infrastructure Delivery Plan.



Nazeing - Crossroad

Draft Policy P 10 Nazeing

A. Residential sites

In accordance with Policy SP 2 the following sites are allocated for residential development:

- SR-0011 (land at St. Leonard's Road) – approximately 64 homes
- SR-0150 (The Fencing Centre, Pecks Hill) – approximately 33 homes
- SR-0300a (land south of Nazeing) – approximately 29 homes
- SR-0300b (land south of Nazeing) – approximately 21 homes
- SR-0300c (land south of Nazeing) – approximately 38 homes
- SR-0473 (St. Leonards Farm, St. Leonards Road) - approximately 33 homes

Proposals for residential development will be expected to comply with the place shaping principles identified in Policy SP 4.

B. Traveller sites

In accordance with Policy SP 3 the following site is allocated for traveller accommodation:

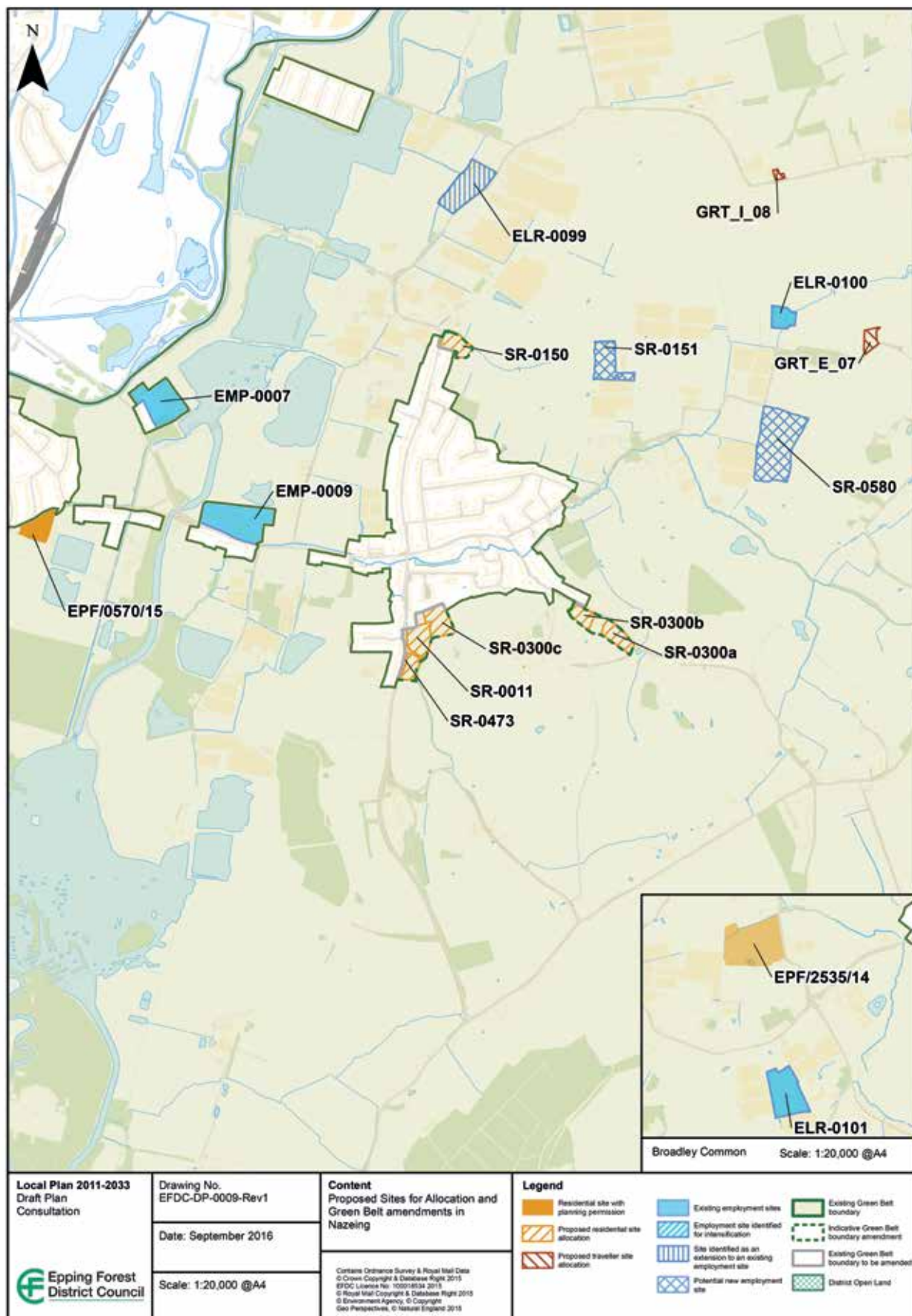
- GRT_E_07 (Stoneshot View) – 5 pitches

C. Infrastructure requirements

Infrastructure requirements must be delivered at a rate and scale to meet the needs that arise from the proposed development, in accordance with the Infrastructure Delivery Plan.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Figure 5.19 Site allocations for Nazeing



The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Alternative options

Residential sites – spatial options

Expansion to the east of the settlement	This option would cause substantial harm to the Green Belt, risking the coalescence of Nazeing and Harlow.
Expansion to the north of the settlement	This option would result in an unsustainable development pattern, encouraging ribbon development to the north and encroachment of the settlement into the open countryside.

Sites for traveller accommodation – spatial options

Traveller accommodation focused in parts of the District traditionally favoured by the travelling community	Epping Forest District Council's Gypsy and Traveller Accommodation Assessment Interim Briefing Note (2016) has indicated that the majority of newly arising housing need will be from the expansion of existing households. While this option is understood to be favoured by the travelling community it was felt that this option would place undue pressure on local infrastructure and services and therefore did not represent the most sustainable option to accommodating traveller need.
Traveller accommodation focused in parts of the District not traditionally favoured by the travelling community	This option was not considered to be deliverable since it would not be realistic to expect all additional households to form within the parts of the District not currently favoured by the travelling community.

Sites for traveller accommodation – spatial options

Traveller needs accommodated in new sites with a proposed capacity of over five pitches.	Feedback from the local traveller community indicates that while there is no one ideal site size (in terms of number of pitches) generally smaller sites are preferred. Historically larger sites for traveller accommodation within the District have not tended to integrate as effectively with the settled community, have generated more site management issues and have had a significant adverse impact on the character of an area. Given these impacts promoting such an approach is not considered consistent with the requirements of the Planning policy for traveller sites.
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Employment sites

No spatial options have yet been identified for employment sites. This will be considered as part of the further work being undertaken by the Council to identify employment site allocations.

Thornwood

Vision and aspirations for Thornwood

What you told us?

- 5.180 Responses from the Community Choices consultation and stakeholder engagement on the future of Thornwood included:
- support for some growth and development within Thornwood although more mixed views were expressed regarding the most appropriate locations for development including the scale of development which Thornwood could accommodate;
 - support for re-development of industrial sites for other uses (primarily to residential) to enhance the character of the village; and
 - support for enhanced local amenities within the village, in particular a village shop.

What are the key strengths and weaknesses to address in Thornwood?

- 5.181 The following key strengths and weaknesses have been identified for Thornwood:



Thornwood

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

- Thornwood is a modest rural village with an established residential core of housing. Future development should continue to support this character; and
- the settlement lacks the feel of a centre due to the form of development, poor pedestrian infrastructure and limited local amenities. However, the Village Hall and allotments could provide the focus for an enhanced village centre to help improve the self-sufficiency of the settlement.

5.182 Based on the findings from community consultation, stakeholder engagement and evidence based documents the following vision is proposed for Thornwood:

Vision for Thornwood

Thornwood will become more self-sustaining with improved provision of services, transport infrastructure and amenities to cater for the existing and future community. Future development should, where possible, be focused within the centre of the village and should seek to re-use currently vacant and derelict employment sites.

Preferred Approach

Residential sites

- 5.183 Draft Policy SP 2 sets out the estimated likely number of homes the Council will plan for in Thornwood over the Plan period. The provision of approximately 130 homes has been informed by the aspiration to provide homes at Thornwood which help to meet local needs and support the settlement becoming more self-sustaining.
- 5.184 The Council has considered the possible spatial options to accommodate new homes at Thornwood. No spatial options were identified given the small scale of this settlement. The suitability of identified sites was therefore assessed on a case by case basis.
- 5.185 Following an assessment of the suitability, availability and achievability of residential sites located within the settlement, the Council has identified one site for potential allocation to meet the identified housing requirement, as illustrated in Figure 5.20. The Council will be undertaking further work to enable more detailed guidance to be provided on the proposed residential allocation within the Local Plan. It will also be holding discussions with promoters, with the aim of entering into Statements of Common Ground.

Sites for traveller accommodation

- 5.186 The Council has considered the possible spatial options to accommodate traveller accommodation across the District and concluded that the most suitable spatial option is to distribute pitches across the District. This option balances the preferences of the travelling community with not placing undue pressure on services in a single location. Based on the findings of the assessment undertaken by the Council no allocations for traveller accommodation are proposed at Thornwood.

Employment sites

- 5.187 Draft Policy E 1 sets out the Council's preferred approach to identifying sites for employment (B Class) uses. This is to support the redevelopment, renewal or extension of existing premises for their designated use before identifying new sites.
- 5.188 Thornwood has the following existing employment land that has been identified:
- The Local Plan (1998) Maps Updated by Alterations (2006) allocated Weald Hall Lane Industrial Estate (EMP-0014); and
 - The Employment Land Review (2010) identified an additional two existing employment sites: land at Esgors Farm (ELR-0092), Woodside Industrial Estate (ELR-0093); the latter is identified for intensification.
- 5.189 The locations of the identified employment sites are illustrated in Figure 5.20.
- 5.190 The Council will be undertaking further work to enable specific employment allocations to be identified within the Local Plan, and to further consider opportunities to intensify and extend existing sites where appropriate.

Alterations to the Green Belt boundary

- 5.191 The supporting text to Draft Policy SP 5 confirms that in order to deliver the Local Plan Strategy the Council proposes to alter the Green Belt boundary. Indicative alterations to the existing Green Belt boundary around Thornwood are proposed to the north of the settlement to remove the proposed site allocation from the Green Belt, as illustrated in Figure 5.20.

Infrastructure requirements

- 5.192 The supporting text to Draft Policy SP 2 confirms the importance of identifying and delivering key infrastructure to support residential and employment growth across the District. The infrastructure needs for Thornwood will be set out in the Infrastructure Delivery Plan.

Draft Policy P 11 Thornwood

A. Residential sites

In accordance with Policy SP 2, SR-0149 (Tudor House, High Road) is allocated for residential development for approximately 124 homes.

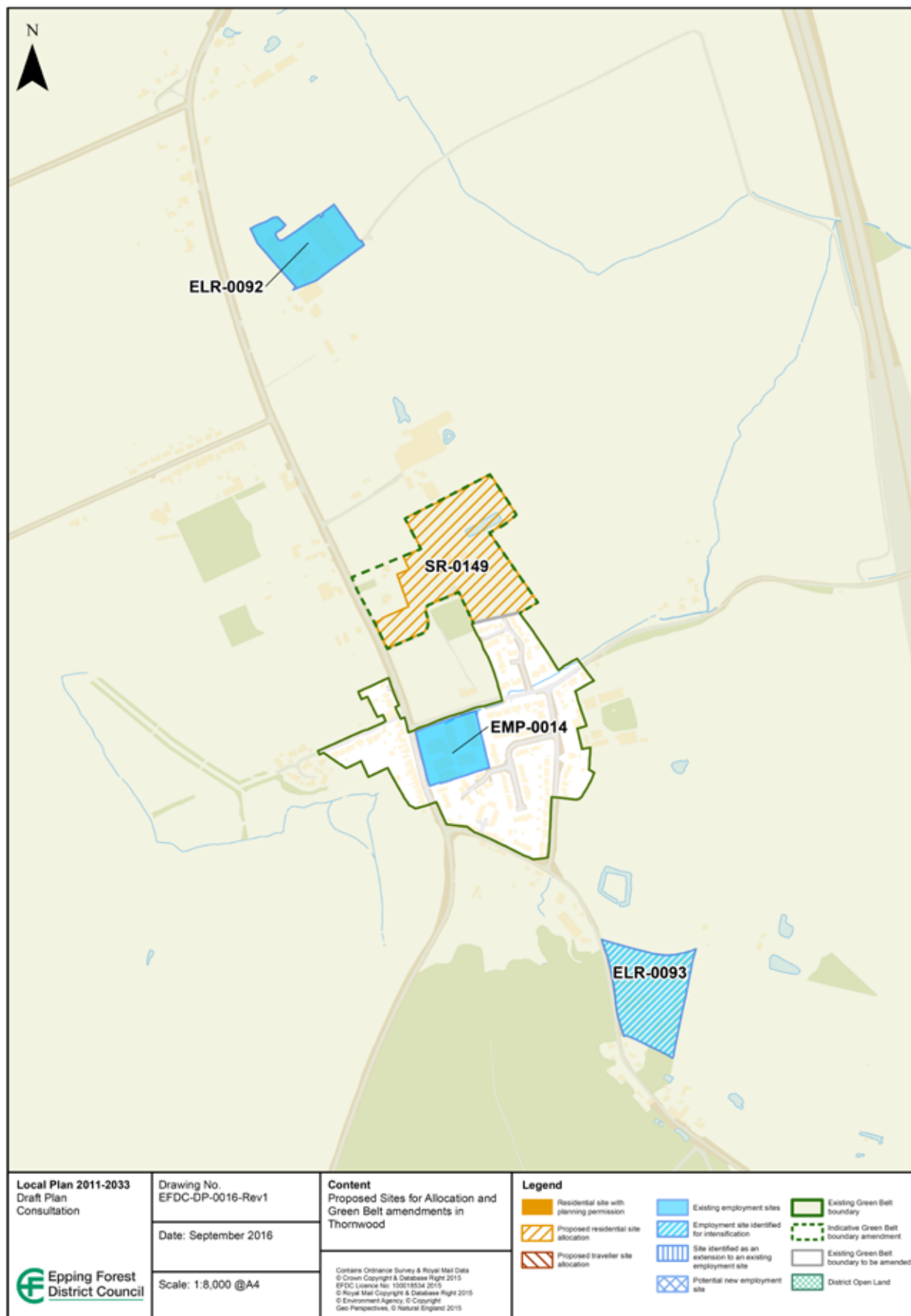
Proposals for residential development will be expected to comply with the place shaping principles identified in Policy SP 4.

B. Infrastructure requirements

Infrastructure requirements must be delivered at a rate and scale to meet the needs that arise from the proposed development, in accordance with the Infrastructure Delivery Plan.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Figure 5.20 Site allocation for Thornwood



The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Alternative options

Residential sites – spatial options

No alternative spatial options have been identified for residential sites within this settlement.

Sites for traveller accommodation – spatial options

Traveller accommodation focused in parts of the District traditionally favoured by the travelling community

Epping Forest District Council's Gypsy and Traveller Accommodation Assessment Interim Briefing Note (2016) has indicated that the majority of newly arising housing need will be from the expansion of existing households. While this option is understood to be favoured by the travelling community it was felt that this option would place undue pressure on local infrastructure and services and therefore did not represent the most sustainable option to accommodating traveller accommodation.

Traveller accommodation focused in parts of the District not traditionally favoured by the travelling community

This option was not considered to be deliverable since it was not considered to be realistic to expect all additional households to form within the parts of the District not currently favoured by the travelling community.

Employment sites

No spatial options have yet been identified for employment sites. This will be considered as part of the further work being undertaken by the Council to identify employment site allocations.

Sewardstone

Vision and aspirations for Sewardstone

What you told us?

5.193 Responses from the Community Choices consultation and stakeholder engagement on the future of Sewardstone included a preference for future development not to continue the current 'ribbon development' along the Sewardstone Road.

What are the key strengths and weaknesses to address in Sewardstone?

5.194 The following key strengths and weaknesses have been identified for Sewardstone:

- Sewardstone is a strong centre for glasshouses and horticultural industry in the District;
- historically development has been linear along the Sewardstone Road which has not supported the creation of a settlement centre and associated services; and
- there are opportunities to support the District's tourism offer given the cluster of hotels, conference centre, campsite within the settlement and proximity to the historic centre of Waltham Abbey and the Lee Valley Regional Park.

5.195 Based on the findings from community consultation, stakeholder engagement and evidence based documents the following vision is proposed for Sewardstone:

Vision for Sewardstone

Sewardstone will continue to be a well-functioning Hamlet within the District. Future development will protect the existing character of the Hamlet and avoid further ribbon development along Sewardstone Road. The nurseries and horticultural industry and tourism-related opportunities will be supported.

Preferred Approach

Residential sites

5.196 The Council has considered the possible spatial options to accommodate new homes at Sewardstone. One possible spatial option was identified, which would comprise intensification within the settlement. This option was considered less suitable since it would cause significant harm to the Green Belt and continue 'ribbon' development within the settlement. No allocations for residential development are therefore proposed at Sewardstone.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Sites for traveller accommodation

5.197 The Council has considered the possible spatial options to accommodate traveller accommodation across the District and concluded that the most suitable spatial option is to distribute pitches across the District. This option balances the preferences of the travelling community with not placing undue pressure on services in a single location. Based on the findings of the assessment undertaken by the Council no allocations for traveller accommodation are proposed at Sewardstone.

Employment sites

5.198 Draft Policy E 1 sets out the Council's preferred approach to identifying sites for employment (B Class) uses. This is to support the redevelopment, renewal or extension of existing premises for their designated use before identifying new sites. No employment sites have been identified in Sewardstone.

Preferred policy

5.199 Since no development is proposed at Sewardstone the Council does not propose to have a settlement-specific policy for this settlement.

Alternative options

Residential sites – spatial options

No alternative spatial options have been identified for residential sites within this settlement.

Sites for traveller accommodation – spatial options

Traveller accommodation focused in parts of the District traditionally favoured by the travelling community

Epping Forest District Council's Gypsy and Traveller Accommodation Assessment Interim Briefing Note (2016) has indicated that the majority of newly arising housing need will be from the expansion of existing households. While this option is understood to be favoured by the travelling community it was felt that this option would place undue pressure on local infrastructure and services and therefore did not represent the most sustainable option to accommodating traveller accommodation.

