

Schedule of Additional Modifications to the Epping Forest District Local Plan Submission Version 2017 (LPSV), October 2022 (ED150)

Introduction

This document contains the proposed Additional Modifications to the Epping Forest District Local Plan Submission Version (2017) as submitted for Examination on 21st September 2018.

These are changes which do not materially affect the Policies of the Local Plan and do **not** fall within the scope of the Plan Examination. The Council is therefore accountable for these changes.

The proposed Additional Modifications will be made upon adoption of the Local Plan by the Council.

For clarification, where text has been changed, deleted text is shown as ~~striketrough~~ and additional text is shown underlined. Where such changes are in red text this indicates that they are Additional Modifications proposed subsequent to ED132, the Additional Modifications Schedule published in July 2021 to accompany the Main Modifications Consultation.

In addition to the specific changes listed in the schedule, consequential renumbering and renaming changes will also be required to policies, sites, paragraphs and footnotes upon adoption of the Local Plan.

For information on the Local Plan Examination and the Main Modifications consultation visit www.efdclocalplan.org

GENERAL

AM No.	LPSV Policy/Page No.	Reason for Change	Proposed Additional Modification
<i>AM1</i>	Throughout Plan	Correction of grammar and presentation	<p>Amendments to text where terms are being introduced for the first time. The full term will be written out and abbreviated where it is first introduced in a Chapter and subsequent use of the term will be abbreviated including:</p> <ul style="list-style-type: none"> - National Planning Policy Framework (NPPF) - Heavy Goods Vehicles (HGVs) - The Lee Valley Regional Park (LVRP) Authority - Strategic Housing Market Area (SHMA) - London Stansted Cambridge Corridor (LSCC) - Functional Economic Market Area (FEMA) - Housing Market Area (HMA) - Memorandum of Understanding (MoU) - Site of Special Scientific Interest (SSSI) - Special Area of Conservation (SAC) - Planning Performance Agreement (PPA) - Special Protection Area (SPA) - Strategic Flood Risk Assessment Level 1 Update-(SFRA 2015) - The Co-operation for the Sustainable Development Board (The Co-op Board) <p>Capitalisation of designations, directions and other text including:</p> <ul style="list-style-type: none"> - North, East, South and West - District - Conservation Areas - Ancient Woodland - Listed Buildings/Locally Listed Buildings - Scheduled Monuments - Registered Parks and Gardens

		<p>Clarification and factual updates</p> <p>Determined 'Small' prefix is not required and its use may be misleading</p>	<ul style="list-style-type: none"> - Veteran Trees - Vision and Objectives - Plan period - Local Plan - this/the Plan <p>Amend text so digits under ten are spelt out and any text higher than ten is digitised.</p> <p>Amend footer of Plan to read: “Submission Version December 2017 <u>2011-2033</u>”</p> <p>Amend text as follows:</p> <p>“Green Infrastructure and/or Networks”</p> <p>“National <u>Planning</u> Policy”</p> <p>“East Hert<u>s</u>fordshire District Council”</p> <p>“The <u>Spatial</u> Development Strategy”</p> <p>“Epping Forest <u>The</u> District”</p> <p>“Ha <u>Hectares</u>”</p> <p>“Garden Town Communities”</p> <p>“Small district centre”</p> <p>“X <u>Use</u> Class Uses”</p> <p>“Harlow <u>District</u> Council”</p> <p>“Strategic Masterplan <u>Area</u>”</p> <p>“Concept Framework <u>Plans</u>”</p> <p>“<u>approved</u> endorsed by the Council”</p> <p>“Sqm <u>Square metres</u>”</p>
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			<p>“Infrastructure Delivery Plan <u>Schedule(s)</u>” (where appropriate)</p> <p>“<u>The</u> Epping Forest”</p> <p>“<u>This</u> The Local Plan”</p> <p>“at least <u>a minimum of</u> x homes”</p> <p>“<u>District Open Land Local Greenspace</u>”</p> <p>“Towns and Smaller Settlements, <u>Villages and Rural Communities</u>”</p> <p>“over <u>902%</u>Green Belt”</p> <p>“<u>Publicly accessible</u> open space” (where appropriate)</p> <p>“Place making <u>shaping</u>”</p> <p>“Appendix 6 <u>Part Two of this Plan</u>”</p> <p>“site specific <u>policy</u> requirements”</p> <p>“Affordable housing <u>homes</u>”</p> <p>“car <u>vehicle</u>” (where appropriate)</p> <p>“2014 Master<u>planning</u> Study”</p> <p>“The site selection Report <u>on Site Selection (2019)</u>”</p> <p>Re format paragraphs where items are listed within a sentence, as bullet lists</p> <p>Policies, sites, paragraphs and footnotes to be renumbered and/or renamed as required throughout the Local Plan.</p> <p>Remove footnotes which include definitions and move to Appendix 1: Acronyms and Glossary</p>
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CHAPTER 1 – INTRODUCTION AND SETTING THE SCENE

AM No.	LPSV Policy/Page No.	Reason for Change	Proposed Additional Modification
AM2	'The Purpose of the Local Plan' introductory text Page 2 - 4	Factual updates	<p>Amend paragraph 1.1 as follows: “1.1[...]It is based on up to date evidence and the results of the previous consultations undertaken in 2010/11, 2012, and 2016. This Submission Plan is now published for representations on soundness prior to the submission of both the plan and those representations to the Secretary of State for examination by the Planning Inspectorate.”</p> <p>Amend paragraphs 1.4 – 1.7 as follows: “1.4 [...] Once adopted <u>The new</u> Epping Forest District Local Plan will <u>replaces</u> all of the surviving policies of the Local Plan 1998 and the 2006 Local Plan Alterations (see Appendix 2). [...]” 1.5 [...] The 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 [...]. 1.6 The Council’s policies must <u>are</u> be backed up by credible, robust and proportionate evidence [...]” 1.7 The Council must <u>has</u> identify <u>identified</u> needs for development in an objective manner and seek <u>sought</u> to provide for the development need <u>it identifies</u>. As well as meeting the identified need the proposals in the Plan have to be <u>are</u> economically viable for delivery by the market and be achievable.”</p> <p>Amend paragraphs 1.9 – 1.11 as follows: “1.9 [...] a Sustainability Appraisal of the plan has been undertaken throughout preparation. <u>The appraisal assessed</u> the impact of planning policies in terms of</p>

