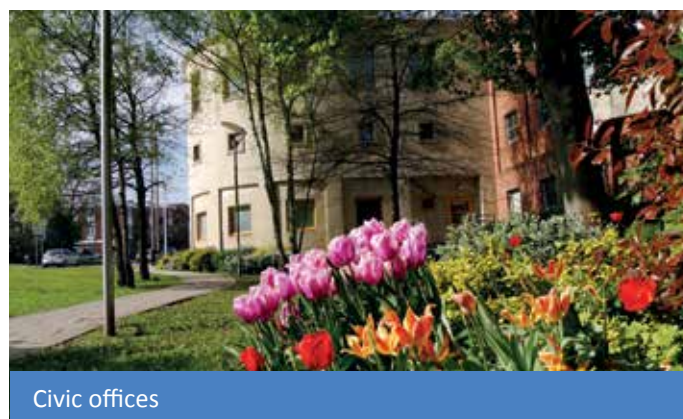


Paragraph / Chapter	Subject	Page
n/a	How do I respond to this document?	5
n/a	Foreword from the Leader of the Council/Portfolio Holder	6
<b>Chapter 1 - Introduction</b>		
1.1	The purpose of the Plan	8
1.5	The existing Plan	9
1.11	The requirements of Plan making	9
1.12	The Plan making process	9
1.13	Neighbourhood Planning	11
1.15	Finding your way around this document	11
<b>Chapter 2 - Setting the Scene</b>		
2.1	The Plan Area – Epping Forest District	12
<b>Chapter 3 - Strategic Policies of the Local Plan</b>		
3.1	The Strategic Context	25
3.2	Strategic Planning and meeting the Duty to Co operate	25
3.6	London Stansted Cambridge Corridor Core Area Strategic Vision	26
3.13	The West Essex and East Hertfordshire Strategic Housing Market and Functional Economic Market Area	27
3.17	Lee Valley Regional Park	29
3.24	Conservators of Epping Forest	30
3.26	Draft Vision and Objectives for Epping Forest District to 2033	30
3.27	The Strategic Policies	32
3.28	Draft Policy SP 1 Presumption in Favour of Sustainable Development	32
3.61	Draft Policy SP 2 Spatial Development Strategy 2011-2033	39
3.70	Draft Policy SP 3 Strategic Allocations around Harlow	43
3.71	Draft Policy SP 4 Place Shaping	44
3.98	Draft Policy SP 5 Green Belt and District Open Land	50
3.103	Draft Policy SP 6 The Natural Environment, Landscape Character and Green Infrastructure	53



Paragraph / Chapter	Subject	Page
<b>Chapter 4 - District Wide Policies</b>		
<b>Housing, Economic and Transport Policies</b>		
<b>4.1</b>	<b>Housing</b>	<b>55</b>
4.2	Draft Policy H 1 Housing Mix and Accommodation Types	55
4.7	Draft Policy H 2 Affordable Housing	57
4.15	Draft Policy H 3 Rural Exception Sites	60
4.18	Draft Policy H 4 Traveller Site Development	61
4.30	The Economy and Town Centres	63
4.36	Draft Policy E 1 Employment Sites	63
4.44	Draft Policy E 2 Centre Hierarchy/Retail Policy	65
4.52	Draft Policy E 3 Food Production and Glasshouses	67
4.60	Draft Policy E 4 The Visitor Economy	70
<b>4.72</b>	<b>Transport</b>	<b>72</b>
4.73	Draft Policy T 1 Sustainable Transport Choices	72
4.90	Draft Policy T 2 Safeguarding of routes and facilities	77
<b>Development Management Policies</b>		
4.95	Natural Environment and Green Infrastructure	78
4.96	Draft Policy DM 1 Habitat Protection and improving biodiversity	78
4.102	Draft Policy DM 2 Landscape character and ancient landscapes	80
4.108	Draft Policy DM 3 Epping Forest SAC and the Lee Valley SPA	82
4.114	Draft Policy DM 4 Suitable Accessible Natural Greenspaces and Corridors	84
4.119	Draft Policy DM 5 Green Infrastructure: Design of Development	85
4.126	Draft Policy DM 6 Designated and undesignated open spaces	87
<b>4.134</b>	<b>Historic Environment</b>	<b>88</b>
4.135	Draft Policy DM 7 Heritage Assets	88
4.145	Draft Policy DM 8 Heritage at Risk	92
<b>4.149</b>	<b>Design</b>	<b>93</b>
4.150	Draft Policy DM 9 High Quality Design	93
4.161	Draft Policy DM 10 Housing Design and Quality	96
4.165	Draft Policy DM 11 Waste recycling facilities on new development	99
4.169	Draft Policy DM 12 Subterranean, basement development and lightwells	100
4.175	Draft Policy DM 13 Advertisements	101
4.181	Draft Policy DM 14 Shopfronts and on street dining	102
<b>4.186</b>	<b>Climate Change and Environmental Policies</b>	<b>103</b>
4.187	Draft Policy DM 15 Managing and reducing flood risk	103
4.198	Draft Policy DM 16 Sustainable Drainage Systems	106
4.205	Draft Policy DM 17 Protecting and enhancing watercourses and flood defences	108
4.210	Draft Policy DM 18 On site management of waste water and water supply	109
4.218	Draft Policy DM 19 Sustainable Water Use	111
4.226	Draft Policy DM 20 Low Carbon and Renewable Energy	112
4.236	Draft Policy DM 21 Local environmental impacts, pollution and land contamination	114

Paragraph / Chapter	Subject	Page
<b>Chapter 5 - The Places</b>		
5.1	Introduction	117
5.3	Overview of site selection process	117
5.7	Overview of Town Centre analysis	118
5.11	Epping and Draft Policy P 1	119
5.28	Loughton/Loughton Broadway and Draft Policy P 2	125
5.51	Waltham Abbey and Draft Policy P 3	132
5.70	Chipping Ongar and Draft Policy P 4	138
5.87	Buckhurst Hill and Draft Policy P 5	144
5.103	North Weald Bassett and Draft Policy P 6	149
5.124	Chigwell and Draft Policy P 7	154
5.136	Theydon Bois and Draft Policy P 8	157
5.149	Roydon and Draft Policy P 9	160
5.164	Nazeing and Draft Policy P 10	164
5.180	Thornwood and Draft Policy P 11	168
5.193	Sewardstone	171
5.200	Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sewardstonebury, Sheering and Stapleford Abbots and Draft Policy P 12	172
<b>Chapter 6 - Infrastructure and Delivery</b>		
6.1	Introduction	185
6.2	Draft Policy D 1 Delivery of Infrastructure	185
6.13	Draft Policy D 2 Essential Facilities and Services	187
6.25	Draft Policy D 3 Utilities	189
6.29	Draft Policy D 4 Community, Leisure and Cultural Facilities	190
6.38	Draft Policy D 5 Communications Infrastructure	192
6.41	Draft Policy D 6 Neighbourhood Planning	192
6.44	Draft Policy D 7 Monitoring and Enforcement	193
<b>Appendices</b>		
Appendix 1	Acronyms and Glossary	194
Appendix 2	List of Draft Plan Policies replacing all policies of the Epping Forest District Local Plan (1998) and Alterations (2006)	207
Appendix 3	List of potential measures to monitor the effectiveness of policies in the Draft Local Plan	216
Appendix 4	List of Evidence to support the Draft Local Plan	223
Appendix 5	Housing and Traveller Trajectories	232