Traveller accommodation focused in parts of the District not traditionally favoured by the travelling community

This option was not considered to be deliverable since it was not considered to be realistic to expect all additional households to form within the parts of the District not currently favoured by the travelling community.

Employment sites

No spatial options have yet been identified for employment sites. This will be considered as part of the further work being undertaken by the Council to identify employment site allocations.



Fyfield

Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sheering, Stapleford Abbots, Sewardstonebury

5.200 In addition to the 12 settlements presented in the preceding sections, the Council is proposing site allocations in Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sheering and Stapleford Abbots. An alteration to the Green Belt boundary is also proposed at Sewardstonebury (Gilwell Hill).

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Preferred Approach

Residential sites

5.201 Draft Policy SP 2 sets out the estimated likely number of homes the Council will plan for in each of the following settlements over the Plan period, which is as follows:

- Coopersale approximately 50 homes;
- Fyfield approximately 90 homes;

- High Ongar approximately 10 homes;
- Lower Sheering approximately 30 homes;
- Sheering approximately 120 homes; and
- Stapleford Abbots approximately 10 homes.

5.202 The Council has considered the possible spatial options to accommodate new homes at each of these settlements. The suitable spatial options are summarised in Figure 5.21.

Figure 5.21 Spatial options by settlement

Spatial Option	Appraisal
Coopersale	
Intensification and infill	This option provides opportunities to maximise existing urban brownfield land and focuses development on lower performing Green Belt sites immediately adjacent to the settlement.
Fyfield	
Intensification	The sites proposed for residential use are clustered around the centre of the settlement. The Council does not therefore consider that there are distinct spatial options to locating residential development with Fyfield. Sites were assessed for their suitability on a case by case basis.
High Ongar	
Infill with limited expansion	This option provides opportunities to promote infill and settlement rounding by maximising existing urban brownfield land and focusing development in lower performing Green Belt sites immediately adjacent to the settlement.
Lower Sheering	
Intensification	Aside from strategic site options, which have been considered through the Housing Market Area optioneering work the sites proposed for residential development are clustered around the centre of the settlement. The Council does not therefore consider that there are distinct spatial options to locating residential development with Fyfield. Sites were assessed for their suitability on a case by case basis.
Sheering	
Intensification	This option provides opportunities to maximise existing urban brownfield land and focuses development on lower performing Green Belt sites immediately adjacent to the settlement.
Southern expansion	This option comprises a logical expansion of the settlement, promoting infill and settlement rounding.
Northern expansion	Although less favoured than the two previous options, there are no major constraints that would preclude development within this option coming forward.
Stapleford Abbots	
Intensification	The sites proposed for residential use are clustered around the centre of the settlement. The Council does not therefore consider that there are distinct spatial options to locating residential development with Stapleford Abbots. Sites were assessed for their suitability on a case by case basis.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

- 5.203 Following an assessment of the suitability, availability and achievability of residential sites located within these spatial options, the Council has identified nine sites for potential allocation across these settlements to meet the identified housing requirement, as illustrated in Figures 5.22 to 5.25 and 5.27 to 5.28.
- 5.204 The Council will be undertaking further work and holding discussions with promoters to enable more detailed guidance to be provided on each of the proposed residential allocations within the Local Plan. It will also be holding discussions with promoters, with the aim of entering into Statements of Common Ground

Sites for traveller accommodation

- 5.205 The Council has considered the possible spatial options to accommodate traveller accommodation across the District and concluded that the most suitable spatial option is to distribute pitches across the District. This option balances the preferences of the travelling community with not placing undue pressure on services in a single location.
- 5.206 The Council also considered whether there was a threshold for the number of pitches/yards per site above or below which it was more or less suitable to provide traveller accommodation. Feedback from the local traveller community indicates that while there is no one ideal site size (in terms of number of pitches/yards) generally smaller sites are preferred. This reflects the experience of the Council which considers that smaller sites (five pitches/yards or below) tend to be more successful. Therefore for new traveller sites, the provision of up to five pitches/yards is considered most appropriate. Where there is existing traveller provision on a site which has been assessed for intensification or extension, the Council considered that the existing provision and potential new provision should not exceed 10 pitches/yards subject to detailed consideration of the suitability of the site.
- 5.207 Based on the findings of the assessment undertaken by the Council no allocations for traveller accommodation are proposed at Coopersale, Fyfield, High Ongar, Lower Sheering, Sheering or Stapleford Abbots.
- 5.208 Following an assessment of the suitability, availability and achievability of traveller sites, which met the criteria set out in the preceding paragraphs, the Council has identified one site for potential allocation as a yard for travelling showpeople at Moreton, as illustrated in Figure 5.26.

Employment sites

- 5.209 Draft Policy E 1 sets out the Council's preferred approach to identifying sites for employment (B use class) uses. This is to support the redevelopment, renewal or extension of existing premises for their designated use before identifying new sites.

- 5.210 Fyfield has limited existing employment land that has been identified with the Former D of E site allocated in the Local Plan (1998) Maps Updated by Alterations (2006) (EMP-0020).
- 5.211 High Ongar has no existing employment land that has been identified. Land to East of High Ongar including Nash Hall Industrial Estate (SR-0394) has been identified for further intensification for employment uses.
- 5.212 Lower Sheering has limited existing employment land that has been identified with the Maltings (EMP-0017) allocated in the Local Plan (1998) Maps Updated by Alterations (2006).
- 5.213 Stapleford Abbots has limited existing employment land identified. Land at High Willows, Murthering Lane (ELR-0074) has been identified in the Employment Land Review (2010).
- 5.214 No employment sites have been identified in Coopersale, Moreton and Sheering.
- 5.215 The locations of the identified employment sites are illustrated in Figures 5.23 to 5.25 and 5.28.
- 5.216 The Council will be undertaking further work to enable specific employment allocations to be identified within the Local Plan, and to further consider opportunities to intensify and extend existing sites where appropriate.

Alterations to the Green Belt boundary

- 5.217 The supporting text to Draft Policy SP 5 confirms that in order to deliver the Local Plan Strategy the Council proposes to alter the Green Belt boundary. Indicative alterations to the existing Green Belt boundary are proposed around the following settlements to remove the proposed site allocations from the Green Belt:
- Coopersale – proposed alteration to the south-east of the settlement;
 - Fyfield – proposed alteration to the south-west of the settlement;
 - High Ongar – proposed alteration to the south of the settlement;
 - Lower Sheering – proposed alteration to the north-east of the settlement;
 - Sheering – proposed alterations to the west, north and east of the settlement;
 - Stapleford Abbots - proposed alterations to the west of the settlement.
- 5.218 Alterations to the Green Belt boundary are not proposed for the site allocation identified in Moreton.
- 5.219 In accordance with Draft Policy SP 5 alterations are also proposed to remove existing residential development from the Green Belt in the following settlements:
- High Ongar – proposed alteration to remove development at Mill Grove;

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

- Stapleford Abbots – proposed alteration to remove development at Kensington Park;
- Gilwell Hill – proposed alteration to remove development east of Sewardstone Road.

5.220 The proposed indicative alterations to the Green Belt boundary are illustrated in Figures to 5.25 and 5.27 to 5.29.

Infrastructure requirements

5.221 The supporting text to Draft Policy SP 2 confirms the importance of identifying and delivering key infrastructure to support residential and employment growth across the District. The infrastructure needs for Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sheering and Stapleford Abbots will be set out in the Infrastructure Delivery Plan.

Draft Policy P 12 Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sewardstonebury, Sheering and Stapleford Abbots

A. Residential sites

In accordance with Policy SP 2 the following sites are allocated for residential development:

- Coopersale - SR-0404 (Institute Road Allotments) for approximately 27 homes and SR-0405 (Coopersale Cricket Club and Coopersale and Theydon Garnon Primary School Playing Fields) for approximately 19 homes;
- Fyfield – SR-0049 (land south-east of Chipping Ongar Road) for approximately 85 homes;
- High Ongar – SR-0181 (land at Mill Lane) for approximately 10 homes;
- Lower Sheering – SR-0032 (land at Lower Sheering) for approximately 26 homes;
- Sheering - SR-0033 (land at Daubneys Farm) for approximately 16 homes, SR-0073 (land to the East of the M11) for approximately 89 homes and SR-0311 (land to the north of Sheering) for approximately 12 homes; and
- Stapleford Abbots – SR-0873 (rear of Mountford and Bishops Brow, Oak Hill Road) for approximately 10 homes.

Proposals for residential development will be expected to comply with the place shaping principles identified in Policy SP 4.

B. Travelling showpeople sites

In accordance with Policy SP 3 the following site is allocated for travelling showpeople accommodation:

- GRT_I_09 (Lakeview, Moreton) – 1 yard

C. Infrastructure requirements

Infrastructure requirements must be delivered at a rate and scale to meet the needs that arise from the proposed development, in accordance with the Infrastructure Delivery Plan.



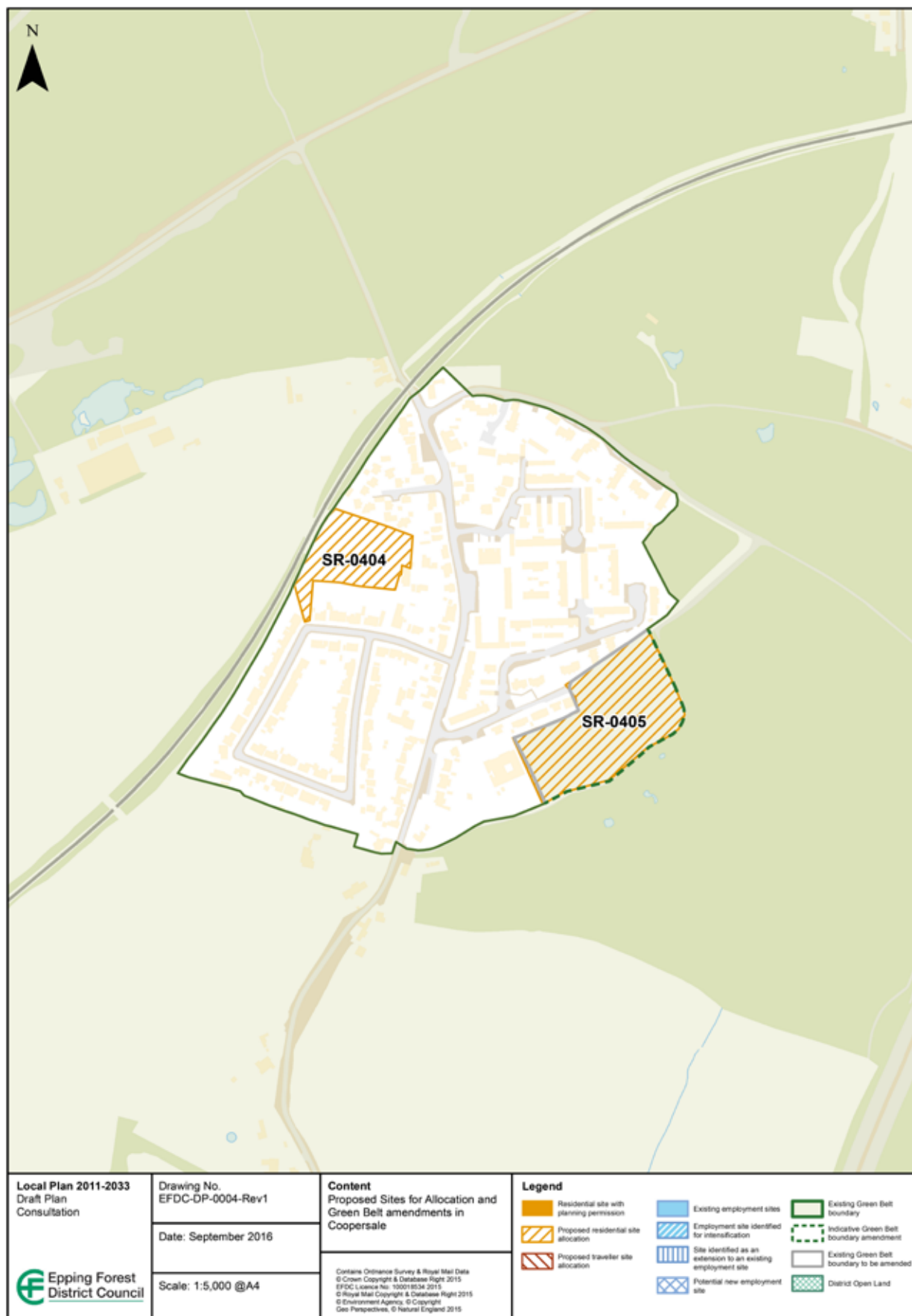
Moreton



The Nags Head Moreton

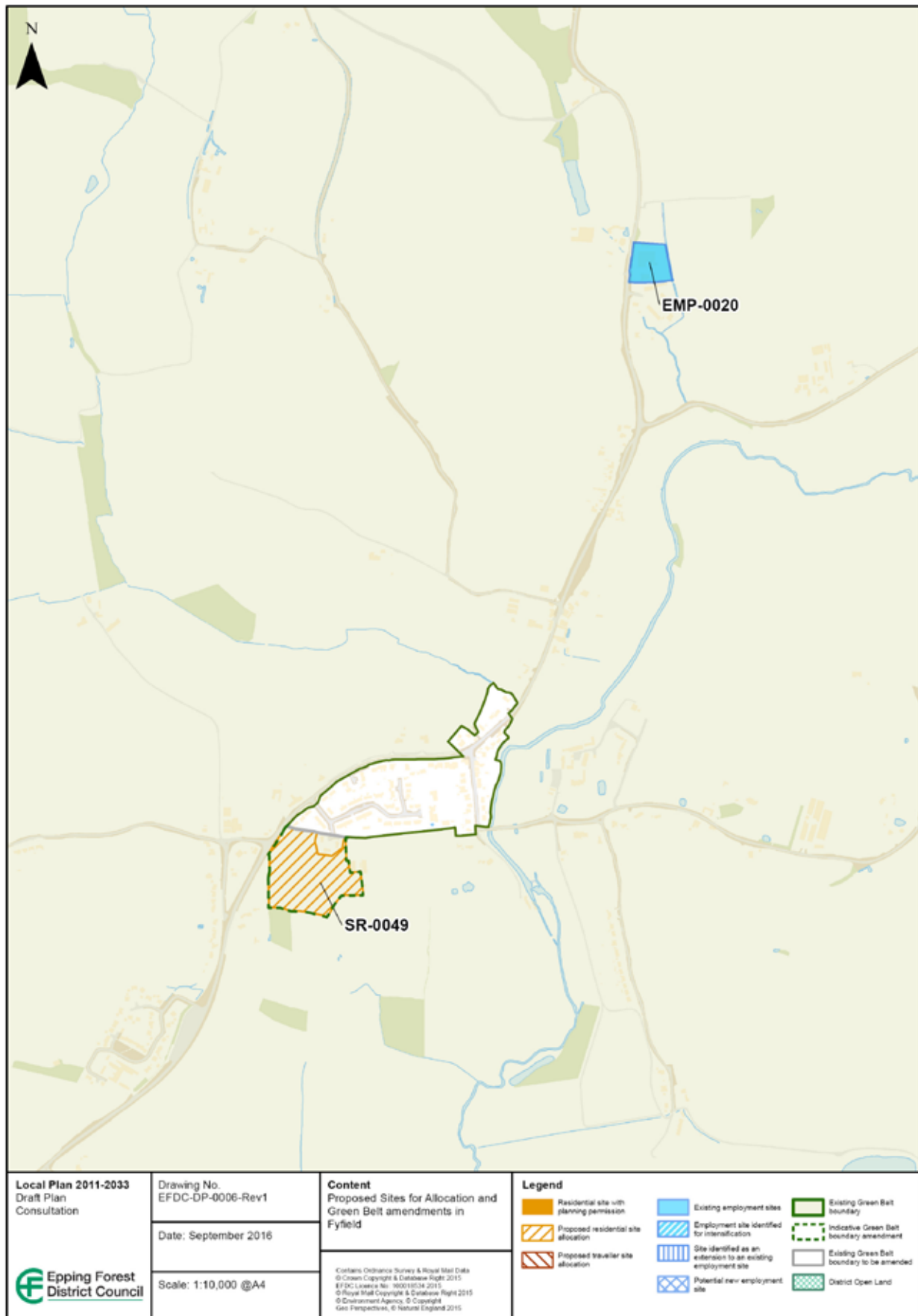
The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Figure 5.22 Site allocations for Coopersale



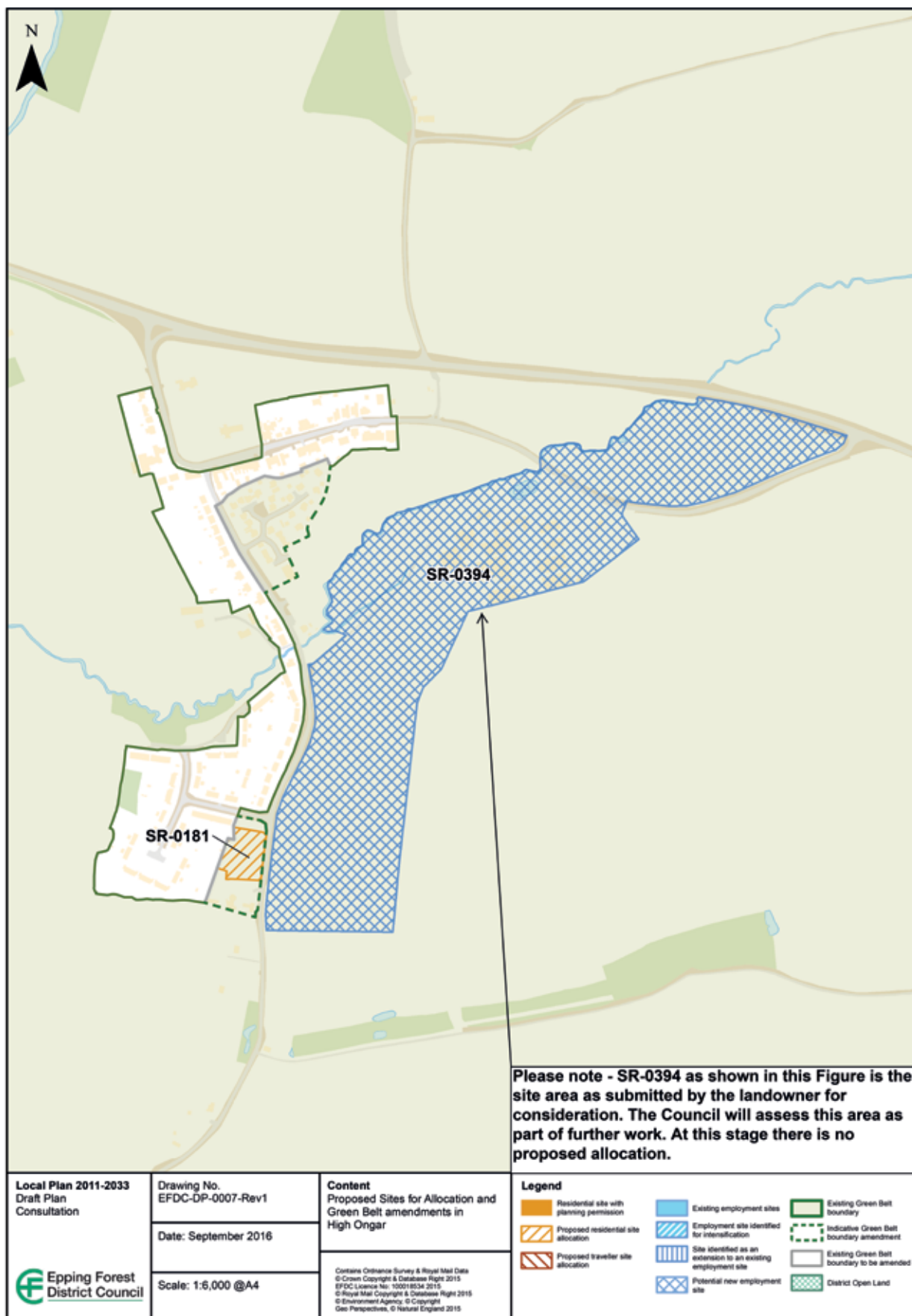
The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Figure 5.23 Site allocations for Fyfield