			<p>their social, economic and environmental impacts. The Sustainability Appraisal addresses the requirements of the European Union Strategic Environmental Assessment Directive (OJEC, 2001) and complies with the Habitats Directive (OJEC, 1992).[...] The Equality Impact Assessment has considered how the plan impacts upon matters [...].</p> <p>1.10 The Council has consulted throughout the preparation of the Plan [...]. There has been <u>was</u> on-going consultation with Parish and Town Councils through a range of workshops and briefings.1.11 All of the comments received have been <u>were</u> considered during the production of this Local Plan. Prior to submission of the Local Plan for examination a full consultation statement will be prepared.</p> <p>Amend Figure 1.1 as follows:</p> <ul style="list-style-type: none"> - Removal of settlement labels Matching, Chipping Ongar, Epping Green and Lower Nazeing - Addition of settlement labels High Ongar, Ongar and Nazeing - Addition of key for Green Belt Boundary, District Boundary, The Epping Forest and Other Local Authorities
AM3	<p>'Population Profile' text and 'Economic Profile' text</p> <p>Page 5 - 8</p>	<p>Clarification and factual update</p>	<p>Amend paragraph 1.20 as follows:</p> <p>"1.20 Life expectancy both at birth and at age 65 in Epping Forest District in 2010-12 was higher than the national and Essex averages, and similar to the <u>rest</u> of the East of England region [...]."</p> <p>Amend paragraphs 1.23 – 1.25 as follows:</p> <p>"1.23 The District is largely rural and over <u>90%</u> of the land is currently designated as being in the Metropolitan Green Belt. [...]. The District has two town centres and four district centres – Loughton <u>High Road</u>/Loughton Broadway and Buckhurst Hill in the s<u>South</u>, Waltham Abbey to the w<u>West</u>, Epping in the centre of the District, and Ongar towards the <u>East</u>. Epping, Ongar and Waltham Abbey are market towns of medieval origin. Villages and smaller settlements <u>rural communities</u> are dispersed throughout the rest of the District [...]</p> <p>1.24 [...] The main part of the <u>Epping</u> Forest runs from Wanstead [...]</p>

			<p>1.25 The whole of Epping Forest s<u>South of Epping in the District</u> is a ‘Special Area of Conservation’, designated in 2005, and 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 <u>eight</u> ‘Sites of Special Scientific Interest’ in the District which also affords a significant degree of protection [...].”</p> <p>Amend paragraph 1.40 as follows: “1.40 Figure 1.4 Table 1.1 gives an overview of the 78 Lower Super Output Areas (LSOAs) in the District [...].”</p>
AM4	<p>‘Key issues for the Local Plan to address’ text and ‘Finding Your Way Around This Document’ text</p> <p>Page 9 - 10</p>	<p>Clarification and factual update</p> <p>In response to objections raised by ECC. In response to issues raised by HE.</p>	<p>Amend paragraph 1.44 and new bullet as follows: “1.44 There are several important issues that the Plan must <u>addresses</u> [...].</p> <ul style="list-style-type: none"> • [...] approximately 11,400 new homes and the creation of <u>over</u> 10,000 new jobs over the Plan period (2011-2033) [...]. • [...]in order to plan properly for the future, a District-wide • review of the Green Belt has been <u>was</u> undertaken to identify the potential for future development; • a recognised need for significant regeneration of Harlow, which will be <u>is</u> supported by the development of the Harlow Enterprise Zone [...] • establishing which existing employment sites, if any, should be released for other purposes; • addressing the transport needs of current and future populations for both in rural and urban populations <u>areas</u> along with many other infrastructure needs [...].” • <u>to enable the step change that is required for a modal shift towards more sustainable transport patterns and sustainable travel behaviour;</u> • protecting and enhancing <u>the historic environment</u> historical artefacts and buildings, protected trees, hedgerows and landscape.” <p>Amend paragraph 1.45 as follows: “1.45 The Council has produced this Plan in close cooperation with partner organisations such as Essex County Council, the Environment Agency, <u>Historic</u></p>

			<p><u>England, Highways England, Natural England, SHMA Strategic Housing Market Area partners and adjoining authorities.”</u></p> <p>Amend paragraphs 1.46 as follows: “1.46 The document <u>Plan consists of two parts, Part One</u> is structured as follows:</p> <ul style="list-style-type: none"> • Chapter Two explains the broader context of the Local Plan, and the overall vision and objectives for the Local Plan together with the draft-strategic policies which set out: <ul style="list-style-type: none"> – how much development is to be planned for; – where that development should be located together with major transport infrastructure; – Ppolicies for the Garden Town and allocations for Garden Town communities; – Green Belt boundaries and pPolicy; and – Ggreen and Bblue <u>infrastructure</u> networks. [...] – Appendix 6: Site specific requirements for site allocations (this is included as a separate document)”
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CHAPTER 2 – STRATEGIC CONTEXT AND POLICIES

AM No.	LPSV Policy/Page No.	Reason for Change	Proposed Additional Modification
AM5	Throughout Chapter 2	Factual update	<p>Amend references to traveller pitches as follows: “0.5 ha for up to five traveller pitches will be provided”</p> <p>Amend references to ‘early years facilities’ as follows: “Early years facilities <u>provision</u>”</p>
AM6	Chapter 2 introductory text Page 14 - 18	Clarification and correction of grammar and presentation	<p>Amend paragraphs 2.2 – 2.3 as follows: “2.2 National <u>planning</u> Policy requires that public bodies have a <u>Duty</u> to <u>Co-operate</u> on planning issues that cross administrative boundaries, particularly those which relate to the strategic priorities. The Government expects joint working on areas of common interest to be diligently undertaken for the mutual benefit of neighbouring authorities. It also expects <u>Local authorities need</u> to demonstrate evidence of having effectively cooperated to plan for issues with cross-boundary impacts when their Local Plans are submitted for examination. [...]”</p> <p>2.3 This Local Plan has been prepared taking <u>taken</u> into account the Duty to Co-operate in section 33A of the Planning and Compulsory Purchase Act 2004 [...]</p> <p>Amend paragraphs 2.5 – 2.7 as follows: “2.5 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, economic <u>development</u> and other cross boundary issues across the area. [...]</p> <p>2.6 [...]These groups are working to address the strategic matters that set out <u>in this Plan addresses</u>. In brief the matters are: [...]</p>