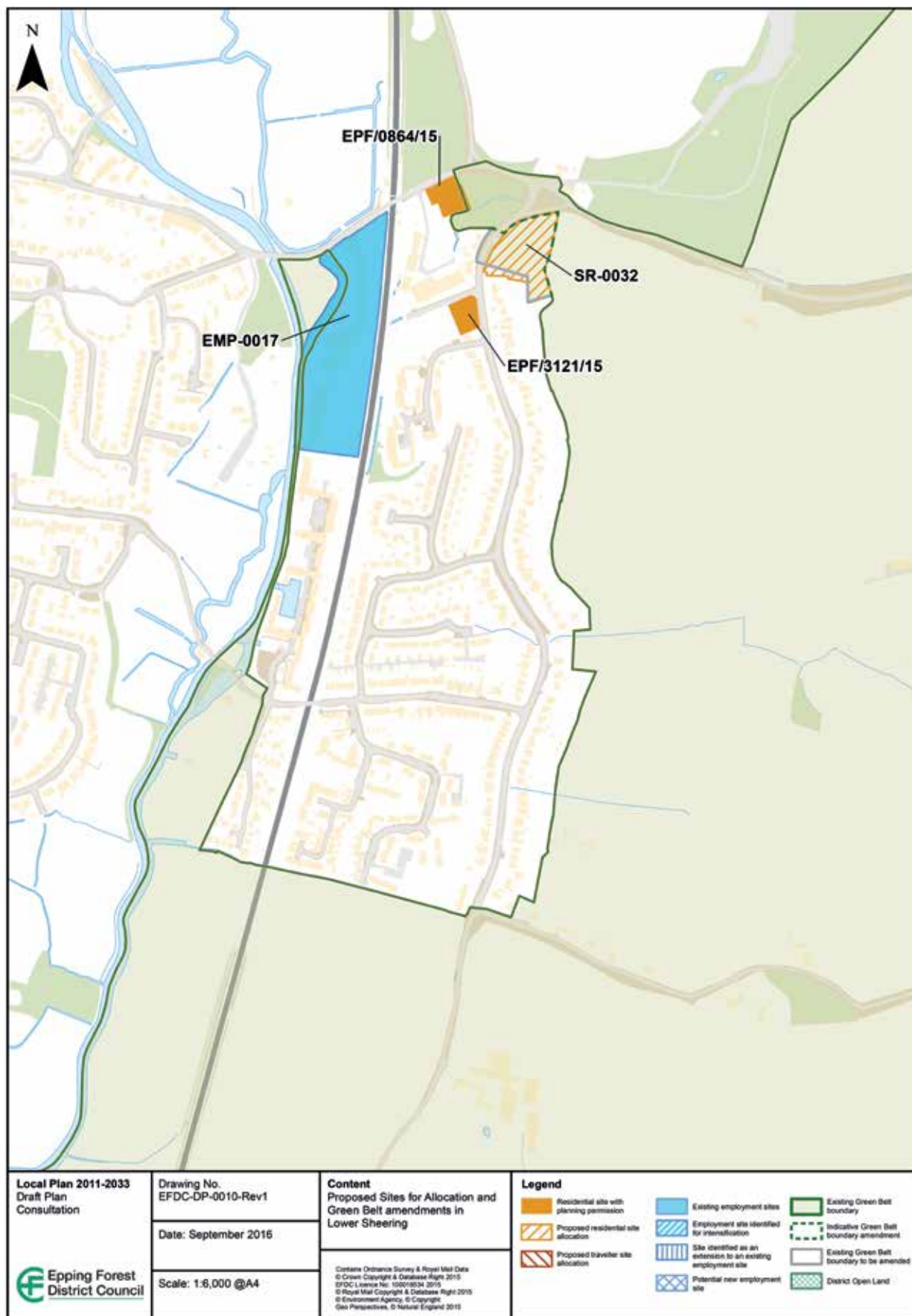
The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Figure 5.24 Site allocations for High Ongar



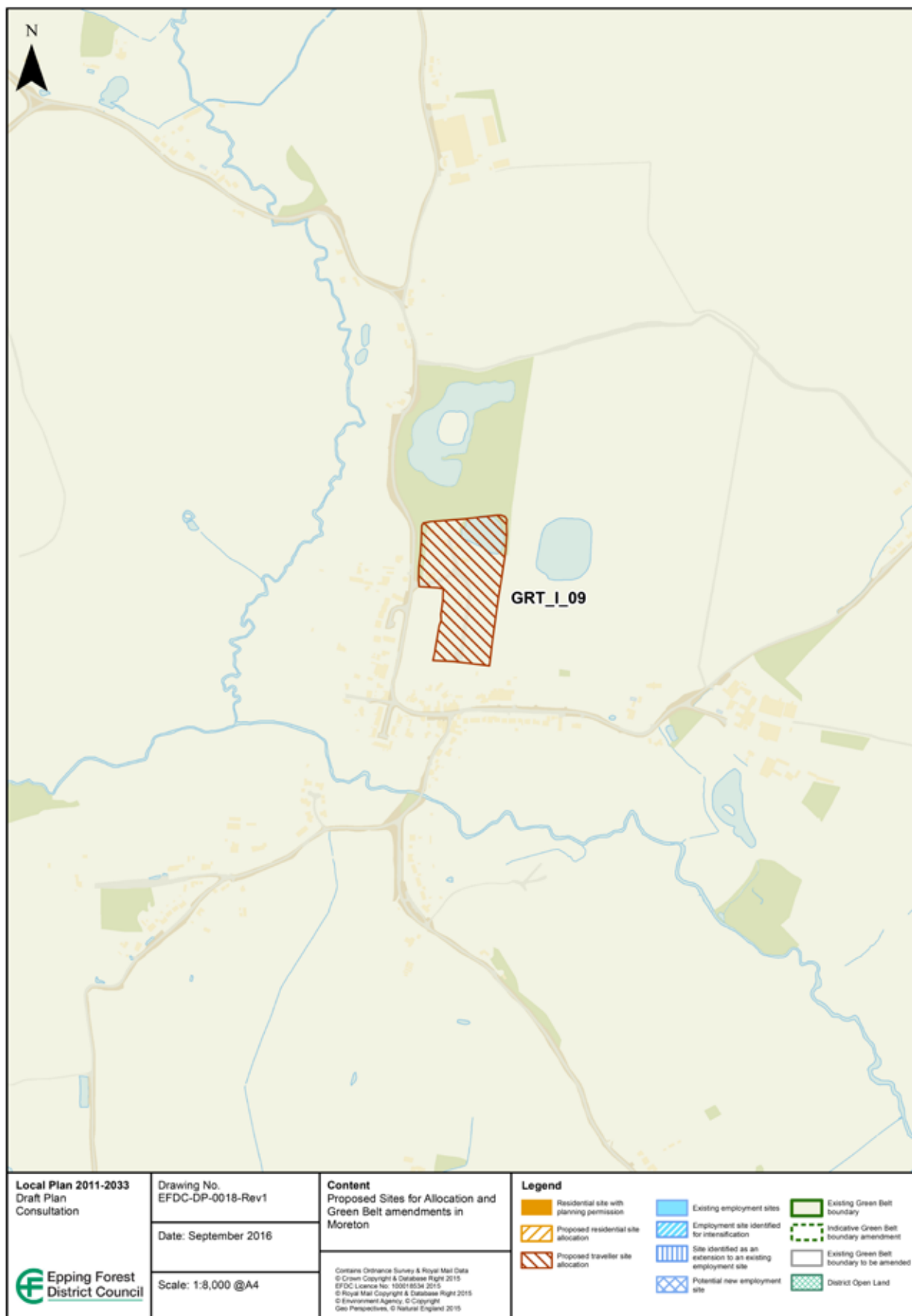
The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Figure 5.25 Site allocations for Lower Sheering



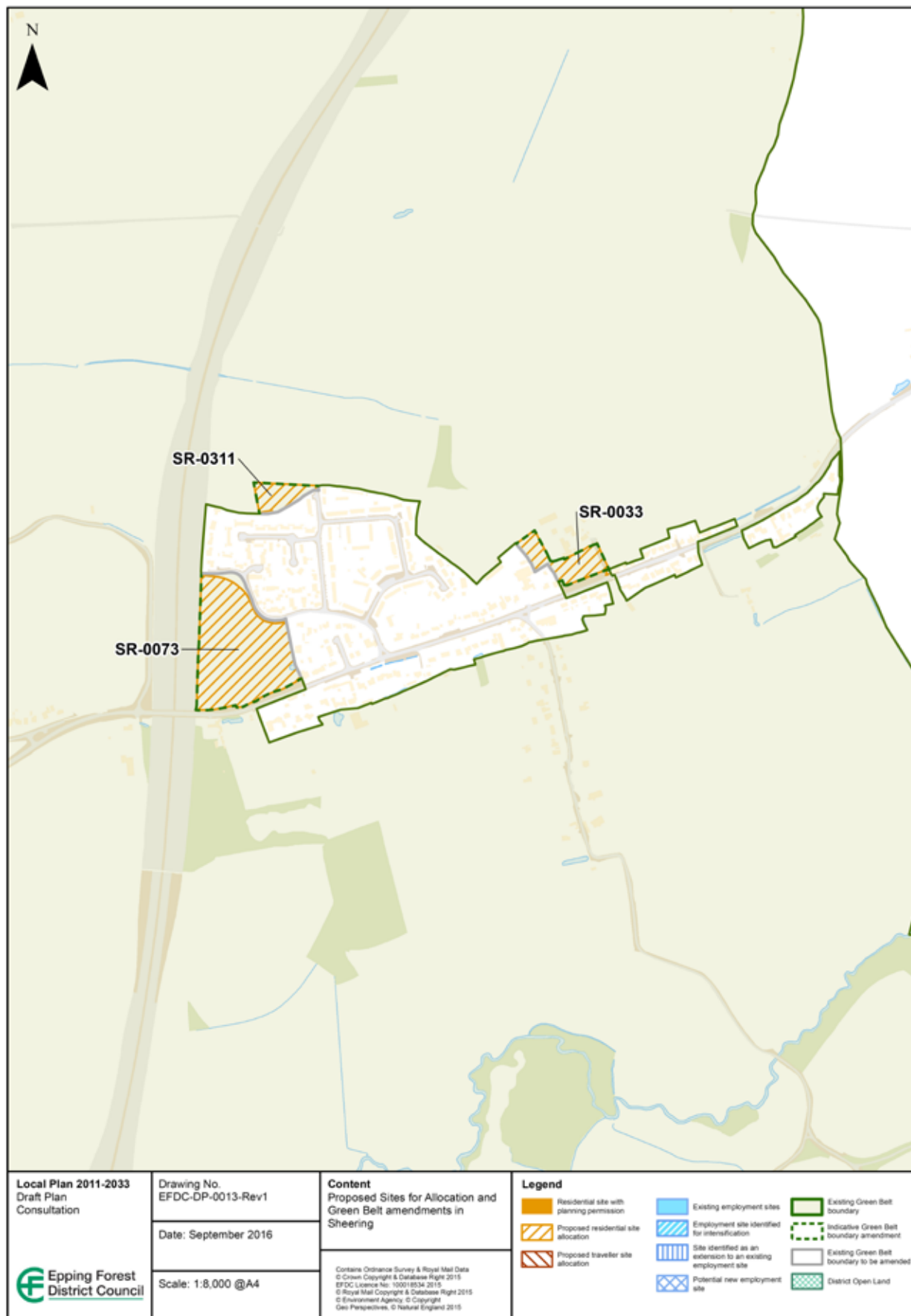
The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Figure 5.26 Site allocations for Moreton



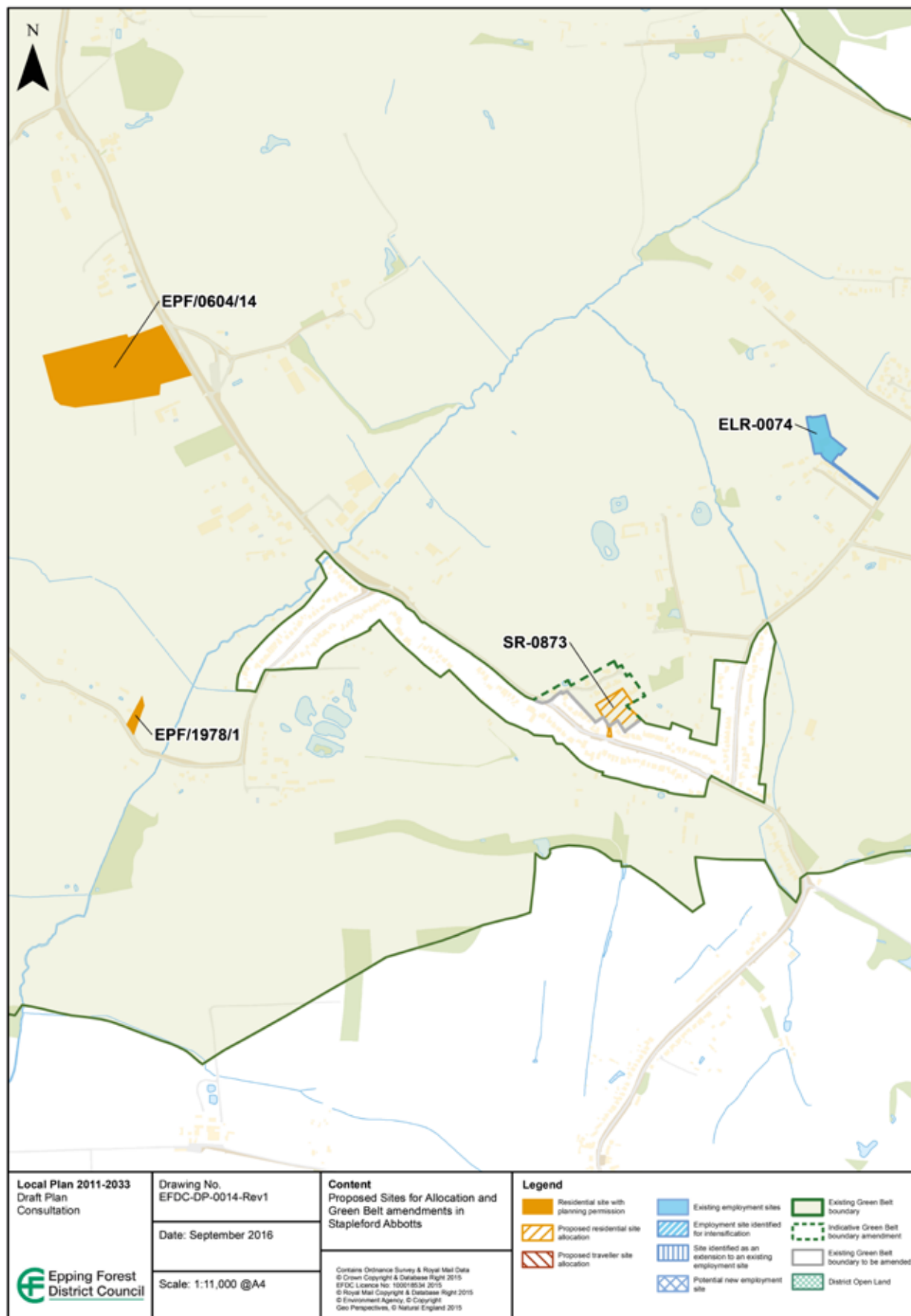
The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Figure 5.27 Site allocations for Sheering



The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Figure 5.28 Site allocations for Stapleford Abbots



The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Figure 5.29 Green Belt alteration for Gilwell Hill (Sewardstonebury)



The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Alternative options

Residential sites – spatial options

High Ongar

Western expansion	This option would significantly harm the Green Belt, compromise the historic setting of Chipping Ongar, and are locations which are more sensitive in landscape terms. Expansion to the west of High Ongar could also harm the Scheduled Monument Ongar Castle.
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Coopersale, Fyfield, Lower Sheering, Sheering and Stapleford Abbotts

No alternative spatial options have been identified for residential sites within these settlements.



Sheering

Sites for traveller accommodation – spatial options

Traveller accommodation focused in parts of the District traditionally favoured by the travelling community

Epping Forest District Council's Gypsy and Traveller Accommodation Assessment Interim Briefing Note (2016) has indicated that the majority of newly arising housing need will be from the expansion of existing households. While this option is understood to be favoured by the travelling community it was felt that this option would place undue pressure on local infrastructure and services and therefore did not represent the most sustainable option to accommodating traveller need.