			<p>2.7 A number of critical pieces of evidence for the Plan have been commissioned on a joint basis across administrative boundaries (see 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 LVRP Authority, Historic England, the Environment Agency and Natural England have been engaged in developing the Policies 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 of 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.”</p> <p>Amend title before paragraph 2.8 as follows: “London Stansted Cambridge Corridor (LSCC) Core Area Strategic Vision”</p> <p>Amend paragraph 2.8 as follows: “2.8 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.”</p> <p>Amend paragraph 2.10 as follows: “2.10 [...] The A1(M), A10 and M11 motorways link its towns and cities with the Capital, while London Stansted Airport offers international connections.”</p> <p>Amend paragraph 2.12 – 2.13 as follows: “2.12 The Corridor accounts for 24,700 jobs in the life sciences sector contributing comprising 11% of all national employment in this sector. [...] 2.13 In developing the Local Plan the Council has recognised, and taken into account, the wider context within which it is located, and therefore the</p>
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			<p>need to reflect the aspirations and opportunities identified in the LSCC Vision.”</p> <p>Amend paragraph 2.17 as follows: “[...] These three MoUs are available as part of the evidence base for the Local Plan. A fourth MoU in May 2018 to agreed the distribution of economic growth across the FEMA is in preparation. These three <u>four</u> MoUs are available as part of the evidence base for the Local Plan. [...]”</p> <p>Amend paragraph 2.22 as follows: “2.22 [...] The <u>LVRP Regional Park</u> Authority is not a local planning authority for the purposes of either Local Plan preparation or a decision maker for planning applications <u>purposes</u>. [...]”</p> <p>Amend paragraph 2.26 as follows: “[...] Policy DM 22 Air Quality</p> <p>Amend ‘How Will we achieve this’ section as follows: “ [...] 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, <u>construction and</u> food production, as well as the variety of small businesses as well as the <u>and</u> skills of local people. [...]”</p>
AM7	Local Plan Objectives Page 20 – 21	Correction of grammar and presentation	<p>Amend Objective B. ‘Housing by amending point (i) as follows: “(i) to make provision for objectively assessed market and <u>need for</u> affordable housing homes <u>needs</u> within the District, to the extent that this is compatible with national planning policy;”</p> <p>Amend Objective E. Air Quality, Climate Change and Flood Risk as follows: “(ii) to require development to meet high standards of energy efficiency and use of <u>utilise</u> renewable energy;”</p>

<p>AM8</p> <p>Introductory text to Strategic Policies</p> <p>Page 21 - 22</p>	<p>Factual Update/Clarification</p>	<p>Amend paragraph 2.29 as follows:</p> <p>“2.29 The Council has worked with East Hertfordshire, Harlow and Uttlesford District Council’s to ensure that the spatial distribution of new homes and employment opportunities across the aligned Housing Market Area (HMA) and Functional Economic Market Areas (FEMA) support these strategic priorities through the Co-operation for Sustainable Development Member Board established in 2014. Through this Board three <u>four</u> Memorandums of Understanding MoU have been agreed relating to the distribution of housing, <u>economic growth</u>, transport infrastructure and the impact on <u>the</u> Epping Forest.”</p> <p>Amend paragraphs 2.31 – 2.33 as follows:</p> <p>“[...] 2.31 The growth identified in and around Harlow has provided the right conditions for creating sustainable communities as evidenced through the recent designation of the Harlow and Gilston Garden Town.</p> <p>2.32 [...] A core focus of the Local Plan therefore is to protect and encourage regeneration of existing employment areas through allocation <u>designation</u> to provide market confidence to attract investment, and to minimise the need to take land out of the Green Belt. [...]</p> <p>2.33 [...] This provides only limited opportunities in terms of overall numbers and so the Council has identified a range of sites which reflect the opportunities to create sustainable communities of different sizes <u>and</u> which can support sustainable transport choices to reduce the need to travel by car, thus reducing impacts on the Epping Forest in particular. [...]</p>
<p>AM9</p> <p>Supporting text to policy SP 2</p> <p>Page 24 - 30</p>	<p>Clarification</p>	<p>Amend paragraphs 2.40 – 2.42 as follows:</p> <p>“2.40 [...] This includes for example retail growth, as well as the provision of infrastructure, community facilities, and services necessary to support this development. These requirements are explored further in the settlement</p>

			<p>floor space requirements . This has identified that between 2016-2033 of there is a need for between 9-22 ha <u>hectares</u> of new office space and 65 ha <u>hectares</u> of new industrial space, across the area. These figures take account of the fact that approximately half of the future accommodation needs <u>at the FEMA level</u> will be provided through the regeneration of existing office and industrial sites.</p> <p>2.51 For Epping Forest <u>the District</u> this provides a figure of some 10,800 jobs from 2011 – 2033. This includes, with some 7,900 <u>jobs</u> for the 2016-2033 period. This translates into between 2-5 ha <u>hectares</u> of land for new office uses and 14 ha <u>hectares</u> for new industrial uses.</p> <p>2.52 The FEMA authorities are committed to working together to ensure that adequate provision for employment uses will be <u>is</u> made in Local Plans in order to ensure that economic needs and aspirations are met. The position will be kept under review in the future.”</p> <p>Amend Paragraph 2.54 as follows:</p> <p>“2.54 The strategic <u>Spatial Option</u> and distribution to deliver approximately 51,100 net new homes was agreed by the Co-Operation for Sustainable Development Board [...]”</p> <p>Amend Paragraph 2.66 as follows:</p> <p>“2.66 The Local Plan allocates the remaining housing requirement identified for Epping Forest <u>the District</u> by taking a sequential approach to where new homes will be provided. In determining the appropriate sites <u>for allocation</u>, 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 the policy and environmental constraints in the District. [...]”</p> <p>Amend paragraph 2.69 as follows:</p>
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		<p>To reflect the Inspector's actions (ED141) Action 1</p>	<p>"2.69 [...] Taking into account the Planning Policy Statement for Traveller sites published by DCLG in August 2015 the Council has taken a proactive and sequential approach in selecting sites <u>for traveller accommodation</u>: the creation of Garden Town Communities around Harlow recognising its strategic economic role and needs; 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; [...]"</p> <p>Amend paragraph 2.71 as follows: "2.71 The Council's approach to supporting the economy is to plan to provide a marginally higher amount of employment land than that identified in the District in the October 2017 <u>West Essex and East Hertfordshire Assessment of Employment Needs Functional Economic Market Area Assessment</u>. The Council is keen to ensure through this Plan that there is sufficient flexibility to respond to unforeseen demands and to provide for a range and choice of sites in terms of typology, location, mix and phasing."</p> <p>Amend paragraph 2.72 as follows: "2.72 The sites allocated provide for this <u>need</u> and are capable of accommodating a range of <u>B-Class office, light industrial and research and development (within Use Class E) and Use Class B2/B8</u> uses, but with a focus on <u>B4light industrial (within Use Class E)/B2 and B8</u> activities to reflect the location of the sites in relation to the strategic road network. The sites also provide sufficient flexibility to accommodate a range of unit sizes, including for step-up <u>grow-on</u> accommodation to support developing companies that need room to expand."</p> <p>Amend paragraph 2.75 as follows:</p>
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			<p>“2.75 The Council also recognises that a significant proportion of new floorspace is capable of coming forward through the regeneration <u>and/or intensification</u> of existing employment sites. Therefore in order to both protect existing stock wherever possible and provide certainty for future investors, the Plan has allocates <u>designates</u> existing employment sites where it has been appropriate to do so.”</p> <p>Amend paragraph 2.76 as follows: “2.76 [...] 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.”</p> <p>Move paragraphs 2.77 – 2.81 to sit before Policy SP2 (now SP1) to correct a formatting error and amend as follows: “2.77 The identified housing supply to 2033 exceeds the requirement. <u>This serves two functions. Firstly, it</u> This provides a contingency to allow for flexibility.[...]”</p> <p>“2.78 [...] That power gives the Council a positive tool to help to assemble land where this is necessary to implement proposals in the Local Plan or where strong planning justifications at for their use of the power exist. [...]”</p>
AM10	Policy SP2 Page 31 - 32	Clarification	<p>Amend Part C as follows: “C. The new homes will be distributed <u>across the District</u> as follows:”</p> <p>Amend Part E (ii) and (iv) as follows: “(ii) making the best use of existing traveller sites through intensification <u>and/or</u> extension, and the review of personal permissions where appropriate;”</p> <p>“(iv) new traveller sites in <u>the</u> Green Belt areas which are appropriately located in terms of access to healthcare, education and other services;”</p> <p>Amend Part F (ii) as follows:</p>

			<p>“(ii) allocating 23 hectares of new employment land at appropriate locations across the District as set out in Policy E1 to provide a flexible supply of future sites to cater for <u>the District’s</u> needs, and to meet the economic needs of the wider sub-region, and complement Harlow Enterprise Zone; and”</p> <p>Amend Part G (i), (ii) and (vi) as follows: “(i) promote and support Town <u>and District</u> Centre development and regeneration; (ii) encourage Town <u>and District</u> Centres to complement other larger sub-regional and regional comparison retail destinations outside of the District; (vi) seek to increase workforce participation and encourage <u>ing</u> older workers to continue to work; and”</p>
AM11	Supporting text to Policy SP 3 Page 33	Clarification	<p>Amend paragraphs 2.82 – 2.83 as follows: “2.82 Place shaping is a holistic process that aims to bring together all the component parts of a successful place. It provides an opportunity to encourages an integrated approach to development by focusing on, and creating better social, physical, and economic <u>and natural</u> environments.</p> <p>2.83 National planning policy emphasises the importance of high quality design and place shaping. It states that Well designed places exhibit qualities that benefit <u>occupiers</u>, users and the wider area. [...]”</p> <p>Amend paragraphs 2.84-2.86 as follows: “2.84 [...] 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.</p> <p>2.85 [...] This Policy sets out the framework and key principles that will guide the future development <u>within the District</u>, including of the site allocations in the Local Plan (as identified in Policy SP45 and Chapter 5).</p>

			<p>2.86 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 through the production of Strategic Masterplans as required.”</p> <p>Amend paragraph 2.88 as follows: “2.88 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 Policy SP23 mechanistically. <u>Development density should be</u> 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.”</p>
AM12	Supporting text to Policy SP 3 Page 34 - 35	Clarification	<p>Amend paragraph 2.90 as follows: “2.90 The following Strategic Masterplans will be required to guide the <u>planning, design</u> development and implementation of the Garden Town Communities (as specified in Policies SP34 and SP45 below): [...]”</p> <p>Amend paragraph 2.91 as follows: “2.91 The following Strategic Masterplans will be produced <u>required</u> to guide the <u>planning, design and implementation</u> of development and implementation of in other areas <u>of the District</u> (as specified in the Places policies of the Plan in Chapter 5) of significant growth and/or complexity elsewhere in the District. [...]”</p> <p>Amend paragraph 2.92 as follows: “2.92 Strategic Masterplan Areas are defined on the maps included in <u>this Chapter</u>, Chapter 5, <u>and</u> the Policies Map, and shown in Appendix 6. The precise nature and detail of each Strategic Masterplan will vary depending upon the context, including the complexity of allocated <u>the sites</u>, <u>the</u> scale of development proposed, <u>as well as</u> constraints and infrastructure requirements. For instance, Strategic Masterplans for sites wholly in the ownership of the Council are likely to be of a more detailed nature. Strategic Masterplans which cover areas of multiple land ownership and greater complexity are likely to provide a higher level overarching</p>