Traveller needs accommodated in new sites with a proposed capacity of over five pitches

Feedback from the local traveller community indicates that while there is no one ideal site size (in terms of number of pitches) generally smaller sites are preferred. Historically larger sites for traveller accommodation within the District have not tended to integrate as effectively with the settled community, have generated more site management issues and have had a significant adverse impact on the character of an area. Given these impacts promoting such an approach is not considered consistent with the requirements of the planning policy for traveller sites.

Traveller accommodation focused in parts of the District not traditionally favoured by the travelling community

This option was not considered to be deliverable since it would not be realistic to expect all additional households to form within the parts of the District not currently favoured by the travelling community.

Employment sites

No spatial options have yet been identified for employment sites. This will be considered as part of the further work being undertaken by the Council to identify employment site allocations.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Introduction

6.1 This chapter of the Draft Local Plan sets out the means by which the Council will implement the draft policies in the Plan through the use of its powers as Local Planning Authority as well as through joint working with public and private sector partners and, where relevant, its role as landowner. It covers infrastructure delivery plans (physical, social and green infrastructure) and the process by which the Council will seek to ensure that investment in infrastructure keeps pace with growth. It also sets out the role of Neighbourhood Plans in delivering the vision set out in this document and the process for monitoring and future review of this Plan.

Draft Policy D 1: Delivery of Infrastructure

The Issue

6.2 In order to deliver sustainable and balanced growth as outlined in this Plan, significant investment in infrastructure to meet the needs of residents and businesses will be required. This encompasses a wide range of provision including transport, utilities, flood and surface water management measures, open space and social and community infrastructure including education, health care facilities, leisure and other community facilities.

6.3 The Council is in the process of developing an Infrastructure Delivery Plan (IDP) which, when completed, will set out the infrastructure required to support growth over the Plan period. The IDP will identify:

- The organisation responsible for delivering each infrastructure item;
- The period over which the relevant investment will be required (including trigger points in relation to the planned phasing of housing and employment development); and
- The cost of each item and how it is to be funded.

6.4 This will help to ensure that new development is served by necessary infrastructure in a predictable, timely and effective fashion. The IDP is being developed iteratively in consultation and co-operation with infrastructure providers and other partner organisations and in relation to the impacts on the viability and therefore the deliverability of the development.

6.5 The Council will ensure, through the implementation of its draft policies outlined below and throughout the Plan, that the infrastructure identified in the IDP is delivered and phased appropriately.

What you told us?

6.6 Responses from the Community Choices consultation and stakeholder engagement included:

- concerns that growth might adversely affect the quality of life for local residents, due to lack of supporting infrastructure, particularly within smaller settlements;
- general agreement regarding the importance of the timing of infrastructure delivery, to ensure sufficient capacity in key services is brought forward as required;
- concern over the lack of clarity over how CIL contributions might be spent;
- concern over the lack of reference to guaranteed infrastructure funding from Central Government, as Section 106 would only be able to partly meet local infrastructure requirements; and
- concerns that significant investment would be required to support development on the proposed scale, which is unlikely to be achieved on the basis of the proposed CIL.

Preferred Approach

6.7 The Council will work with relevant partner organisations and infrastructure providers to ensure that the infrastructure needs of the District now and in the future are properly considered and planned for.

6.8 New development will be required to make best use of existing infrastructure and where necessary, provide or contribute towards the provision of additional services, facilities and infrastructure at a rate and scale which meets the needs and requirements that are expected to arise from that development.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

- 6.9 Proposals will be required to clearly demonstrate that infrastructure can be provided and phased to support the needs of the development. Proposals will need to take into account the relevant business plans and programmes produced by infrastructure and service providers to demonstrate how provision will be brought forward to ensure development is appropriately phased in relation to planned infrastructure improvements. In assessing infrastructure and service requirements, the Council will have regard to the cumulative impact of developments in the locality and across the District.
- 6.10 Whilst funding may be available from Central Government and other sources for strategic infrastructure including utilities and road improvements, a significant amount of new or enhanced infrastructure will need to be provided directly by developers as part of new developments, or funded through financial payments by developers. The IDP Schedule will identify who will be responsible for delivery of each item of infrastructure and where developer funding is likely to be required. The Council will secure such contributions through planning obligations and S278 Highways agreements (where appropriate). The council will be reviewing the potential that a Community Infrastructure Levy (CIL) could make on supporting the delivery between now and the submission of the Plan. This review will be informed by further detailed viability assessments.
- 6.11 Some infrastructure, such as improvements to the highways network are likely to be strategic in nature and will support and enable the development of a number of sites. In such instances, it is likely that contributions will need to be pooled and combined with other funding sources.
- 6.12 Development proposals within the Strategic Allocations as identified by Draft Policy SP 2 will be expected to contribute collectively and proportionally towards delivering the necessary infrastructure requirements which are related to each of the sites. The detailed infrastructure requirements for the allocations SP 3.1 – SP 3.4 have yet to be established but will include highways and transport infrastructure, schools, health, open space and green infrastructure provision. Once finalised, the IDP will set out the approach to the pooling of planning obligations, and the requirements for the strategic sites.

Draft Policy D 1 Delivery of Infrastructure

- A. New development must be served and supported by appropriate on- and off-site infrastructure and services as identified through the Infrastructure Delivery Plan. Planning permission will only be granted for developments where the infrastructure and services required to meet the needs of the new development and/or mitigate the impact of the new development is either already in place or will be provided to an agreed timescale.
- B. Infrastructure and services required as a consequence of development and provision for their maintenance, where appropriate, will be sought from developers and secured through planning obligations prior to the issue of planning permission.
- C. Proposals for development should clearly demonstrate that infrastructure can be provided and phased to support the requirements of proposed development.
- D. In negotiating planning obligations, the Council will take into account economic viability. Where relevant, development proposals should be supported by an independent viability assessment on terms agreed by the relevant parties including the District and County Council, and funded by the developer.
- E. Where viability constraints can be demonstrated by evidence, the Council may consider prioritising contributions in line with the IDP Schedule and phasing developer contributions appropriately.

Alternative Options - Delivery of Infrastructure

Retain existing policies	The existing policies were adopted prior to the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).
No policy	This would prevent the Council from setting out how it expects applicants to address the delivery of essential infrastructure, in order to support the creation of sustainable communities and mitigate against the impact of development.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies¹

Draft Policy D 2 - Essential Facilities and Services

The Issue

6.13 Over the Plan period, increased levels of provision of essential facilities and services will be required to support growth and development. These essential facilities and services include:

- Education – early years, primary, secondary and post 16 education; Health – primary care (including GPs), acute and mental health care and
- Emergency services – Fire, Police and Ambulance

6.14 The scale and range of this provision will need to be appropriate to the level of demand generated by development, and should address the specific needs of different groups of people. The timely delivery of services and facilities will be important to ensure the District can accommodate growth in a sustainable way.

Key evidence

- National Planning Policy Framework: Core planning principles;
- National Planning Policy Framework: Using a proportionate evidence base;
- Planning Practice Guidance: How can the local planning authority show that a Local Plan is capable of being delivered including provision for infrastructure;
- Essex County Council's Developers Guide to Infrastructure Contributions (2010); and Consultation with Essex County Council and West Essex Clinical Commissioning Group
- Draft Infrastructure Delivery Plan and schedule (Arup September 2016)

What you told us?

6.15 Responses from the Community Choices consultation and stakeholder engagement included:

- concerns that smaller parishes and rural villages lack sufficient health and education infrastructure, making them very reliant upon key service centres;
- worries regarding the relocation of schools from town centres, which would undermine community coherence and create unsustainable transport patterns;
- recognition that schools and doctors surgeries are operating at, or near to, capacity in certain parts of the District, including Waltham Abbey, Roydon and North Weald Bassett;
- NHS North Essex highlighted concerns that additional housing growth will exacerbate existing patient size capacity deficits at GP surgeries, and that would need to be met with increased floorspace provision;

- Acknowledgement that a flexible policy context is required to anticipate the redevelopment of the NHS North Essex Trust surplus land, to help fund additional healthcare infrastructure; and
- The importance of assessing the likely impacts on health infrastructure calls for Health Impact Assessments to be undertaken for all large proposals.

Preferred Approach

Education

6.16 Access to high quality education is an important element of building and supporting sustainable communities and promoting economic prosperity. The Draft Infrastructure Delivery Plan and Infrastructure Delivery Schedule set out the future requirements for education services over the Plan period.

6.17 Essex County Council is the Children's Services Authority, and has the statutory duty to secure sufficient places in state funded schools, Free Early Education and post-16 education for all children and young people. The Education Act 2011 represented a shift in the County Council's role from a direct provider to a commissioner of school places. The County Council and District Council will therefore work in partnership with a wide variety of education providers to ensure that the needs of the District are met.

6.18 Essex County Council seeks contributions, where appropriate, from developments of ten or more dwellings to mitigate the impact on education facilities. For large developments, where the need for a new school is identified it should be provided on site to meet the needs of the new population. For smaller developments which do not in themselves generate sufficient demand for a new school but which put pressure on existing establishments, financial contributions towards new, expanded or improved off-site facilities will be sought. Contributions will not be sought on sites smaller than ten dwellings, unless their co-location with other sites would have a cumulative impact. More information is provided in Essex County Council's Developers Guide to Infrastructure Contributions (2010) and the Draft Infrastructure Delivery Plan (2016).

6.19 Education facilities should be provided in accessible locations. The Council will support proposals for dual use of school facilities and the joint provision and co-location of compatible facilities (such as education campuses or co-located sports or community facilities).

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Health

- 6.20 Over the Plan period it is anticipated that models of health service delivery in the District will change, with increased emphasis on providing primary care ‘hubs’ delivering a range of services in the community, including GPs, dentists, optometrists, pharmacists, district nurses, therapists, mental health nurses, health care assistants, palliative care nurses and health visitors. These facilities will offer new, innovative ways of providing care and reducing the need to attend hospitals.
- 6.21 As such, opportunities for the co-location of compatible services and facilities will be supported where this is practical and cost efficient to service and facility providers.
- 6.22 Developers will be expected, where appropriate, to make contributions towards new, expanded or improved health facilities to meet the needs of additional residents. These facilities may be provided on-site (in the case of large development proposals) or contributions may be required to improve or expand off-site facilities.
- 6.23 The Princess Alexandra Hospital NHS Trust is currently considering options for relocating the Princess Alexandra Hospital from its current site within Harlow and two potential options are under consideration for it to relocate to the Gilston site to the North of Harlow within East Herts District Council or to the East of Harlow to a site within Epping Forest District (see Draft Policy SP 3). The relocation of the Princess Alexandra Hospital may have impacts on the provision of care across the District, including the rationalisation of primary care.
- 6.24 Most housing development has a potential impact upon the capacity of health services and facilities that are provided in the District. However, through the design of new development, healthy living can be promoted thus helping to reduce some of these impacts. For large housing applications, the extent of these impacts should be assessed through a Health Impact Assessment to ensure that an adequate level of healthcare services continue to be provided for the new development and community as a whole. Where significant impacts are identified, planning permission will be refused unless infrastructure provision and/or funding to meet the health requirements of the development are provided. Health Impact Assessments should be prepared in accordance with advice and best practice as published by the Department of Health and other agencies such as NHS North Essex and in line with the Council’s Planning Application Validation Requirements Checklist.

Draft Policy D 2 Essential Facilities and Services

- A. Development proposals will only be permitted where they provide or improve essential facilities and services required to serve the scale of development proposed.
- B. Development proposals which would be detrimental to or result in the loss of essential facilities and services that meet community needs and support well-being will only be permitted where it can be clearly demonstrated that:
- i) The service or facility is no longer needed; or
 - ii) It is demonstrated that it is no longer practical, desirable or viable to retain them; or
 - iii) The proposals will provide sufficient community benefit to outweigh the loss of the existing facility or service
- C. Proposals for new facilities will be supported where they will meet an identified local need. The Council will work positively with local communities and support proposals to retain, improve or re-use essential facilities and services, including those set out in Neighbourhood Plans or Development Orders including Community Right to Build Orders, along with appropriate supporting development which may make such provision economically viable.
- D. All Use Class C2 developments and Use Class C3 residential development in excess of 50 units will be required to prepare a Health Impact Assessment, which will measure wider impact upon healthy living and the demands that are placed upon the capacity of health services and facilities arising from the development.

Alternative Options

Retain existing policies	The existing policies were adopted prior to the NPPF and PPG.
No policy	This would prevent the Council from setting out how it expects applicants to address matters in respect of essential facilities and services, and working positively with local communities to support facilities and services.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies’

Draft Policy D 3 - Utilities

The Issue

6.25 Utilities infrastructure includes water supply, waste water and sewage treatment, electricity and gas. In order to bring forward development, sufficient capacity in these utilities is required to meet the needs of the development.

What you told us?

- 6.26 Responses from the Community Choices consultation and stakeholder engagement included:
- infrastructure requirements should be considered in the context of the dispersed settlement pattern, particularly in relation to smaller villages and hamlets of the District, which will affect how infrastructure is distributed;
 - the adequacy of sewage infrastructure in certain parts of the District was questioned, with areas such as Nazeing, North Weald Bassett, Roydon and Theydon Bois operating at capacity. Comments were made in regards to inadequate sewage infrastructure dating back to the nineteenth century in some areas; and
 - that the Council should make reference to the provision of adequate water and sewage infrastructure to service development.

Key evidence

- National Planning Policy Framework: Core planning principles;
- National Planning Policy Framework: Using a proportionate evidence base;
- Planning Practice Guidance: How can the local planning authority show that a Local Plan is capable of being delivered including provision for infrastructure;
- Essex County Council’s Developers Guide to Infrastructure Contributions (2010); and
- Consultation with utility service providers.

Preferred Approach

6.27 The Council will work with utility service providers to secure the provision of utilities infrastructure (including water supply, waste water and sewage treatment, gas and electricity) needed to serve existing and new communities. Once complete, the Infrastructure Delivery Plan and Infrastructure Delivery Schedule will set out the future requirements for new and upgraded utilities over the Plan period.

6.28 Development will only be granted for proposals where there is sufficient capacity within the utilities infrastructure or where it has been demonstrated that capacity is capable of being provided in a timely manner in order to meet the needs of the development; developers should consult with utilities providers to ensure this is the case. In order to bring forward large allocations, in particular the strategic sites around Harlow, development may need to be phased to ensure utilities infrastructure is in place.

Draft Policy D 3 Utilities

- A. Development will only be granted for proposals where there is sufficient capacity within the utilities infrastructure to meet the needs of the development. Developers should consult with utilities providers to ensure this is the case, and may be required to undertake assessments to demonstrate sufficient capacity.
- B. Where there is a capacity problem and no improvements are programmed by the utility provider, the Council will require the developer to fund appropriate improvements which must be completed prior to occupation of the development.
- C. Large developments may need to be phased to ensure there is sufficient capacity, and that any required upgrades can take place prior to occupation.

Alternative Options

Retain existing policies	The existing policies were adopted prior to the NPPF and PPG.
No policy	This would prevent the Council from ensuring there is sufficient capacity within the utilities infrastructure to meet the needs of the development.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies¹

Draft Policy D 4 - Community, Leisure and Cultural Facilities

The Issue

- 6.29 National policy emphasises the need for local authorities to plan for healthy and inclusive communities. (NPPF Section 8: Promoting healthy communities)
- 6.30 Community, leisure and cultural facilities make a vital contribution to the social and economic life of a community, particularly in rural areas. They are often especially important to elderly people and those who do not have easy access to transport. Access to a range of community facilities provides significant benefits including promoting health and wellbeing, facilitating social inclusion and encouraging education and learning. The loss of such facilities through redevelopment and change of use is detrimental to the fabric of communities and should be resisted. Population growth and demographic change places additional demands on provision and the needs associated with growth need to be planned for.

Key evidence

- National Planning Policy Framework: Section 8 Promoting healthy communities;
- Planning Practice Guidance: Open space, sports and recreation facilities, public right of way and local green space;
- Epping Forest Open Space, Sport, and Recreation Assessment (2012);
- Active Places Epping Forest Area Profile, Sport England.

What you told us?

- 6.31 Responses from the Community Choices consultation and stakeholder engagement included:
- recommendations made for a more clear, consistent and succinct definition of the term 'community facilities';
 - suggestions that part of the relevant policy contains a section to protect existing community facilities from loss or change of use, unless replacement facilities are provided through new development;
 - concerns that open spaces will not be used most effectively for sports facilities;
 - concerns that there is not enough reference to the protection of sports facilities and playing fields in the emerging Plan policy;

- the importance of protecting traditional public houses is such that it requires a specific Plan policy;
- acknowledgements for the need for community facilities in urban centres;
- suggestions that community hall facilities could be refurbished, or built for joint use between schools and the community;
- concerns about the insufficient provision of services for young people;
- the potential role of North Weald Airfield for sports and recreational uses was recognised, and promoted as a development opportunity;
- recognition that an increase in population within villages will improve the viability of community halls, leisure clubs and public houses; and
- concern regarding the overall decline in community facilities since the last Local Plan was produced.

Preferred Approach

- 6.32 The Council will safeguard against the unnecessary loss of valued facilities and services. It will also plan positively for the improvement of existing facilities and the provision of new shared spaces and community facilities. The Council will work with partners in the public, private and voluntary sector to achieve this.
- 6.33 Community, leisure and cultural facilities encompasses a wide range of facilities and services including library provision, community halls, cultural facilities such as arts centres and museums as well as pubs, leisure centres and other sports facilities.
- 6.34 The District and County Council are moving towards a more integrated model for the provision of many types of community facilities. The Council will encourage more flexible use of community space and maximise opportunities to co-locate activities and services where possible. This makes most efficient use of buildings as well as providing a better and more integrated service to residents. As part of this approach there may be potential to co-locate a range of services including for example library provision, some forms of early years' provision, youth services as well as general multi-purpose community space within one building or facility. Digital technologies and innovative ways of providing library services can engage and encourage new users, including by operating satellite or mobile libraries. This will make village and community halls more valuable to a broader spectrum of the community.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

- 6.35 Access to a range of indoor sports and leisure facilities is also vital for healthy communities. The Council will ensure existing facilities are maintained and improved where possible. The Council supports dual use of school sports facilities by the community.
- 6.36 Development proposals should make provision for community, cultural and leisure facilities in a way which is proportionate to the scale of development proposed. Larger and strategic developments will be expected to include on-site provision where feasible. For smaller developments financial contributions may be sought in line any standards to be set in the IDP and Essex County Council's Developer Guide.
- 6.37 In some instances, it may be necessary to consolidate or relocate facilities to better serve the growing population and provide more accessible facilities. Where this is appropriate there should be no net loss of community, leisure or cultural facilities.

Draft Policy D 4 Community, Leisure and Cultural Facilities

- A. Development proposals will be permitted where they:
 - i) Retain and maintain existing facilities which are valued by the community;
 - ii) Improve the quality and capacity of facilities valued by the community;
- B. Proposed developments should contribute to the provision of new or improved community, leisure and cultural facilities in a way which is proportionate to the scale of the proposed development and in accordance with the standards in the Infrastructure Delivery Plan and Essex Developers Guide. Larger and strategic developments will be expected to make on site provision where feasible. For smaller developments a financial contribution will be sought. Financial contributions will be sought for on-going maintenance of community facilities, where appropriate. The provision of new facilities will be appropriately phased to meet the needs of the community they are provided for.
- C. Where opportunities exist, the Council will support the co-location of community, leisure and culture facilities and other local services.
- D. Proposals that would result in the loss of valued facilities currently or last used for the provision of community, leisure and cultural activities will only be permitted if it is demonstrated that:
 - i) The facility is no longer needed for any of the functions that it can perform; or

- ii) It is demonstrated that it is no longer practical, desirable or viable to retain them; and
 - iii) Any proposed replacement or improved facilities will be equivalent or better in terms of quality, quantity and accessibility and there will be no overall reduction in the level of facilities in the area in which the existing development is located; or
 - iv) The proposal will clearly provide sufficient community benefit to outweigh the loss of the existing facility, meeting evidence of a local need.
- E. Other than proposals which involve the comprehensive relocation of facilities, any development proposals that would result in the loss of community, leisure and cultural facilities must be accompanied by an assessment which demonstrates that the facility or land is surplus to requirements and that it has been unsuccessfully marketed for a minimum of 2 years. The assessment must also evaluate the quantity and quality of existing facilities in the locality and assess the need and value to the community. The views of the local community on any loss must be sought as part of this assessment.
 - F. The Council will work positively with communities, including local voluntary organisations, and support proposals to develop, retain, improve or re-use community, leisure or cultural facilities, including those set out in Neighbourhood Plan or Development Orders including Community Right to Build Orders, along with the appropriate supporting development which may make such provision economically viable.

Alternative Options

Retain existing policies	The existing policies were adopted prior to the NPPF and PPG.
No policy	This would prevent the Council from setting out how it expects applicants to address matters in respect of essential facilities and services, and working positively with local communities to support facilities and services.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Draft Policy D 5 - Communications infrastructure

The Issue

6.38 The NPPF requires local authorities to facilitate telecommunications development, including high speed broadband technology. An effective telecommunications network is essential to sustain sustainable economic growth and development and to provide services to local communities. Visual impacts should be minimised as far as possible.

What you told us?

6.39 Comments from the Community Choices consultation and stakeholder comments included:

- High speed broadband should be encouraged, including in order to support the rural economy; and
- The lack of access to broadband in more rural areas, but also the additional strain on the existing broadband network, is an issue for local residents and businesses.

Key evidence

- National Planning Policy Framework: Section 5 Supporting high quality communications infrastructure;
- National Planning Policy Framework: Section 7 Requiring good design; and
- Superfast Essex Broadband programme.

Preferred Approach

6.40 There are currently parts of the District that have slow speeds of internet connectivity. The Council will seek to ensure that all new development and wherever possible all residents and business have superfast speeds of internet connectivity in line with the Superfast Essex programme objective that 95 per cent of Essex should have access to fibre broadband (with the potential to provide superfast speeds of 24 Mbps and above) by 2019. The Council addresses this matter in the Draft Infrastructure Delivery Plan accompanying this Local Plan.

Draft Policy D 5 Communications infrastructure

A. The Council will promote enhanced connectivity of the District through supporting infrastructure for high speed broadband and telecommunications. In particular applicants submitting major development proposals should demonstrate how high speed broadband infrastructure will be accommodated within the development.

- B. Applications for telecommunications development (including for prior approval under Part 16 of the General Permitted Development Order, or any other such future Order) will be considered in accordance with national policy guidance and the following:
- i) The applicant will need to submit evidence to demonstrate that all options for sharing of existing equipment, including with other operators, and erecting masts on existing tall buildings or structures, have been fully explored before considering the provision of new structures or facilities.
 - ii) The visual impacts of telecommunications proposals should be minimised, in line with policies on High Quality Design in Policy DM 9 particularly on roof tops.
 - iii) The applicant has demonstrated that the development will operate within the International Commission on Non-Ionizing Radiation Protection Guidelines for public exposure.

Alternative Options

Retain existing policies	The existing policies do not refer to the provision of high speed broadband as referred to in the NPPF. Furthermore, the criteria for consideration for masts and aerials are similar and therefore there is an opportunity to consolidate/streamline these policies.
No policy	Would not provide the opportunity to take account of the NPPF, PPG or set out what the Council expects to be addressed by applicants, include high speed broadband requirements and to make more user friendly.

Draft Policy D 6 - Neighbourhood Planning

The Issue

- 6.41 Neighbourhood Plans provide a mechanism for communities to bring forward development and to have a say in the location of development.
- 6.42 The final Local Plan will set out the strategic policies to provide the framework for delivery of homes, jobs and infrastructure in the District. Neighbourhood Plans must be in general conformity to the strategic policies of the Local Plan. 'Made' (i.e. adopted) Neighbourhood Plans will work alongside, and where appropriate replace, the non-strategic policies in the Local Plan where they overlap.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies¹

Key evidence

- National Planning Policy Framework: Paragraphs 183-185
- Planning Practice Guidance Neighbourhood Planning

Preferred Approach

6.43 The Council will support the relevant representatives from local communities to identify the most appropriate means of meeting local community needs through Neighbourhood Planning and through rural exception schemes. Collaboration between the community and the Council is critical to ensure strategic requirements are met.

Draft Policy D 6 Neighbourhood Planning

The Council will support the preparation and production of Neighbourhood Plans. Neighbourhood Plans should:

- Show how they are contributing towards the strategic objectives of the Local Plan and that they are in general conformity with its strategic approach and policies; and
- Clearly set out how they will promote sustainable development at the same level or above that which would be delivered through the Local Plan, and Neighbourhood Plan policies are supported by evidence on local need for new homes, jobs and facilities, for their Plan area.

Alternative Option

No Policy

This would not accord with the NPPF and PPG

Draft Policy D 7 – Monitoring and Enforcement

The Issue

- 6.44 Local Plans need to be reviewed regularly to assess how well their policies and proposals are being implemented and to ensure that they are up to date. Monitoring provides the objective basis necessary for such reviews.
- 6.45 On occasion there are breaches of planning controls in the District as a result of development being undertaken without the required planning permission or a failure to comply with conditions or limitations on planning permissions. The Council, as Local Planning Authority, has the discretion to take whatever enforcement action is considered necessary in the public interest, when considered expedient to do so having regard to the Development Plan and any other material considerations. This process should be transparent so that people understand what action the Council is likely to take in response to alleged breaches of planning control.

Key evidence

- National Planning Policy Framework paragraph 207
- Planning Practice Guidance: Enforcement
- Local Enforcement Plan, December 2013

Preferred Approach

6.46 The indicators against which policies will be monitored are listed in Appendix 3. This information will be collected as part of the preparation of the Authority's Monitoring Report. Where it would appear through monitoring that targets are not being met, it may be necessary to review the policies within the Local Plan to establish whether they need to be amended in order to secure delivery of the spatial vision. The need to review policies will be identified in the Authority's Monitoring Report.

6.47 A database will be maintained in relation to planning obligations and unilateral undertakings including details of the development site, relevant dates for receipt of funds, the purpose of the obligation, level of funding received and the timescale for delivery of the infrastructure.

6.48 The Council will keep up to date the Local Enforcement Plan adopted in December 2013 to manage enforcement proactively in a way considered appropriate to the District, and in line with paragraph 207 of the NPPF. The Local Enforcement Plan sets out how the Council will monitor the implementation of planning permissions, investigate alleged cases of unauthorised development and take appropriate action as considered necessary.

Draft Policy D 7 Monitoring and Enforcement

The Council will monitor the implementation of the Local Plan policies and infrastructure provision and report the results on an annual basis. It will deal with the enforcement of planning controls in accordance with the Local Enforcement Plan.

Alternative Option

No Policy

This would not accord with the NPPF and PPG

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies'

Appendix 1: Acronyms and Glossary

List of Acronyms

AMR	Authority Monitoring Report
AQMA	Air Quality Management Area
CCG	Clinical Commissioning Group
CCHP	Combined Cooling Heat and Power
CDA	Critical Drainage Area
CHP	Combined Heat and Power
CIL	Community Infrastructure Levy
DPD	Development Plan Document
EIA	Environmental Impact Assessment
EPOA	Essex Planning Officers Association
FEMA	Functional Economic Market Area
FRA	Flood Risk Assessment
FRAZ	Flood Risk Assessment Zone
GP	General Practitioner
HMA	Housing Market Area
HRA	Habitats Regulations Assessment
IDP	Infrastructure Delivery Plan
LDS	Local Development Scheme
LEP	Local Economic Partnership
LNR	Local Nature Reserve
LP	Local Plan
LSCC	London Stansted Cambridge Corridor
LSP	Local Strategic Partnership
LSOA	Lower Super Output Area
LVRP	Lee Valley Regional Park
LVRP	Lee Valley Regional Park Authority
LoWS	Local Wildlife Site
MoU	Memorandum of Understanding
NOMIS	National Online Manpower Information System
NNR	National Nature Reserve
NPPF	National Planning Policy Framework
OAEN	Objectively Assessed Economic Need
OAHN	Objectively Assessed Housing Need
ONS	Office for National Statistics
PDF	Park Development Framework
PPG	Planning Practice Guidance
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SCI	Statement of Community Involvement
SFRA	Strategic Flood Risk Assessment
SHMA	Strategic Housing Market Assessment
SLAA	Strategic Land Availability Assessment
SMEs	Small and Medium Sized Enterprises
SNPP	Sub-National Population Projections
SOC	Standard Occupational Classification

Appendix 1: Acronyms and Glossary

SPA	Special Protection Area
SPD	Supplementary Planning Document
SSSI	Site of Special Scientific Interest
SuDS	Sustainable Drainage Systems
SWMP	Surface Water Management Plan
VDS	Village Design Statement

Appendix 1: Acronyms and Glossary

GLOSSARY

Accessible and Adaptable Homes Standards

Standards for layout and circulation space set within the Building Regulations 2010 as amended in 2015 and 2016. Refer "Approved Document M: Access to and use of buildings Volume 1, dwellings" HM government

Affordable Housing

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. The Government is intending to extend this to include Starter Homes – regulations are expected in Autumn 2016.

Agricultural Land Classification

All land in agricultural use is graded in England according to the following system: Grade 1 (excellent), 2 (very good), 3a (good) 3b (moderate) 4 (poor) and 5 (very poor). The best and most versatile agricultural land are grades 1, 2 and 3a i.e. it is most flexible, productive and efficient in response to inputs and can best deliver food and non food crops for future generations.

Air Quality Management Areas (AQMA)

Air Quality Management Areas (AQMA) are designations used by DEFRA to manage areas with air pollution.

Amenity Space

Outdoor space that may be private or communal but enables the enjoyment of the property. If the space is private this is for the enjoyment of the occupants of the dwelling for relaxing, drying washing etc.

Ancient Tree

A tree in its third or final stage of life. Ancient trees have reached a great age in comparison with other trees of the same species so their age differs depending upon the species of tree.

Ancient Woodland

An area that has been wooded continuously since 1600AD.

Appropriate Assessment

An assessment of the effect of a development on the Natura 2000 network (A Europe-wide network of sites of international importance for nature conservation). The network comprises Special Protection Areas under the Birds Directive and Special Areas of Conservation under the Habitats Directive (collectively referred to as European sites)

Arboricultural Implications Assessment

A written statement of the impact of any tree loss required to implement the design of a proposed development

Area Action Plans (AAPs)

Area Action Plans are used to provide the planning framework for areas where significant change or conservation is needed.

Article 4 Direction

A legal mechanism which withdraws deemed planning permission granted by the General Permitted Development Order. See 'Use Class' below

Authority Monitoring Report (AMR)

Produced by the Council to provide an assessment of the progress made against targets and the performance of policies. The monitoring period will generally be from April to March. Previous editions were known as Annual Monitoring Report.

Backland and Infill Development

Backland development refers to the development of land to the rear of existing buildings including garden land, whilst infill development refers to sites on the street frontage between existing buildings.

Basement Impact Assessment

A process that combines surface and groundwater conditions, and geotechnical analysis into a comprehensive review the purpose of which is to establish ground movements in relation to any basement development and the impact on neighbouring properties.

Appendix 1: Acronyms and Glossary

Biodiversity

The variety of plant and animal life in the world or in a particular habitat, a high level of which is usually considered to be important and desirable.

BREEAM

BREEAM is an environment assessment and rating method for buildings recognised nationally and abroad. The assessment evaluates a buildings specification, design, construction and use, and aims to encourage low carbon and low impact design, to minimise energy use and maximise the use of low carbon technologies.

Brownfield Register

Introduced by the Housing and Planning Act 2016, and awaiting Regulations, this is a public register to be held by local planning authorities providing a comprehensive list of brownfield sites that are suitable for housing development or housing led schemes where the predominant land use is housing.

Carbon Footprint

The amount of carbon dioxide released into the atmosphere as a result of the particular individual, organisation or community. The carbon footprint of a development is counted over its lifetime i.e. the materials used and their sources, construction, lifetime use and demolition.

Climate Change Adaptation

Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures, which moderate harm or exploit beneficial opportunities.

Climate Change Allowances

Predictions of anticipated change for peak river flow by river basin district, peak rainfall intensity, sea level rise, offshore wind speed and extreme wave height. They are based on climate change projections and different scenarios of carbon dioxide emissions. There are different allowances for different periods of time over the next century. They are used by the Environment Agency when advising on flood risk.

Climate Change Mitigation

Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Code for Sustainable Homes

The Code for Sustainable Homes (DCLG, 2008) is a set of national standards for the sustainable design and construction of new homes, using a 1 to 6 star rating to identify the overall sustainability performance of a new home.

Combined Cooling Heat and Power (CCHP)

Is the use of a CHP system in conjunction with an absorption chiller to provide electricity, heat and cooling -also known as 'tri-generation'.

Combined Heat and Power (CHP)

Is a highly efficient process that captures and uses the heat that is a by product of electricity generation.

Community Facilities and Services

Community services and facilities provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community.

Community Infrastructure Levy (CIL)

Community Infrastructure Levy is a mechanism by which local planning authorities can secure monies from development to help fund both strategic and local infrastructure needs. Section 106 agreements will still be used to secure affordable housing provision and site specific infrastructure requirements.

Community Right to Build Order

A type of Neighbourhood Development Order prepared by a Parish council and 'made' by the local planning authority that grants planning permission for a site-specific development proposal or classes of development.

Appendix 1: Acronyms and Glossary

Connectivity

The state of being connected, or degree to which places and people are connected e.g. by transport systems including footpath networks.

Conservation Areas

A Conservation Area is an area of special architectural or historic interest, with a character or appearance which is considered to be desirable to preserve or enhance.

Construction Management Statement

Explains the methods used in the construction of a development and can include measures such as the time periods in the day over which construction occurs and delivery times for materials etc.

Critical Drainage Area (CDA)

Identified in surface water management plans these are areas particularly susceptible to surface water flooding

Custom Build Housing

Custom build housing is built by the occupier working with a developer to develop their own home.

Design and Access Statements

Design and Access Statements are short reports which accompany and support planning applications where required, to outline design principles and concepts that have been applied to a proposal in relation to layout, scale, landscaping, and overall appearance.

Design Code

A set of illustrated design rules which instruct and may advise on the physical development of a site or area. The graphic and written components of the code are detailed and precise, and build on a design vision such as a masterplan or a design and development framework for a site or area.

Development

'Development' includes building operations (e.g. structural alterations, construction, rebuilding, most demolition); material changes of use of land and buildings; engineering operations (e.g. groundworks); mining operations; other operations normally carried out by a person operating a business as a builder; subdivision of a building (or any part of it) used as a dwelling house for the use as two or more separate dwelling houses. As defined by s55 of the Town and Country Planning Act 1990

Development Brief

Used to give guidance on resolving design and planning issues on a specific site.

District Open Land

Land outlined in this local plan that is intended to be afforded the same protection as Green Belt land via the use of a Local Green Space designation.

Enabling Development

Enabling Development means allowing development to take place that would not normally be granted permission, to enable the delivery of a development which provides significant public benefit.

Enterprise Zone

A government initiative whereby relief is given for business rates and some business taxes and a simplified planning process applies to the area.

Environmental Impact Assessment (EIA)

A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

European Habitats Directive 92/43/EEC

Is a Directive adopted in respect of the conservation of natural habitats of wild plants and animals transposed into UK law through the Conservation of Habitats and Species Regulations 2010.

Appendix 1: Acronyms and Glossary

European Site

This is a site protected for its importance to biodiversity. They are defined in Regulation 8 of the Conservation of Habitats and Species Regulations 2010 and include candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas.

Evidence Base

The information and data gathered to justify the "soundness" of the policy approach set out in the Local Development Plan, including physical, economic, and social characteristics of an area.

Flood Risk Assessment Zone (FRAZ)

EFDC flood risk assessment zones are catchments of ordinary water courses where surface water run off is contributing to river flooding or are areas of known historical flooding. Refer Appendix B of the SFRA 1.

Flood Zone

Land within Flood Zones 2 and 3 are areas at medium or high risk from a source of flooding including from rivers and the sea, rainfall on the ground surface and rising groundwater, overwhelmed sewers and drainage systems, and from reservoirs, canals and lakes and other artificial sources.

Food Security

Is reliable access to a sufficient quantity of affordable and nutritious food. In this context food security as a nation.

Functional Economic Market Area (FEMA)

The geographical area at which economies and markets actually operate which is not contained by administrative boundaries.