			<p>framework to ensure that planning and delivery of development and infrastructure is properly coordinated across the Masterplan Area.”</p> <p>Amend paragraph 2.95 as follows: “2.95 Epping Forest District Council (and Harlow <u>District Council</u> for the Garden Town Communities) will oversee the production of Strategic Masterplans through the Harlow and Gilston Garden Town/Epping Forest District Developer Forums. ...”</p> <p>Amend paragraph 2.94 as follows: “2.94 Strategic Masterplans will be produced by the landowners/promoters of allocated<u>identified</u> sites, in partnership with the Council and relevant stakeholders (including adjacent landowners, relevant Town <u>and</u> Parish Councils, infrastructure providers and statutory consultees).”</p> <p>Amend paragraphs 2.97– 2.99 as follows: “2.97 Strategic Masterplans should be produced to accord with Policy SP23 (Place Shaping) and <u>all</u> other <u>relevant</u> policies of the Local Plan. [...]”</p> <p>2.98 The Council will requires Design Codes to be produced which accord with the general principles established by the endorsed Strategic Masterplans. The Design Codes should <u>must be endorsed</u> approved by the Council and inform planning applications to be submitted <u>detailed proposals</u> for individual sites. Where appropriate Design Codes may be required on other sites in consultation with the Council.</p> <p>Concept Frameworks <u>Plans</u></p> <p>2.99 The Council recognises that in some cases the production of Concept Framework <u>Plans</u> would provides a more proportionate and pragmatic approach, whilst still ensuring that a comprehensive and cohesive approach is taken to the planning, <u>design and delivery</u> implementation of development and infrastructure. Concept Framework <u>Plans</u> will be required for: [...]”</p> <p>Amend paragraph 2.102 as follows:</p>
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		Factual update	<p>in to land within the East of Harlow Garden Community. (East of Harlow) and the other in East Hertfordshire District (Gilston).</p> <p>2.113 The <u>Garden</u> Communities will benefit from access to sub-regional retail services at Harlow Town Centre and local employment provision opportunities helping to create a sustainable and self-supporting Garden Town.”</p> <p>Remove paragraph 2.114 as follows: “2.114 To facilitate the delivery of the new Garden Town Communities the Councils are have prepared a Garden Town Spatial Vision and Garden Town Design Guide Charter framework to provide an overarching spatial vision across the Garden Town and a design guide charter that will inform Strategic Masterplans. The design principles and parameters will reflect the TCPA’s Garden City principles and draw on contemporary interpretations of a ‘Garden Town’, setting out key criteria and objectives for quality and character.”</p> <p>Amend paragraphs 2.115 – 2.117 as follows: “2.115 <u>To facilitate the delivery of the Garden Communities the Councils have prepared a Garden Town Spatial Vision and Garden Town Design Guide.</u> They Garden Town Spatial Vision and Garden Town Design Guide Charter identify a clear set of high-level design principles, which incorporate and interpret the TCPA’s Garden City principles specifically for the Harlow and Gilston Garden Town and will set out how design principles will be applied. The <u>Garden Town Spatial Vision and Garden Town Design Guide Charter</u> will be implemented and secured through Strategic Masterplans, Design Codes and planning applications.</p> 2.116 The Councils are also establishing <u>The Harlow and Gilston Garden Town a Quality Review Panel-QRP</u> to <u>will</u> guide development proposals across the Garden Town, in order to help secure the exceptional development quality standards <u>that are</u> required. The recommendations of the Panel will be a key material planning consideration in the production of Strategic Masterplans, Design Codes and planning applications. <u>They will</u>
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		<p>To reflect the Inspector's actions (ED141) Action 8</p>	<p>also in helping to ensure that the principles and requirements of the Garden Town are upheld.</p> <p>2.117 Additionally, The Councils are have prepared a Sustainable Transport Corridor Study for the Garden Town [...]."</p> <p>Insert new paragraph following paragraph 2.118:</p> <p><u>"x.xxx To provide this coordinated approach, Harlow Council, East Herts District Council, Epping Forest District Council, Hertfordshire County Council and Essex Country Council commissioned a Harlow and Gilston Garden Town Infrastructure Delivery Plan (HGGT IDP) (published in April 2019) to set out the infrastructure required to deliver the planned level of housing and employment growth for the Garden Town. The HGGT IDP drew on previous work undertaken by the Councils, in particular, the District-level IDPs produced to support the respective local plans. The HGGT IDP also identifies how expected developer contributions from the Garden Communities are expected to be apportioned to the different Garden Communities, and what collection mechanisms can be utilised by the Councils to assist in funding the infrastructure items which serve more than one Garden Community. IDPs are 'live documents' updated regularly to ensure they reflect current infrastructure requirements. Updates made at the District-level will be cognisant of the Garden Town and vice versa."</u></p> <p>Remove paragraph 2.119 as follows:</p> <p>"2.119 Development proposals for sites within the Garden Town Communities will be required to be in general conformity with a Strategic Masterplan which has been formally endorsed by Epping Forest District Council and, where appropriate, Harlow District Council. The Strategic Masterplans must be produced in accordance with the policy requirements stipulated within this Plan."</p> <p>Amend paragraph 2.120 as follows:</p>
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			<p>“2.120 Policy SP43 sets out the overarching requirements for the three Garden Town Communities located, or part located, within Epping Forest District. A similar Garden Town policy is contained within Harlow’s Local <u>Development Plan</u>, which will help to ensure a consistent approach across the Garden Town, and particularly the East of <u>Harlow site Garden Community</u> which straddles the two administrative areas.”</p>
AM14	Policy SP 4 Page 40 - 41	Clarification	<p>Amend Part C (v), (vii), (viii), (ix), (xiv) and (xv) as follows:</p> <p>“(v) A Strategic Masterplan will be developed for each of the Garden Town Communities setting out the key development, design and delivery principles and <u>to guide development</u> proposals [...]</p> <p>(vi) Be consistent with and adhere to the <u>any</u> relevant Design Code(s) which has been formally endorsed <u>approved</u> by Epping Forest District Council and where appropriate Harlow District Council;</p> <p>(vii) Strategic Masterplans and detailed design <u>development</u> proposals must be reviewed and informed by the <u>Council’s</u> Quality Review Panels;</p> <p>(ix) Ensure that on-site and off-site infrastructure is provided in a timely manner, subject to viability considerations, ahead of or in tandem with the development it supports to mitigate any impacts, of the new Garden Communities meet the needs of residents and establish sustainable travel patterns;</p> <p>(xiv) Create sociable, vibrant, healthy and walkable neighbourhoods with equality of access for all [...]</p> <p>(xv) Develop <u>and comply with</u> specific Garden Town Community parking approaches and standards recognising that car ownership will need to be accommodated without impacting on the quality of place, and sustainable transport objectives whilst making the best use of land;”</p>

			<p>Deletion of ‘Early Years Facilities’ throughout the Policy: “(x) Early Years Facilities;”</p> <p>Amend Part F(xiv) as follows: “(xiv) bus services and direct pedestrian and cycle links between <u>homes, housing and the facilities that serve them and other key destinations.</u>”</p> <p>Amend Part G(xi) as follows: “(xi) bus services and direct pedestrian and cycle links between <u>homes, housing and the facilities that serve them and other key destinations.;</u> and”</p> <p>Amend Part H(xv) as follows: “(xv) bus services and direct pedestrian and cycle links between <u>homes, housing and the facilities that serve them and other key destinations.;</u> and”</p>
AM17	Supporting text to Policy SP 6 Page 48 - 51	Factual Update	<p>Amend Title to supporting text “Green Belt and <u>Local Greenspace</u> District Open Land”</p> <p>Amend paragraph 2.133 as follows: “2.133 [...] Over 92% <u>90%</u> of the District is designated as Green Belt, which surrounds all of the larger settlements, washing over some of the smaller settlements.”</p> <p>Amend paragraph 2.136 as follows: 2.136 The justification for altering the Green Belt boundaries in this Plan arises <u>arose</u> from the local circumstances as they pertain to:</p> <ul style="list-style-type: none"> • the extent of the Green Belt and subsequent deficiency of land within the existing settlements to accommodate the <u>identified development needs;</u> • the requirement to deliver sustainable patterns of development; and • the inability of neighbouring authorities to meet the <u>needs</u> of the District, given their circumstances as also containing extensive areas of Green Belt.

			<p>Remove paragraph 2.137: “2.137 These factors all give rise to the need to allocate sites for the identified growth across the District and support development in sustainable locations and to meet development needs where they arise.”</p> <p>Amend paragraphs 2.138 – 2.139 as follows: “2.138 There have been no alterations to Green Belt boundaries since adoption of the 1998 Local Plan. 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 the <u>Spatial Development Strategy</u> the Council has worked in partnership with neighbouring authorities within the defined <u>Housing Market Area HMA</u> to identify the Objectively Assessed Development Needs for the Plan period. For <u>Epping Forest the District</u>, the identified <u>housing</u> requirement represents a considerable increase over previous development rates. It is clear from the evidence base for this Plan that there is insufficient land outside of the Green Belt to meet the future development needs of the District within the Plan period.</p> <p>2.139 This Local Plan pursues a strategy, as set out in Policy SP24, which seeks to minimise the loss of Green Belt land for development. <u>Seeking to It allocates first maximises</u> sites within existing settlements and <u>focuses</u> development in the most sustainable locations.</p> <p>Amend paragraph 2.140 as follows: “2.140 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 within Epping Forest and East Hertsfordshire Districts. There is further discussion of the sites for</p>
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			<p>Garden Town Communities around Harlow in Policy SP 5. The delivery of the Garden Town Communities 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. This has required alterations to the District’s Green Belt to facilitate this development.”</p> <p>Amend paragraphs 2.141 – 2.142 as follows:</p> <p>”2.141 Beyond Harlow, the identification of possible locations for development has followed the sequential approach as set out in SP12 in which non-Green Belt land is prioritised for development over land within the Green Belt. The evidence base of sites from which the allocations have been drawn has included a comprehensive search within the settlements for land (This includes the Strategic Land Availability Assessment, subsequent updates and additional sites brought forward by land owners, and from the Settlement Capacity Study (2016)). During the production of this plan. .The Council has therefore sought to ensure that potential opportunities to redevelop existing brownfield sites outside of the Green Belt were identified wherever possible.</p> <p>2.142 The selection of locations for development has been informed by undertaken through the use of a Green Belt Review that identified the performance of parcels of land in relation to the purposes of the Green Belt. This information has been used in addition to considerations relating to the characteristics of sites such as their biodiversity and landscape value. The final selection choice of sites for release from the Green Belt has been informed by its-their suitability and their deliverability its-availability. The filtering and analysis assessment of sites that has led to the alterations to the Green Belt boundaries has been comprehensive. The Report on Site Selection (2019) Report-sets out the approach which seeks to protect the most high value Green Belt land wherever possible. The plan below shows the new Green Belt boundary for the District.”</p>
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			<p>Move paragraph 2.143 before Map 2.5 and amend as follows:</p> <p>Anomalies</p> <p>“2.143 In addition, Evidence contained within the Green Belt Review: Stage 2 identified a number of areas in the District where development has already taken place within the Green Belt. These have been reviewed to consider whether it is appropriate for these developed areas to remain within the Green Belt, or if a more defensible boundary is appropriate in the long term. The allocation selection of sites in this Plan has also led to the identification of some anomalies and where appropriate the boundaries have been altered.</p> <p><u>2.144 Map 2.5 shows the Green Belt boundary for the District.”</u></p>
AM18	<p>Supporting text to Policy SP7</p> <p>Page 51 - 52</p>	Clarification	<p>Amend paragraphs 2.146 – 2.150 as follows:</p> <p>“2.146 The District contains an abundant <u>significant natural heritage resources</u>, at all scales reflected in the extensive landscapes of the Epping Forest and Lee Valley Regional Park LVRP <u>down to the scale of through to</u> individual Veteran trees. The <u>mosaic of</u> countryside, woodland, trees, green lanes, rivers and water meadows, and both rural and urban open spaces are important culturally and for good health. Whilst being <u>These are</u> valued for their modern and ancient landscapes, enjoyment, recreation and the plants and animals they support. [...]</p> <p>2.147 A key characteristic of the landscape in Epping Forest <u>the District</u> is <u>its trees, (including Veteran Trees)</u> 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.</p> <p>2.148 The Local Plan provides a positive strategy for the protection and enhancement of the natural environment and recognises its role in adapting to climate change. National <u>planning</u> policy and legislation supports the implementation through measures including the development of linked, multifunctional spaces networks, and habitat and species protection which seek to achieve net gains in biodiversity. [...]</p>

			<p>2.149 The continued improvement of the District's green and blue <u>infrastructure assets</u> into networks is an important part of the strategy of the Local Plan. <u>and It is also</u> 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.</p> <p>2.150 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 and blue <u>infrastructure networks</u>. These that provide for multipurpose open space and <u>improving</u> access to the natural environment for residents and visitors. The multifunctional nature of the network includes the water environment of the District. <u>Uses</u> of the District wide <u>green infrastructure</u> network includes recreation, flood water storage, nature conservation, <u>active travel,</u> transport by walking, cycling and horse riding, provision of shade in urban areas, use of trees to alleviate air pollution, sustainable drainage, and food production and a host of other uses that do not constitute buildings."</p> <p>Amend paragraph 2.152 as follows: "2.152 The Council seeks to ensure that all development will contribute to <u>future accessible networks of green and blue infrastructure,</u> as <u>With careful design</u> even the smallest site can provide for vegetation, trees or green roofs or walls with careful design. <u>Larger sites</u> <u>Large scale development</u> can be designed to capitalise on the existing green and blue infrastructure assets by incorporating them into layouts and enriching provision, whilst improving links, and the quality of the living environment for occupants. Therefore Policy SP 7 applies to all development."</p> <p>Remove paragraph 2.153 as follows:"2.153 Further policies are contained in Chapter 4 Development Management of this Plan. These set out in more detail the Council's requirements, see for example Policy DM 5."</p>
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AM19	Policy SP 7 Page 52	Correction of grammar and presentation	Remove glossary terms from page footers and move to Appendix 1: Acronymns and Glossary, within the Plan.
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CHAPTER 3 – HOUSING, ECONOMIC AND TRANSPORT POLICIES