Geodiversity

The range of rocks, minerals, fossils, soils and landforms.

Garden Town/ Garden Village

Large scale development planned in a holistic and comprehensive way, including extensions to existing settlements. Development of this nature is based on the 'garden city' principles which in effect aim to improve quality of life by providing high quality design; infrastructure appropriate for the needs of the society such as public transport, public services, education and health facilities as well as community facilities and provision of green spaces, gardens, open spaces and landscaped areas integral to their design.

Green Belt

Land protected by a policy designed to prevent urban sprawl in the long term. Review of Green Belt boundaries is undertaken as part of the production of Local Plans where Green Belt exists.

Green Infrastructure Network

Green Infrastructure is a network of high quality green spaces and other environmental features such as parks, public open spaces, playing fields, sports pitches, woodlands, and allotments. The provision of Green Infrastructure can provide social, economic and environmental benefits close to where people live and work.

Green links

Sites or characteristics that link spaces e.g. a hedgerow with footpath, or a river bank

Green Wall

A wall partially or completely covered in vegetation that includes a growing medium such as soil and usually has a watering system incorporated. They are also known as living walls or vertical gardens and they provide insulation to a building.

Grey Water Systems

Enable grey water - Domestic wastewater (excluding sewage) to be treated and reused within the home and garden.

Appendix 1: Acronyms and Glossary

Groundwater Source Protection Zone

Identified by the Environment Agency this is a zone that shows the potential for contaminant migration into sources of drinking water from any activities that might cause pollution in the area. The aim is to assist in pollution prevention.

Habitats Regulation Assessment (HRA)

A process whereby the potential impact of development on sites protected by the Habitats Directive is assessed.

Historic Environment

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic Environment Record

Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographical area for public benefit and use.

Heritage Asset

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Heritage Statement

A heritage statement describes the significance of a heritage asset affected by proposed development including any setting. What might be included in it will depend upon the significance of the asset and the level of development proposed.

Independent Examination

Undertaken on the 'soundness' of the Submission Local Development Plan. The examination is held by an independent inspector appointed by the Secretary of State.

Infrastructure Delivery Plan (IDP)

This will contain the key infrastructure required to support the homes and commercial development in the Local Plan. This includes physical infrastructure such as transport energy and water, social and community infrastructure such as health, education and emergency services and green infrastructure such as open spaces and allotments. The IDP sits alongside the Local Plan and will contain a programme identifying when items of infrastructure are expected to be in place, funding and costs. It will be regularly updated as more information becomes available.

Landscape Character Assessment

An assessment to identify different landscape areas which have a distinct character based on a recognisable pattern of elements, including combinations of geology, land-form, soils, vegetation, land use and human settlement.

Lifetime Homes

Homes that are designed to a standard to allow lifetime use at minimal cost by being adaptable throughout an individual's life stages enabling aging people to continue to live in their homes.

Listed Building or structure

A building or structure considered to be of special architectural or historic interest that appears on the National Heritage List for England.

Local Development Document

Is a development plan document or a supplementary planning document.

Local Development Order

An Order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.

Local Development Scheme (LDS)

This is a public statement of the Council's programme for the production of Local Development Documents. The scheme will be revised when necessary.

Appendix 1: Acronyms and Glossary

Locally Listed Building or Structure

A building or structure considered to be of special architectural or historical value locally, and subject to specific planning policy protection.

Local Plan (LP)

The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community and stakeholders. Once adopted the Local Plan will legally form part of the Development Plan for the District, superseding the Replacement Local Plan (2006).

Local Wildlife Sites (LWS)

Local Wildlife Sites, whilst not of national status, have a county-wide significance. Each site identified provides a high-grade habitat for a diverse range of flora and fauna meriting careful conservation. Sites are evaluated according to criteria, including: diversity of species; features of wildlife importance; rarity of habitat and species in local and county context; management and current use; public access and linkages with other sites and areas.

Low Carbon and Renewable Energy

Renewable energy is energy harnessed from natural systems e.g. the heat from the Earth, solar, geothermal, wind power. Low carbon energy is associated with a lower carbon output than traditional fossil fuels e.g. combined heat and power.

Lower Super Output Area (LSOA)

A geographical area used in the analysis of census data that is usually equal to or smaller than a ward. For example Epping Forest District contains 32 electoral wards and 78 LSOA's.

Main River

Watercourse defined on a 'Main River Map' designated by DEFRA. The Environment Agency has permissive powers to carry out flood defence works, maintenance and operational activities for Main Rivers only.

Main Town Centre Uses

National planning policy states that main town centre uses include retail development (including warehouse clubs and factory outlet centres), leisure, entertainment facilities and intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls), offices, and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Major Development

Refers to types of applications for development as follows: 10 or more dwellings/ over half a hectare/ building(s) exceed 1000square metres, office light industrial, general industrial or retail 1000square metres or more/ over 1 hectare, traveller sites 10 or more pitches, sites of more than 1 hectare.

Masterplan

A masterplan is the process by which organisations undertake analysis and prepare strategies, and the proposals that are needed to plan for major change in a defined physical area. It acts as a context from which development projects come forward for parts of the area.

Memorandum of Understanding (MoU)

A formal agreement between two or more parties, not legally binding but carry a degree of seriousness and mutual respect.

Minor Development

Refers to types of applications for development as follows: 1-9 dwellings (unless floorspace exceeds 1000square metres) under 0.5 hectare, office/ light industrial, general industrial and retail – up to 999square metres/ under 1 hectare, travellers site – 0-9 pitches.

Mixed and Balanced Communities

Include a range of people with varying income levels.

Appendix 1: Acronyms and Glossary

National Planning Policy Framework (NPPF)

Sets out the Government's planning policies for England, and provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflects the needs and priorities of their communities.

Neighbourhood Development Order (NDO)

An Order prepared by a Parish Council and 'made' by a local planning authority through which planning permission for a specific development proposal or classes of development can be permitted.

Neighbourhood Plans

A plan prepared by a Parish Council for a particular neighbourhood area.

Objectively Assessed Economic Need (OAEN)

An assessment of need for commercial development in an area undertaken within the criteria contained in national Planning Policy Guidance.

Objectively Assessed Housing Need (OAHN)

An assessment of need for housing in an area undertaken within the criteria contained in national Planning Policy Guidance.

Open Space

All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Ordinary Watercourse

A watercourse that is not part of a main river and includes rivers, streams, ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows.

'Other' Development

Refers to types of applications for development as follows: Householder applications, change of use, adverts, listed building extensions/alterations, listed building demolition, application for relevant demolition of an unlisted building in a Conservation Area, Certificates of Lawfulness and Notifications.

Permeable Development/Permeability

Easily move through, in this context to access the countryside on edge of development.

Permeable Land or Surfaces

Allow rainwater to soak away naturally e.g. grass.

Planning Obligation

A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Planning Practice Guidance

Online guidance from government that expands upon the provisions in the National Planning Policy Framework.

Previously Developed Land (PDL)

Land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Primary and Secondary Frontages

Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.

Appendix 1: Acronyms and Glossary

Prior Approval

Prior approval means that a developer has to seek approval from the local planning authority that specified elements of the development are acceptable before work can proceed. The matters for prior approval vary depending on the type of development and these are set out in full in the relevant parts in Schedule 2 to the General Permitted Development Order. It is a light touch process which applies where the principle of the development has already been established.

Priority Habitats and Species

Species and Habitats of Principle Importance included in the English Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006

Protected Species

A species of animal or plant which it is forbidden by law to destroy

Ramsar Site

A wetland of international importance, protected under the Ramsar Convention on the sustainable use and conservation of Wetlands.

Registered Parks and Gardens

Are to be found on the Register of Parks and Gardens of Historic Interest in England that recognises the importance of these as heritage assets of particular significance.

Replacement Dwellings

A replacement dwelling refers to the demolition of an existing dwelling and replacing it with a new one on site.

Right to Buy

Government provisions for tenants to buy their home from a local authority or registered social housing provider at a discount from what would be the market rate.

Routing Management Plan

Enables the safe planning of HGV traffic routes to and from development

Rural Exception Sites and Schemes

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites and schemes seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

S106 Agreement

A mechanism to make a development proposal acceptable in planning terms that would otherwise not be acceptable. They can involve the provision of facilities or contributions toward infrastructure.

Saved Plan or Saved Policies

The Planning and Compulsory Purchase Act 2004 (as amended) allowed existing plans or policies to be "saved"; that is they remained part of the development plan until superseded by up to date policies.

Scheduled Monument

Scheduled for their archaeological character, these are nationally important sites that would particularly benefit from close management.

Self Build

Self Build housing is housing built by individuals (or groups of individuals) for their own occupation.

Sequential Test

A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, town centres before edge of centre and out of centre.

Site of Special Scientific Interest (SSSI)

Sites designated to protect their wildlife or geology including those designated under the Wildlife and Countryside Act 1981.

Appendix 1: Acronyms and Glossary

Site Waste Management Plan

A SWMP is often produced for large scale construction projects, and outlines how and where site waste will be transported and disposed.

Special Advertisement Control

This places additional restrictions on the display of advertisements

Special Area of Conservation (SAC)

Area given special protection under the European Union's Habitats Directive which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.

Special Protection Area (SPA)

Area that has been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive

Standard Occupational Classification (SOC)

A common UK classification of occupational information whereby jobs are classified by their skill level and skill content.

Starter Home

A Government initiative to provide a form of affordable housing that is a market home discounted for sale to the under 40 age group.

Statement of Common Ground

A written statement of the agreed facts between at least two parties, relating to a development proposal subject to a planning appeal or a policy matter subject to public examination

Statement of Community Involvement (SCI)

A document setting out standards to be achieved by the local authority in involving the community in the preparation, alteration and continuing review of all Local Development Documents and planning applications.

Strategic Allocations

Allocations for specific or mixed uses of development contained in Development Plan Documents. The policies in the document identify any specific requirements for individual allocations.

Strategic Land Availability Assessment (SLAA)

An evidence base document which identifies sites with potential for housing and employment uses and assesses their deliverability.

Strategic Housing Market Assessment (SHMA)

An evidence base document which analyses the local housing market characteristics and seeks to identify what factors influence those housing markets.

Sub National Population Projections (SNPP)

The Office of National Statistics (ONS) provides an independent view of the future population in each local authority, called the Sub National Population Projections (SNPP). The Department for Communities & Local Government (DCLG) uses these population numbers to estimate the number of new households likely to form in the future. The resulting projection can be viewed as a proxy for housing demand.

Sui Generis

Uses which do not fall within any identified use class in the Use Classes Order are called 'sui generis' within national planning policy. See 'Use Class' below

Supplementary Planning Document (SPD)

Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Surface Water Management Plan (SWMP)

A plan providing a large-scale assessment of the causes of surface water flooding, identification of areas at risk and prioritise areas for future detailed studies and alleviation work.

Appendix 1: Acronyms and Glossary

Sustainable Community Strategy (SCS)

A strategy, prepared by the Local Strategic Partnership which promotes the economic, environmental and social well-being of the District. It co-ordinates the actions of local public, private, voluntary and community sectors, contributing to District wide sustainable development.

Sustainable Development

Development that meets the needs of the present without compromising the ability of future generations to meet their own needs or positive growth that achieves economic, environmental and social progress. The National Planning Policy Framework places a requirement on local planning authorities to positively seek opportunities to meet the development needs of their area and guide development to sustainable solutions.

Sustainable Drainage Systems (SuDS)

These are drainage systems designed to manage surface water and groundwater to sustainably reduce the potential impact of new and existing developments on flood risk

Sustainability Appraisal (SA)/Strategic Environmental Assessment (SEA)

The Planning and Compulsory Purchase Act 2004 requires Local Development Plans to be prepared with a view to contributing to the achievement of sustainable development. The purpose of sustainability appraisal is to appraise the social, environmental and economic effects of the strategies and policies in a Local Development Plan from the outset of the preparation process.

Sustainable Transport

Efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.

Swale

A marshy depression that can be man made as part of a sustainable drainage system.

Transport Assessment

A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.

Transport Statement

A simplified version of a transport assessment where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required.

Travellers

Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such. (Planning Policy for Travellers Sites August 2015, Department for Communities and Local Government)

Travelling Showpeople

Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Travellers as defined above.

Travel Plan

A long term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.

Tenure

The conditions under which land or buildings are occupied e.g. rented or shared ownership.

Appendix 1: Acronyms and Glossary

Use Class

Refers to a classification of land uses into groups in the 'Use Classes Order' for the purposes of town planning. [Refer: Town and Country Planning Use Classes Order 1987 (as amended), Town and Country Planning (General Permitted Development) (England) Order 2015, Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016].

Veteran Tree

A tree which, because of its great age, size or condition is of exceptional value for wildlife, in the landscape or culturally. Ancient trees are all veterans but veterans are not all ancient.

Visitor Accommodation

All forms of accommodation that can be used by travellers or tourists such as hotels, youth hostels, activity centres, campsites, cabins, treehouses etc.

Windfall Sites

Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

Zero Carbon

Causing or resulting in no net loss of carbon dioxide into the atmosphere. A zero carbon building is one with zero net energy consumption or zero net carbon emissions on an annual basis.

Appendix 2: List of Draft Plan Policies replacing all policies of the Epping Forest District Local Plan (1998) and Alterations (2006)

Please note that it is the intention that the new Local Plan will replace all the policies in the Combined Epping Forest District Local Plan (1998) and Alterations (2006).

There are many potential cross references in policy replacement, therefore this list has been confined to the main replacements for policies rather than an attempt made to cover all aspects of each policy. The listing of a replaced policy under a new policy in no way implies that this is the only policy to be considered in respect of that type of development. All policies in the new Local Plan will apply unless clearly irrelevant to the proposal being considered.

Chapter 3: Strategic Policies of the Draft Local Plan

Draft policy SP 1 Presumption in favour of sustainable development

Policies to be replaced:

Policy CP1 Achieving Sustainable Development Objectives

Draft Policy SP 2 Spatial Development Strategy 2011- 2033

Policies to be replaced:

Policy CP3 New Development
Policy CP6 Achieving Sustainable Urban Development Patterns
Policy CP7 Urban Form and Quality
Policy CP8 Sustainable Economic Development
Policy CP9 Sustainable Transport
Policy GB16 Affordable Housing
Policy H1A Housing provision
Policy H10A Gypsy Caravan Sites
Policy H11A Travelling Showpeople

Draft Policy SP 3 Strategic Allocations around Harlow

Entirely new policy

Draft Policy SP 4 Place Shaping

Policies to be replaced:

Policy H3A Housing Density

Otherwise new policy

Draft Policy SP 5 Green Belt and District Open Land

Policies to be replaced:

Policy GB1 Green Belt Boundary
Policy GB2A Development in the Green Belt
Policy GB4 Extensions of Residential Curtilages
Policy GB5 Residential Moorings and Non-Permanent Dwellings
Policy GB6 Garden Centres

Appendix 2: List of Draft Plan Policies replacing all policies of the Epping Forest District Local Plan (1998) and Alterations (2006)

Policy GB7A	Conspicuous Development
Policy GB8A	Change of Use or Adaptation of Buildings
Policy GB9A	Residential Conversions
Policy GB10	Development in the Lee Valley Regional Park
Policy GB11	Agricultural Buildings
Policy GB13	Subdivision of Houses
Policy GB14A	Residential Extensions
Policy GB15A	Replacement Dwellings
Policy GB17A	Agricultural, Horticultural and Forestry Workers' Dwellings
Policy GB17B	Removal of Agricultural Occupancy Conditions

Draft Policy SP 6 The Natural Environment, Landscape Character and Green Infrastructure

Policies to be replaced:

Policy CP2	Protecting the Quality of the Rural and Built Environment
Policy RST2	Enhance Rights of Way Network

Chapter 4: District Wide Policies - Housing

Draft Policy H 1	Housing Mix and Accommodation types
Draft Policy H 2	Affordable Housing
Draft Policy H 3	Rural Exception Sites
Draft Policy H 4	Traveller Site Development

Policies to be replaced:

Policy H1A	Housing provision
Policy H2A	Previously Developed Land
Policy H3A	Housing Density
Policy H4A	Dwelling Mix
Policy H5A	Provision for Affordable Housing
Policy H6A	Site Thresholds for Affordable Housing
Policy H7A	Levels of Affordable Housing
Policy H8A	Availability of Affordable Housing in Perpetuity
Policy H9A	Lifetime Homes
Policy H10A	Gypsy Caravan Sites
Policy H11A	Travelling Showpeople
Policy GB16	Affordable Housing

Chapter 4: District Wide Policies - Employment

Draft Policy E 1	Employment Sites
Draft Policy E 2	Centre Hierarchy/Retail
Draft Policy E 3	Food Production and Glasshouses
Draft Policy E 4	The Visitor Economy

Policies to be replaced:

Policy E1	Employment Areas
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Appendix 2: List of Draft Plan Policies replacing all policies of the Epping Forest District Local Plan (1998) and Alterations (2006)

Policy E2	Redevelopment / Extension of Premises for Business and General Industrial Uses
Policy E3	Warehousing
Policy E4A	Protection of Employment Sites
Policy E4B	Alternative Uses for Employment Sites
Policy E5	Effect of Nearby Developments
Policy E6	Sites for Business / Industry / Warehousing
Policy E7	Sites for Business / Industry
Policy E8	Sites for Small Business / Industry Workshops
Policy E10	Town Centre Offices
Policy E11	Employment Uses Elsewhere
Policy E12	Small Scale Business / Working from Home
Policy E12A	Farm Diversification
Policy E13A	New and Replacement Glasshouses
Policy E13B	Protection of Glasshouse Areas
Policy E13C	Prevention of Dereliction of New Glasshouse Sites
Policy E14	Seek Relocation / Discontinuance
Policy E15	Resist Consolidation
Policy TC1	Town Centre Hierarchy
Policy TC2	Sequential Approach
Policy TC3	Town Centre Function
Policy TC4	Non-Retail Frontage
Policy TC5	Window Displays
Policy TC6	Local Centres and Corner and Village Shops
Policy RST1	Recreational, sporting and tourist facilities.
Policy RST7	Recreational function of the Lee and Stort Navigation
Policy RST9	Carthagea and Riverside Chalet Estates
Policy RST10A	Roydon Lodge Chalet Estate
Policy RST12	Leisure Plots
Policy RST11	Theydon Park Road and Curtis Mill Lane Chalet Estates
Policy RST12	Leisure Plots
Policy RST23	Outdoor Leisure Uses in the LVRP
Policy RST24	Design and Location of Development in the LVRP
Policy RST25	Glen Faba and Roydon Mill Leisure Park
Policy RST36	Leisure Chalets at Glen Faba
Policy RST32	Leisure Caravans and Camping
Policy GB10	Development in the Lee Valley Regional Park

Chapter 4: District Wide Policies - Transport

Draft Policy T 1	Sustainable Transport Choices
Draft Policy T 2	Safeguarding of routes and facilities

Policies to be replaced:

Policy ST1	Location of Development
Policy ST2	Accessibility of Development

Appendix 2: List of Draft Plan Policies replacing all policies of the Epping Forest District Local Plan (1998) and Alterations (2006)

Policy ST3	Transport Assessments
Policy ST4	Road Safety
Policy ST5	Sustainable Travel Plans
Policy ST6	Vehicle Parking
Policy ST7	New Roads and Extensions or Improvements to Existing Roads
Policy ST8	Epping to Ongar Line
Policy ST9	Stansted Aerodrome Safeguarding.