AM No.	LPSV Policy/Page No.	Reason for Change	Proposed Additional Modification
AM20	Throughout Chapter 3	Correction of grammar and presentation	<p>Amend the following terms references to ‘housing’ to the the following:</p> <ul style="list-style-type: none"> - Homes <u>Housing</u> - Accessibility needs <u>requirements</u>
AM21	Supporting text to Policy H 1 Page 56 - 57	Factual update and clarification	<p>Amend paragraphs 3.3 – 3.5 as follows:</p> <p>“3.3 The 2015 <u>2017</u> Strategic Housing Market Assessment (SHMA) 2015 and updates undertaken in 2017 <u>are provide</u> the latest published housing needs evidence which set-out in relation to the quantum, type, and size and tenure of new market housing homes needed both across the <u>Housing Market</u> SHMA Area and within the District over the Plan period. However, there is also a need to consider the most appropriate location for new market housing homes, 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 homes within the locality to achieve the objective of <u>creating</u> mixed and balanced communities [...].</p> <p>3.4 It is important that a proportion of new homes can provide for the needs of those with, or who may develop, accessibility needs <u>requirements</u> through the design of those homes. This reflects the evidence as set out in the SHMA and the 2017 updates that there is an existing need for accessible housing in the District. That need will continue taking into account the ageing profile of the District’s population over the Plan 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 <u>an important element as part of securing an improvement to</u> the overall housing mix within the District [...].</p>

			<p>3.5 [...] Recent Information contained in the Council's Authority Monitoring Reports shows that there has been a gradual erosion of the District's existing stock of bungalows. [...]"</p> <p>Amend paragraph 3.7 as follows: "3.7 The Self-build and Custom Housebuilding Act 2015 places d an obligation on local authorities to maintain a register of people and groups interested in building their own homes. A detailed definition of self-build and custom housebuilding is set out in the Housing and Planning Act 2016. [...]"</p>
AM22	Policy H1 Page 57	Clarification	<p>Amend Part B as follows: "B. Planning applications will be required to be supported by evidence, proportionate to the nature and scale of development proposed, to justify the mix of new homes to be provided. Such evidence must will also need to reflect <u>the</u> latest housing needs evidence published by the Council."</p> <p>Amend Part G as follows: "G. The Council will support the development of self-build <u>and custom build</u> homes on appropriately sized, serviced sites in the first instance or on appropriately sized sites that are capable of being serviced. The provision of such <u>homes</u> will be encouraged as part of larger development schemes."</p>
AM23	Supporting text to Policy H 2 Page 57 - 58	Clarification and factual updates	<p>Amend paragraphs 3.9 – 3.11 as follows: "3.9 The evidence presented in the SHMA and <u>2017</u> updates demonstrates that the provision of affordable homes is a key issue for the District. The 2017 <u>SHMA</u> Affordable Housing update sets out that, having taken into account the number of affordable homes provided in the first five years of the Plan period, the number of new affordable homes required for the period 2016-2033 in Epping Forest <u>the</u> District is was 2,851 homes. <u>For the period 2017-2033</u> this equates to some 178 homes per annum."</p>

			<p>“3.10 The primary opportunity to address this issue is through on-site provision as part of <u>new market sector housing residential</u> developments, taking into account the limited supply of land and to ensure the creation of mixed and balanced communities. [...]</p> <p>3.11 In order to understand what would be considered a proportionate and reasonable level of affordable <u>housing homes</u> to be sought, without impacting on the overall delivery of <u>homes housing</u>, the Council has undertaken an assessment of viability to inform <u>the requirements set out in</u> this Plan.</p> <p>Split paragraph 3.12 and amend as follows: 3.12 The Housing and Planning Act (2016) introduced a general duty on local authorities to promote the provision of Starter Homes, and set out how these should be defined. A large proportion of the operational detail still needs to be specified through the introduction of Regulations. Subsequent to the Act gaining Royal Assent the Government published its Housing White Paper (2017). This set out that the Government would commence the general duty on local authorities to promote the supply of Starter Homes but that it would not implement a statutory Starter Home requirement at this point in time</p> <p>x.xx The Housing White Paper indicated that revisions to a National planning <u>policy guidance would be made instead setting out an</u> policy expectation that <u>housing residential sites of 40 ten</u> or more dwellings would deliver a minimum of 10% affordable home ownership products. <u>The type of homes considered to comprise affordable homes is set out in national planning policy. This policy H2 provides sufficient flexibility to accommodate any future changes in national planning policy.”</u></p> <p>Amend paragraph 3.13 as follows: “3.13 [...] In addition the Current evidence shows that there is a significant need for homes for affordable rent and such provision will be the Council’s priority. This would not preclude the opportunity to provide the indicative levels of affordable home ownership products set out in the Housing White Paper <u>national planning policy.</u>”</p>
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			<p>Amend paragraph 3.15 as follows:</p> <ul style="list-style-type: none"> • “[...]that some developments, such as those brought forward through the ‘office to residential’ and other <u>permitted development rights</u> prior approval process, are <u>currently</u> exempted by national legislation <u>from having to make</u> a contribution towards the provision of affordable housing <u>homes</u>. [...]”
AM24	Policy H 3 Page 60 - 61	Clarification	<p>Amend Part A (iii) as follows:</p> <p>“(iii) suitable arrangements have been secured to ensure that all of the affordable homes built are available only for initial and subsequent-qualifying occupiers (<u>see Part C</u>) whose total income is insufficient to enable them to afford to rent or buy a <u>dwelling home</u> of a sufficient size on the open market in the specified parish.”</p> <p>Amend Part C (i) and (ii) as follows:</p> <p>“(i) persons who have been permanently <u>resided</u>at in the specified parish for at least two years; or (ii) persons who are no longer <u>a</u> resident in the specified parish but who have been <u>a</u> resident there for at least three years during the last five years; or”</p> <p>Amend Part D as follows:</p> <p>“D. Should there be insufficient applicants from the specified parish when the homes become available for occupation, then applicants from neighbouring parishes <u>within the District</u> who comply with the eligibility criteria set out above will be considered.”</p> <p>Amend Part E as follows:</p> <p>“E. The Council will consider the provision of a small proportion of market <u>housing homes</u> within the proposal site if it can be demonstrated through a financial and viability assessment appraisal (with supporting evidence), which is transparent and complies with relevant national or local <u>planning policy and guidance</u> applicable at the time, that such housing is financially necessary to ensure the delivery of the affordable homes.”</p>
AM25	Supporting text to Policy H 4	Clarification	<p>Amend paragraphs 3.24 – 3.27 as follows:</p>