Chapter 4: District Wide Policies – natural environment and green infrastructure

Draft Policy DM 1 Habitat protection and improving biodiversity

Policies to be replaced:

Policy NC1	SPAs, SACs, and SSSIs
Policy NC2	County Wildlife Sites
Policy NC3	Replacement of lost habitat
Policy NC4	Protection of established habitat
Policy NC5	Promotion of Nature Conservation Schemes

Draft Policy DM 2 Landscape character and ancient landscapes

Policies to be replaced:

Policy LL1	Rural Landscape
Policy LL2	Inappropriate Rural Development
Policy LL3	Edge of settlement
Policy LL4	Agricultural/Forestry Related Development
Policy HC2	Ancient Landscapes

Draft Policy DM 3 Epping Forest SAC and the Lee Valley SPA

Policies to be replaced:

Policy HC2	Ancient Landscapes
Policy HC5	Epping Forest

Draft Policy DM 4 Accessible Green Spaces and corridors

Policies to be replaced:

None. This is a new policy.

Draft Policy DM 5 Green Infrastructure: Design of Development

Policies to be replaced:

Policy LL3	Edge of Settlement
Policy LL7	Planting, Protection and Care of Trees
Policy LL8	Works to Preserved Trees (and relevant Legislation)
Policy LL9	Felling of Preserved Trees (and relevant Legislation)

Appendix 2: List of Draft Plan Policies replacing all policies of the Epping Forest District Local Plan (1998) and Alterations (2006)

Policy LL10	Adequacy of provision for Landscape Retention
Policy LL11	Landscaping Schemes
Policy LL12	Street Trees
Policy LL13	Highway/Motorway Schemes
Policy RST2	Enhance Rights of Way Network
Policy RST3	Loss or diversion of rights of way

The remainder of the policy is new.

Draft Policy DM 6 Designated and undesignated

Policies to be replaced:

Policy DBE7	Public open space
Policy LL5	Protection of urban open spaces
Policy LL6	Partial protection of urban open spaces
Policy RST13	Allotments
Policy RST14	Playing Fields

Chapter 4: District Wide Policies – historic environment

Draft Policy DM 7 Heritage Assets

Policies to be replaced:

Policy HC1	Scheduled monuments and other archaeological Sites
Policy HC3	Registered parkland
Policy HC6	Character, appearance and setting of conservation areas
Policy HC7	Development within conservation areas
Policy HC9	Demolition in conservation areas
Policy HC10	Works to listed buildings
Policy HC11	Demolition of listed buildings
Policy HC12	Development affecting the setting of listed buildings
Policy HC13	Change of use of listed buildings
Policy HC13A	Local List of Buildings
Policy HC14	Copped Hall, Epping (to be covered through site allocation)
Policy HC16	Former Royal Gunpowder Factory Site, Waltham Abbey (to be covered by site allocation)
Policy HC17	Approval of details of demolition
Policy RST28	Character and Historic Interest of North Weald Airfield
Policy GB18	The former radio station site at North Weald Bassett

Draft Policy DM 8 Heritage at Risk

Policies to be replaced:

None – this is a new policy.

Chapter 4: District Wide Policies - design

Draft Policy DM 9 High Quality Design

Policies to be replaced:

Appendix 2: List of Draft Plan Policies replacing all policies of the Epping Forest District Local Plan (1998) and Alterations (2006)

Policy CP4	Energy Conservation
Policy CP5	Sustainable Building
Policy CP9	Sustainable Transport
Policy DBE1	Design of New Buildings
Policy DBE2	Effect on neighbouring properties
Policy DBE3	Design in Urban Areas
Policy DBE4	Design in the Green Belt
Policy DBE9	Loss of amenity
Policy RST19	Design Layout and Landscaping of Golf Courses
Policy RST20	New Buildings for Golf Courses
Policy CF10	Public Art

Draft Policy DM 10 Housing Design and Quality

Policies to be replaced:

Policy DBE5	Design and Layout of New Development
Policy DBE6	Car Parking in New Development
Policy DBE7	Public Open Space
Policy DBE8	Private amenity space
Policy DBE10	Residential Extensions
Policy DBE11	Sub Division of Properties

Draft Policy DM 11 Waste Recycling facilities on new development

Policies to be replaced:

None

Draft Policy DM 12 Subterranean, basement development and lightwells

Policies to be replaced:

None

Draft Policy DM 13 Advertisements

Policies to be replaced:

DBE13	Advertisements
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Draft Policy DM 14 Shopfronts and on street dining

Policies to be replaced:

DBE12	Shopfronts
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Chapter 4: District Wide Policies – climate change and environmental policies

Draft Policy DM 15 Managing and Reducing Flood Risk

Policies to be replaced:

Appendix 2:

List of Draft Plan Policies replacing all policies of the Epping Forest District Local Plan (1998) and Alterations (2006)

Policy U2A	Development in flood risk areas
Policy U2B	EFDC Flood risk assessment zones
Policy U3A	Catchment effects.

Draft Policy DM 16 Sustainable Drainage Systems

Policies to be replaced:

Policy U3B	Sustainable Drainage Systems
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Draft Policy DM 17 Protecting and enhancing watercourses and flood defences

Policies to be replaced:

Policy U2A	Development in flood risk areas
Policy U3A	Catchment effects.

Draft Policy DM 18 On site management of waste water and water supply

Policies to be replaced:

Policy U1	Infrastructure adequacy.
Policy RP3	Water Quality

Draft Policy DM 19 Sustainable Water Use

Policies to be replaced:

None – this is a new policy.

Draft Policy DM 20 Low Carbon and Renewable Energy

Policies to be replaced:

Policy CP10	Renewable Energy Schemes
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Draft Policy DM 21 Local environmental impacts, pollution and land contamination

Policies to be replaced:

Policy RP4	Contaminated land
Policy RP5A	Adverse environmental impacts
Policy RP6	Hazardous substances and installations
Policy RST21	Lighting for Driving Ranges

Chapter 5: The Places

Appendix 2: List of Draft Plan Policies replacing all policies of the Epping Forest District Local Plan (1998) and Alterations (2006)

Policies to be replaced:

Policy U1 Infrastructure adequacy

Draft Policy D4 Community, Leisure and Cultural Facilities

Policies to be replaced:

Policy CF8 Public Halls and Places of Religious Worship
Policy CF12 Retention of Community Facilities
Policy RST1 Recreational, sporting and tourist facilities.
Policy RST4 Horse Keeping
Policy RST5 Stables
Policy RST8 Play areas
Policy RST6 Fishing Lakes
Policy RST13 Allotments
Policy RST14 Playing Fields
Policy RST15 Facilities in rural settlements
Policy RST16 Golf Course Location
Policy RST17 Golf Courses on Derelict or Despoiled Land
Policy RST18 Pay and Play/ Simple Golf Courses
Policy RST22 Potentially Intrusive Activities
Policy RST23 Outdoor Leisure Uses in the LVRP
Policy RST27 North Weald Airfield Leisure Centre
Policy GB18 The former radio station site at North Weald Bassett
Policy I3 Replacement Facilities

Draft Policy D 5 Communications Infrastructure

Policies to be replaced:

Policy U5 Masts and aerials under 15m
Policy U6 Other masts and aerials.

Draft Policy D 6 Neighbourhood Planning

Policies to be replaced:

None

Draft Policy D 7 Monitoring and Enforcement

Policies to be replaced:

Policy I4 Enforcement procedures

Appendix 3:

List of potential measures to monitor the effectiveness of policies in the Draft Local Plan

Monitoring the effectiveness of policy and enforcement

Introduction

Please note, a monitoring framework will be developed for the plan from:

- Measures set against the objectives of the plan.
- The suite of possible measures set out below each policy that are intended to measure specific impact.

Some measures are suitable for regular monitoring and reporting whilst others fit a longer timescale. It is not expected that every indicator suggested below will be addressed in the monitoring framework. The effect of some policies are more suitably monitored through contextual indicators such as people in work, others through the development completed such as numbers of houses, floorspace or flood defence improvements, and others through grant or refusal of planning permission indicating how the policy is performing.

Potential measures of the success of the Local Plan

Chapter 3: Strategic Policies of the Local Plan

Draft Policy SP 1 Presumption in Favour of Sustainable Development

- Monitored through other policies in the plan
- Indices of multiple deprivation scorings

Draft Policy SP 2 Spatial Development Strategy 2011-2033

- Net additional homes completed in reporting year by location
- Net additional homes completed in previous years by location
- Completions against Neighbourhood Plan allocations
- Number of pitches for travellers and travelling show people provided
- Five year housing land supply
- Overall employment and unemployment rate
- Net additional floorspace of commercial development by location

Draft Policy SP 3 Strategic Allocations around Harlow

- Completions of residential dwellings by location
- Completions of retail and other commercial space by location
- Completions of essential services and community uses by location

Draft Policy SP 4 Place Shaping

- The production and endorsement of strategic masterplans to guide development proposals
- Approval of planning applications on allocated sites

Appendix 3:

List of potential measures to monitor the effectiveness of policies in the Draft Local Plan

Draft Policy SP 5 Green Belt and District Open Land

- Applications refused on the grounds of harm to the Green Belt or District Open Land

Draft Policy SP 6 The Natural Environment, Landscape Character and Green Infrastructure

- Number of new connections made in the green infrastructure network
- Number and area of new spaces made accessible (see other policies)
- Progress against the Green Infrastructure strategy

Chapter 4: District Wide Policies

Draft Policy H 1 Housing Mix and Accommodation Types

- The number of homes completed by type and bedroom size in the reporting year
- The number of homes completed through the provision of specialist housing in the reporting year
- The number of self-build/custom build homes completed in the reporting year

Draft Policy H 2 Affordable Housing

- Number of affordable homes completed in the reporting year
- Tenure split of affordable homes completed in the reporting year
- Amount of monies secured through off-site contributions in the reporting year

Draft Policy H 3 Rural Exception sites

- Number of affordable homes completed on exception sites by location in the reporting year

Draft Policy H 4 Travellers Development Sites

- Number of plots and pitches provided by location in the reporting year
- Regular updates to the Gypsy and Traveller Accommodation Assessment

Draft Policy E 1 Economic sites

- Amount of vacant employment land
- Amount of employment land lost to other uses
- Net additional employment floorspace
- Take up of new employment allocations

Draft Policy E 2 Centre Hierarchy/Retail Policy

- Town centre planning permissions - by type, amount (sq.m gross and net), location and use class
- Completions – by type, amount and location
- Changes of use that occur without the need for express permission

Appendix 3:

List of potential measures to monitor the effectiveness of policies in the Draft Local Plan

- Vacancies
- Charity uses (number and location)
- Health checks completed
- Proportion of A1 and non A1 uses within the defined Town Centre Areas and Primary and Secondary retail frontages

Draft Policy E 3 Food Production and Glasshouses

- Area and number of new glasshouses constructed by location
- Area and number of associated facilities constructed by location, e.g. packhouses
- Vacancies by location
- Refusals of planning permission for glasshouses by location and reason
- Number, location and area of glasshouses cleared as no longer in use.
- Our other productive landscapes aspirations being met

Draft Policy E 4 The Visitor Economy

- Annual tourism income
- Job numbers in tourism
- Net number of accommodation bedspaces constructed or converted by location and type e.g. hotel, inn rooms, lodges
- New development associated with the visitor economy by location

Draft Policy T 1 Sustainable Transport Choices

- Road junction improvements
- Improvements in accessibility scoring by location for walking and cycling
- Improvements in public transport networks
- Numbers of Transport Plans agreed by location and land use type
- Additional kilometres of public rights of way
- New developments containing electric charging points by land use type
- Developments meeting the new car parking standards when set.

Draft Policy T 2 Safeguarding of routes and facilities

- Refusals and grants of planning permission on land set aside for transport improvements
- Refusals and grants of planning permission on land containing local filling stations

Draft Policy DM 1 Habitat protection and improving biodiversity

- Net gain/loss of habitat arising from development proposals.
- New survey data of Protected Species, Priority Species and Priority Habitat arising from development proposals
- Results of monitoring of species undertaken by relevant national and local bodies.
- New linkages between habitats by location

Draft Policy DM 2 Landscape character and ancient landscapes

Appendix 3:

List of potential measures to monitor the effectiveness of policies in the Draft Local Plan

- Positive landscape impact assessments on proposals approved
- Negative landscape impact assessments by EFDC on proposals refused

Draft Policy DM 3 Epping Forest SAC and the Lee Valley SPA

- As DM 2
- Net gains/ losses of buffer land and alternative green space by function
- Links achieved between LVRP and Epping Forest
- Links achieved between LVRP, Epping Forest and other areas of open space

Draft Policy DM 4 Suitable Accessible Natural Green Spaces and Corridors

- Area of new accessible natural spaces provided through development proposals.
- Areas of improved access to natural green spaces provided through development proposals
- Areas of improved naturalness of green spaces provided through development proposals
- New linkages between green spaces and the Epping Forest SAC

Draft Policy DM 5 Green Infrastructure: Design of Development

- Number and amount by area and type of new accessible space created by development e.g. woodland, hedgerow, ponds, parks, allotments etc.
- Linkages between new and existing development and the countryside/ other spaces.

Draft Policy DM 6 Designated and undesignated open spaces

- Loss/ gain of public open space by type e.g. park, children's playground, allotment
- Improvements in accessibility of space by land area and location
- Improvements in the quality of space by land area and location

Draft Policy DM 7 Heritage Assets

- Number type and location of approved developments impacting on a heritage asset
- Number of suitable heritage statements received with relevant applications
- Number of Conservation Area Character Appraisals undertaken by Council
- Number and type of development proposals received and approved by Conservation Area including demolitions
- Number of changes to Listed Buildings approved
- Number of enabling developments permitted
- Number of associated restoration plans completed.

Draft Policy DM 8 Heritage at Risk

- Number of heritage assets at risk in certain categories e.g. national list, local list, Scheduled Monuments
- Number of heritage assets improved and raised out of the 'at risk' category.

Appendix 3:

List of potential measures to monitor the effectiveness of policies in the Draft Local Plan

Draft Policy DM 9 High Quality Design

- Number, Location and type of proposals approved using Design Codes, Master Plans or design briefs
- Number, location and type of proposals achieving low carbon design
- Number and proportion of refusals of planning permission by use class, based on this policy
- Number of proposals considered by Design Review Panel and changes to schemes

Draft Policy DM 10 Housing Design and Quality

- Number and proportion of refusals of planning permission by use class, based on this policy

Draft Policy DM 11 Waste recycling facilities on new development

- Number and proportion of proposals approved with recycling provision outlined in this policy.

Draft Policy DM 12 Subterranean, basement development and lightwells

- Number and proportion of basement proposals refused based on this policy
- As policy DM 22

Draft Policy DM 13 Advertisements

- Number of advertisement proposals approved and refused by location (in particular in historic environments and town centres).

Draft Policy DM 14 Shopfronts and on street dining

- Number and proportion of proposals approved and refused under this policy by location

Draft Policy DM 15 Managing and Reducing Flood Risk

- Approvals of development in flood risk zones 2, 3a and 3b by use class and flood risk compatibility
- Refusals of permission based on the failure to meet the requirements of policy DM 15
- Number of approvals and refusals of proposals in Critical Drainage Areas.
- Number of approvals and refusals in Local Flood Risk Zones

Draft Policy DM 16 Sustainable Drainage Systems

- Number and location of schemes implemented with sustainable drainage serving the development
- Number and location of schemes implemented with sustainable drainage serving existing as well as new development

Appendix 3:

List of potential measures to monitor the effectiveness of policies in the Draft Local Plan

Draft Policy DM 17 Protecting and enhancing watercourses, flood defences

- Number and location of developments including watercourse re-naturalisation or flood storage areas
- Number and location of developments contributing to maintenance of watercourse infrastructure

Draft Policy DM 18 On site management of waste water and water supply

- Number and location of non mains drainage systems approved.

Draft Policy DM 19 Sustainable Water Use

- Number and location of non-domestic schemes achieving a 30% reduction in water usage over base line.
- Number of dwellings signed off as meeting (or not meeting) Part L optional standard for water efficiency.

Draft Policy DM 20 Low Carbon and Renewable Energy

- Number of decentralised low carbon and renewable energy schemes approved in development

Draft Policy DM 21 Local environmental impacts, pollution and land contamination

- Refusals of planning permission due to local environmental impacts, pollution and land contamination.
- Numbers of Construction Management Statements received compared to complaints arising on the sites during construction.

Chapter 5: The Places

Draft Policies P 1 to P 12 Place Policies

- Completions of development on allocated sites refer Draft Policies SP 2, E 1 and E 2
- Completions of associated infrastructure required refer Chapter 6.
- Consideration of the degree to which the place is developing to meet the vision over the plan period
- Annual review of % A1 uses in primary and secondary frontages of the two town centres and four district centres.

Chapter 6: Delivery

Draft Policy D 1 Delivery of Infrastructure

- Number, type and location of refusal of planning permission relating to provisions of Draft policy D 1.
- Progress against the items in the Infrastructure Delivery Plan

Appendix 3:

List of potential measures to monitor the effectiveness of policies in the Draft Local Plan

Draft Policy D 2 Essential Facilities and Services

- Number, type and location of refusal of planning permission relating to provisions of Draft policy D 2
- Provision of new health and education services by location and catchment
- Number of Health Impact Assessments undertaken in relation to proposals

Draft Policy D 3 Utilities

- Number, type and location of developer funded utilities capacity improvements.
- Number, type and location of prior occupancy conditions applied due to utilities capacity

Draft Policy D 4 Community, Leisure and Cultural Facilities

- Number, type and location of community, leisure and cultural facilities
- Number, type and location of new community, leisure and cultural facilities
- Number of assessments received demonstrating the facility is no longer required

Draft Policy D 5 Communications Infrastructure

- Area covered by superfast broadband as plan period progresses.

Draft Policy D 6 Neighbourhood Planning

- Number of Neighbourhood plans at various stages of production
- Coverage of the District by Neighbourhood Plans
- Number of Community Right to Build Orders
- Number of Neighbourhood Development Orders

Draft Policy D 7 Monitoring and Enforcement

- Promptness of availability of data in the Authorities Monitoring Report against target
- Progress against the Local Enforcement Plan

Appendix 4:
List of Evidence to support the Draft Local Plan

Ref	Title	Date/Author
	<i>Please note: references are cited under the first plan section in which they appear and not repeated</i>	
	National Policy	
	National Planning Policy Framework	DCLG 2012
	Planning Practice Guidance	Regularly updated
	Planning Policy for Travellers Sites	DCLG August 2015
	Wildlife and Countryside Act 1981	HM Government
	Town and Country Planning Act 1990	HM Government
	Natural Environment and Rural Communities Act 2006	HM Government
	Planning (Listed Buildings and Conservation Areas) Act 1990	HM Government
	Town and Country Planning Use Classes Order 1987 (as amended)	HM Government
		Planning Jungle – updated version
	Town and Country Planning (General Permitted Development) (England) Order 2015	HM Government
	Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016	HM Government
	The Town and Country Planning (Control of Advertisement Regulations) (England) Regulations 2007 (as amended)	HM Government
	The Floods and Water Management Act 2010	HM Government
	Climate Change Act 2008	HM Government
	Environmental Permitting Regulations 2010	HM Government
	EU Water Framework Directive	European Commission
	Environmental Protection Act 1990	HM Government

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List of Evidence to support the Draft Local Plan

Ref	Title	Date/Author
	Ambient Air Quality Directive 2008	European Commission
	National Planning Policy for Waste	DCLG 2014
	District documents	
	Putting Epping Forest First: Sustainable Community Strategy (SCS) 2010-2031	One Epping Forest (Local Strategic Partnership) 2010 EFDC 2013
	Community Choices Consultation Report and Appendix	Scott Wilson 2010
	Epping Forest District Council Sustainability Appraisal and Habitats Regulations Assessment Scoping Report	
	Epping Forest District Local Plan Interim Sustainability Appraisal Report	URS 2012
	Interim Sustainability Appraisal Report for the Epping Forest District Local Plan	AECOM 2016
	Non-Technical Summary of the Interim Sustainability Appraisal Report for the Epping Forest District Local Plan	AECOM 2016
	Corporate Plan 2015-2020	EFDC 2015
	Epping Forest District Council Local List of Validation Requirements	EFDC
	EFDC Authority Monitoring Reports	EFDC 2013/14 and 2014/15
	Graphic Information System (GIS) maps showing environmental constraints – Green Belt, flood risk areas, PROW, veteran trees, ancient trees, SA, SSSI, listed buildings, TPOs	Various (Copyright applies)
	Draft Infrastructure Delivery Plan and schedule	Arup 2016
	Statement of Community Involvement	EFDC 2013
	Chapter 1: Introduction and Context	
	No new references	
	Chapter 2: Setting the Scene	
	Historical Census Data (1961-2001)	1961 -2001
	Census data 2011	ONS 2011
	Mid year population estimates	ONS
	2014 based Sub National population projections	ONS

Appendix 4:
List of Evidence to support the Draft Local Plan

Ref	Title	Date/Author
	ONS data	ONS
	NOMIS Labour Market Profile	
	NOMIS Business Counts	
	English Indices of Deprivation	2015
	Strategic Housing Market Assessment for West Essex and East Herts	Opinion Research Services 2015
	Chapter 3 : Strategic Policies of the Local Plan	
	London Stansted Cambridge Consortium: agenda for jobs, growth and improved liveability	LSCC January 2015
	Lee Valley Park Development Framework	Lee Valley Regional Park Authority January 2011
	Area 5 proposals for The Waterlands: King George V Reservoir to Rammey Marsh	Lee Valley Regional Park Authority 2013
	Economic Evidence to Support the Development of the OAHN for West Essex and East Herts	Hardisty Jones 2015
	Note on updating the Overall Housing Need based on 2014 based projections for West Essex and East Herts	ORS August 2016
	Sustainability Appraisal of Strategic OAHN Spatial Options for the West Essex and East Herts Housing Market Area	AECOM September 2016
	Harlow Strategic Sites assessment final Report Informing Local Plan Making for Harlow, Epping Forest, East Herts and Uttlesford District Councils	AECOM September 2016
	Draft Memorandum of Understanding on the Distribution of Objectively Assessed Need across the West Essex/East Hertfordshire Housing Market Area	Cooperation for Sustainable Development Member Board September 2016
	Draft Memorandum of Understanding on Highways and Transport Infrastructure for the West Essex/East Hertfordshire Housing Market Area	Cooperation for Sustainable Development Member Board September 2016
	Draft Memorandum of Understanding on managing the impacts of growth within the West Essex/East Hertfordshire Housing Market Area on Epping Forest Special Area of Conservation	Cooperation for Sustainable Development Member Board September 2016

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Ref	Title	Date/Author
	Stage 1 Assessment of the Viability of Affordable Housing, Community Infrastructure Levy and Local Plan	Dixon Searle 2015
	Strategic Land Availability Assessment 2016	NLP 2016
	Settlement Capacity Study Epping Forest District Council	Fregonese Associates 2016
	Essex Gypsy and Traveller and Travelling Showpeople Accommodation Assessment on behalf of Essex Planning Officers Associates	Opinion Research Services 2014
	Note for Epping Forest District Council with update on 2014 Essex Gypsy and Traveller and Travelling Showpeople Accommodation Assessment	Opinion Research Services 2016
	Epping Forest District Local Plan Report on Site Selection	Arup 2016
	Compulsory purchase process and the Crichel Down Rules: guidance	DCLG October 2015
	Economic and Employment Evidence to Support the Local Plan and Economic Development Strategy	Hardisty Jones 2015
	The Lea Valley Glasshouse Industry: Planning for the Future	Laurence Gould 2012
	Lee Valley White Water Centre Economic Development Study	Nathaniel Lichfield & Partners 2011
	Epping Forest District and Brentwood Borough Employment Land Review	Atkins 2010
	Epping Forest District Council Town Centres Study	Roger Tym 2010
	Settlement Hierarchy Technical Paper 2015	EFDC 2015
	Town Centres Review	Arup 2016
	Economic Plan for Essex	Essex County Council 2014
	Economic Impact of Tourism- Epping Forest 2014	Destination Research 2014
	Green Belt Review Stage 1	EFDC 2015
	Green Belt Review Phase 2	Land Use Consultants 2016
	Council Directive 1992/43/EEC: Conservation of natural habitats and of wild fauna and flora	
	Directive 2009/147/EC: conservation of wild birds	
	Convention on Wetlands of International Importance Especially as Waterfowl Habitat.	
	Ramsar, 2/2/1971 as amended 3.12.1982	
	'Biodiversity 2020: A strategy for England's wildlife and ecosystem services'	DEFRA 2011

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Ref	Title	Date/Author
	UK Post-2010 Biodiversity Framework	JNCC and DEFRA 2012
	Circular 06/2005 Biodiversity and Geological Conservation	
	'The National Pollinator Strategy: for bees and other pollinators in England'	DEFRA 2014
	European Site Conservation Objectives for Epping Forest SAC (UK0012720)	Natural England 2014
	European Site Conservation Objectives for Lee Valley SPA (UK9012111)	
	Essex Biodiversity Action plan 2010-2020	Essex Wildlife Trust 2011
	Local Wildlife Sites (LoWS) (also known as Habitats Assessment) Review	Essex Ecology Services Ltd (EECOS) 2010
	National Landscape Character Areas - Natural England	
	Epping Forest District Council Landscape Character Assessment	Chris Blandford Associates 2010
	Epping Forest District Council Settlement Edge Landscape Sensitivity Study	Chris Blandford Associates 2010
	Epping Forest District Historic Characterisation Study	Essex CC 2015
	Creating Garden Cities and Suburbs Today	Town and Country Planning Association 2012
	Chapter 4: District Wide Policy	
	Housing: Draft Policies H 1 – H 6	
	Epping Forest District Council Self Build/Custom Build Housebuilding Register	Epping Forest District Council 2016
	Economy: Draft Policies E 1- E 6	
	Viability of the Horticultural Glasshouse Industry (2003)	Reading Agricultural Consultants, in association with Gerry Hayman and Hennock Industries 2003
	Shaping the Future	Essex County Council, in collaboration with the Local Strategic Partnership 'One Epping Forest' and the Council 2010
	Tourism: Jobs and Growth- The Economic Contribution to the Tourism Economy in the UK	Deloitte November 2013

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Ref	Title	Date/Author
	Epping Forest District Visitor Accommodation Needs Assessment Phase 1	Hotel Solutions August 2016
	Sustainable Transportation: Draft Policies T 1-T 2	
	'The Essex Transport Strategy: the Local Transport Plan for Essex' covering the period 2011-2026. And Delivery Plan 2015-2020.	Essex County Council June 2011
	London to Leeds (East) Route Strategy 2015-2020 and Road Investment Strategy	Highways England
	Essex Highways Technical notes TN1-TN8	Essex County Council (Jacobs) October 2013 – June 2016
	Residential Car Parking Research	DCLG 2007
	Development Management Draft Policies	
	Natural and built environment: Draft Policies DM 1 – 8	
	Epping Forest District Council Open Space, Sport and Recreation Assessment	Ploszajski Lynch Consulting Ltd 2012
	European Landscape Convention 1.3.2007	European Commission 2007
	Open Space, Sport and Recreation Audit*	EFDC 2009
	Epping Forest - the next 10 years	City of London 2015
	50 favourite trees	EFDC online
	Roydon Landmark trees A Review	Sharon Hosegood Associates 2015
	Ongar Community Tree Strategy	EFDC 2008
	'Active Design'	Sport England 2015
	Heritage Asset Review Final Report on behalf of Epping Forest District Council	DPP Heritage & Design 2012
	Epping Forest District Council Parish Lists of Buildings of Local Architectural or Historic Interest	EFDC Online updates
	Epping Forest District Council Conservation Area Character Appraisals Programme	EFDC Online updates

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Ref	Title	Date/Author
	National Heritage List for England	Historic England
	National Heritage at Risk Register	Historic England
	Design Policies: Draft Policies DM 9-14	
	Technical housing standards: nationally described space standard	DCLG 2015
	'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice'	BRE 1991
	Secured by Design: Design Guides	Police Crime Prevention Initiatives Ltd
	Climate Change and Environmental Policies: Draft Policies DM 15 – 22	
	Level 1 Strategic Flood Risk Assessment (SFRA) Update (2015)	URS 2015
	Essex Local Flood Risk Management Strategy	Essex County Council 2013
	Loughton, Buckhurst Hill and Theydon Bois Surface Water Management Plan	Essex County Council and EFDC 2016
	Non-statutory technical standards for sustainable drainage systems	DEFRA 2015
	Epping Forest District Council's Flood Risk Assessment Zones	Map A13 Level 1 Strategic Flood Risk Assessment Update URS 2015
	Thames River Basin Management Plan	DEFRA 2016
	Technical Guidance to the National Planning Framework	DCLG 2012
	Environment Agency Water Stress Areas Classification (2013) – Anglian Water's classification for the purposes of Regulation 4 of the Water Industry (Prescribed Condition) Regulation 1999 (as amended)	Environment Agency 2013
	BREEAM New Construction	Building Research Establishment 2014 Online

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Ref	Title	Date/Author
	Epping Forests District Council Carbon Reduction and Renewable Energy Assessment (2013)	Atkins 2013
	EFDC Contaminated Land Strategy	EFDC 2000
	Local Air Quality Management Regime technical guidance	DEFRA 2009
	Chapter 5: Places	
	Draft Policies P 1 – P 12	
	Environment Agency Flood Mapping	Environment Agency 2016
	Historic England Listed Building Mapping	Historic England 2016
	Local Listed Buildings Listings	EFDC 2016
	Commissioning School Places in Essex 2015-20	Essex County Council 2015
	NHS Choices	NHS 2016
	Draft Infrastructure Delivery Plan and schedule	Arup 2016
	Draft Policy P 1: Epping St John's Road Design and Development Brief	Allies & Morrison Urban Practitioners 2012
	Draft Policy P 2: Loughton Debden Town Centre and Broadway Development Options	Urban Practitioners 2008
	Draft Policy P 3: Waltham Abbey Hillhouse Masterplan	JTP 2016
	Draft Policy P 6: North Weald Bassett North Weald Bassett Masterplanning Study	Allies & Morrison Urban Practitioners 2014
	Chapter 6 Infrastructure and Delivery	
	Infrastructure: D 1- D 7 Draft Infrastructure Delivery Plan and schedule	Arup 2016
	Local Enforcement Plan	EFDC 2013
	BACKGROUND PAPERS	

Appendix 4:
List of Evidence to support the Draft Local Plan

Ref	Title	Date/Author
BGP 1	Housing	EFDC 2016
BGP 2	Transport	EFDC 2016
BGP 3	Open space and standards Technical paper on open space standards	EFDC 2016
BGP 4	Green Belt and District Open Land	EFDC 2016
BGP 5	Climate change	EFDC 2016
BGP 6	Economy	EFDC 2016
BGP 7	Natural Environment	EFDC 2016
BGP 8	Historic Environment	EFDC 2016

**Appendix 5:
Housing and Traveller Trajectories**

Residential Trajectory

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Completions	288	89	299	230	267	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Commitments	0	0	0	0	0	292	541	203	142	8	8	0	0	0	0	0	0	0	0	0	0	0
Windfall	0	0	0	0	0	23	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35
West Summers	0	0	0	0	0	0	0	50	100	100	100	100	100	100	100	100	100	50	0	0	0	0
East of Harlow	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	300	300	150
Latton Priory	0	0	0	0	0	0	0	0	50	100	100	150	150	150	150	100	50	0	0	0	0	0
Riddings Lane	0	0	0	0	0	0	0	0	0	50	0	0	0	0	0	0	0	0	0	0	0	0
West Katherines	0	0	0	0	0	0	0	0	50	100	135	135	135	135	135	125	100	50	0	0	0	0
Buckhurst Hill	0	0	0	0	0	0	0	10	42	22	0	11	0	0	0	0	0	0	0	0	0	0
Chigwell	0	0	0	0	0	0	26	39	40	27	16	0	0	0	0	0	0	73	73	40	45	45
Chipping Ongar	0	0	0	0	0	0	0	12	56	60	104	141	151	50	25	0	0	0	0	0	0	0
Coopersale	0	0	0	0	0	0	0	27	0	0	0	0	0	19	0	0	0	0	0	0	0	0
Epping	0	0	0	0	0	0	18	70	23	97	106	216	117	75	106	180	165	148	148	67	48	48
Fyfield	0	0	0	0	0	0	0	40	42	0	0	0	0	0	0	0	0	0	0	0	0	0
High Ongar	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0
Loughton/ Loughton Broadway	0	0	0	0	0	0	15	71	78	80	63	107	127	160	140	96	81	89	85	0	0	0
Nazeing	0	0	0	0	0	0	0	81	93	44	0	0	0	0	0	0	0	0	0	0	0	0
Lower Sheering	0	0	0	0	0	0	0	15	11	0	0	0	0	0	0	0	0	0	0	0	0	0

Appendix 5: Housing and Traveller Trajectories

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
North Weald Bassett	0	0	0	0	0	0	0	0	0	25	135	98	52	52	100	100	137	150	150	150	102	102
Roydon	0	0	0	0	0	0	18	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sheering	0	0	0	0	0	0	0	0	72	45	0	0	0	0	0	0	0	0	0	0	0	0
Stapleford Abbotts	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Theydon Bois	0	0	0	0	0	0	0	27	25	29	0	0	0	0	0	0	19	21	50	100	50	33
Thornwood	0	0	0	0	0	0	0	50	50	24	0	0	0	0	0	0	0	0	0	0	0	0
Waltham Abbey	0	0	0	0	0	0	0	0	0	57	30	47	72	74	53	60	50	85	88	60	60	60
Delivery per annum	288	89	299	230	267	315	653	761	909	903	832	1050	939	850	844	796	737	701	629	752	640	473

Residential Trajectory (Summary)

	2016/17 – 2020/21	2021/22 – 2025/26	2026/27 – 2032/33
Commitments	1,186	8	
Windfall	163	175	245
Strategic site allocations around Harlow	600	1,875	1,425
Allocations in other settlements	1,592	2,457	3,058
Total	3,541	4,515	4,728
NPPF Requirement*	3,147	2,935	4,108

* 5-year requirement calculated in line with paragraph 47 of the National Planning Policy Framework (NPPF), which states that an additional 5% buffer should be identified during the first five years of the plan (2016/17-2020/21) (moved forward from later periods) "to ensure choice and competition in the market for land".

Appendix 5: Housing and Traveller Trajectories

Pitch Trajectory

Numbers below are for pitches (unless otherwise stated)

	2016/17 – 2020/21	2021/22 – 2025/26	2026/27 – 2032/33
Commitments	4		
GRT_N_06	5		
GRT_N_07	5		
GRT_I_08	1		
GRT_E_07	1	4	
GRT_I_09	1 yard		
Strategic Allocations around Harlow			5
Total	16 pitches, 1 yard	4 pitches	5 pitches

Pitch Trajectory (Summary)

	2016/17 – 2020/21	2021/22 – 2025/26	2026/27 – 2032/33
Commitments	4		
Allocations (Pitches)	12	4	5
Allocations (Yards)	1		
Accommodation need	12 pitches, 1 yard	2 pitches	4 pitches