	Page 61 - 62		<p>“3.24 National planning <u>policy guidance</u> sets out a range of issues for local planning authorities to consider when assessing <u>planning</u> applications for traveller site development. It makes clear that local planning authorities should consider matters including:</p> <ul style="list-style-type: none"> • 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. <p>The Council should also consider any locally specific criteria to assess <u>planning</u> applications that may come forward on unallocated sites.</p> <p>3.25 Locally, The <u>District’s</u> traveller communities live mostly on privately owned sites containing a small number of pitches. [...]</p> <p>3.26 Travelling Showpeople occupy a single site in the District <u>which is</u> allocated for intensification in this Plan at Policy P42<u>13</u>.</p> <p>3.27 The Council will ensure that any proposals for traveller sites <u>development</u> located outside of the allocated sites are assessed in accordance with national <u>planning policy guidance</u> to ensure that they are located in suitable locations and meet the future needs of the Traveller community.”</p> <p>Amend paragraph 3.29 as follows: “3.29 When considering <u>planning applications proposals</u> for <u>traveller sites development</u>, the Council will take into account the suitability of the site and the sustainability of the location, having regard to national <u>planning policy guidance</u>.”</p>
AM26	Policy H 4 Page 62	Clarification	<p>Amend Part A as follows: “A. The Council will meet the identified need for Travellers through the provision of <u>yards plots</u> and/or pitches as part of <u>site allocations</u> as set out in Policies SP1<u>2</u>, and SP4 and Chapter 5.”</p> <p>Amend Part B (v) and (ix) as follows: “(v) whether the site is located outside of <u>areas at of high flooding risk of flooding</u>;</p>

			<p>(ix) any impact on the Green Belt. <u>Openness will need to be preserved and very special circumstances demonstrated.</u>”</p> <p>Amend Part D as follows: “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 <u>Council local planning authority</u> that there is no genuine need or likely future need for traveller sites in the locality and other planning policy requirements are met.”</p>
AM27	Supporting text to Policy E 1 Page 63 – 66	Clarification	<p>Amend paragraph 3.32 – 3.36 as follows:</p> <p>“3.32 This section of the Local Plan sets out the future plan for the economy and town centres within Epping Forest <u>the</u> District up until 2033.</p> <p>3.33 [...] It further reinforces the requirement for co-operation with partners and across <u>local authority</u> boundaries in maintaining a robust evidence base to understand current needs and likely changes. National <u>planning</u> policy also sets the requirement for Local Plans to address barriers to investment, holistically assess needs for <u>employment</u> land or floorspace as well as the sufficiency and suitability of existing and future land supply <u>for employment development</u>. CC Local planning authorities should also have specific regard to the role and function of their town centres, assess locations of deprivation <u>deficiency</u> and assess <u>determine</u> the needs of the food production and tourism industries.</p> <p>3.34 In terms of town centres, local plans should define a resilient network and hierarchy and the extent of <u>Primary</u> 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 <u>the needs of</u> a range of uses/needs, including edge of centre sites.</p> <p>3.35 National planning <u>policy guidance</u> promotes the sustainable growth of all types of businesses in rural areas, including <u>facilitating the conversion of existing buildings and provision of, and new, buildings</u>. It also promotes the development and diversification of agricultural and other land-based businesses, and the supports of sustainable rural tourism activities as well as <u>and</u> encourages the retention and development of local services.</p>

			<p>3.36 [...] The Plan incorporates policies to plan for future jobs growth, and the identification of sites and areas to meet future <u>employment</u> land requirements and employment needs. In addition, policies establish <u>a the future</u> Town and District 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 policies relate to the food production industry and focussed on glasshouses, and the visitor economy.”</p> <p>Amend paragraphs 3.38 – 3.40 as follows: “3.38 The District has key strengths in <u>sectors including</u> the construction, professional services, business services and health and care. sectors and Jobs growth is forecast in these sectors over the Local-Plan period. Important also to the District’s economy is the long established horticultural and glasshouse industry in the Lea Valley. The Plan also as well as seeks to capitalise on opportunities for growth in the visitor economy. The District is highly entrepreneurial with strong <u>comparatively high</u> levels of self-employment and business start-ups and the economy is dominated <u>characterised</u> by Small and Medium Enterprises (SMEs). 3.39 Drawing on the District’s excellent strategie transport links, <u>key strategic</u> employment locations include Loughton and Waltham Abbey with significant, albeit smaller, concentrations of employment space in North Weald Bassett and Nazeing. 3.40 London is a clear economic driver with influence on the District. but Harlow is also a major location for <u>future</u> economic growth, particularly with its Enterprise Zone status. The Harlow Enterprise Zone (serving all of West Essex) is seeking to create high quality <u>and</u> high technology employment close to the District. Development and employment at North Weald Airfield features in the <u>Essex County Council’s and the South East Local Enterprise Partnership’s LEP’s</u> plans for growth. Epping Forest <u>The District</u> sits within the London Stansted Cambridge <u>(UK Innovation)</u> Corridor’s, plans <u>for</u> which include promoting growth in sectors such as food and life sciences.”</p> <p>Amend paragraph 3.42 as follows: “3.42 [...] There is a strong market demand for employment space throughout the District whether it is clustered near to London Underground <u>stations</u> linkages, within close proximity to the M25 and M11, or within more rural locations within the District.</p>
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		<p>To remove unnecessary text (ED83)</p>	<p>There is a need for further start-up space as well <u>as</u> 'grow-on' provision to enable existing businesses to grow and stay within the District. <u>Local</u> economic growth locally is however, challenged by the availability of suitable sites for employment <u>development due to</u> high land values, and vulnerability to the loss of sites through permitted development <u>rights</u>."</p> <p>Deletion of Paragraph 3.43 as follows: "3.43 Evidence suggests the need for over 10,000 jobs to be generated over the course of the Plan period. To achieve this, it will be necessary to protect and enhance existing employment sites where appropriate, in addition to identifying at least 16-19 hectares of land for B class uses."</p> <p>Amend paragraphs 3.44 to 3.46 as follows: "3.44 The Council's approach <u>to meeting the District's employment needs</u> is to protect and enhance existing employment sites (including through intensification), together with the allocation of new sites. [...] 3.45 Given the limited supply of readily available employment sites within current policy constraints, There <u>Council is scope to consider supports</u> the renewal or intensification of some existing employment sites, including those within the Council's ownership, in order to maximise their potential." 3.46 In order to retain sites in employment use and meet the identified need for employment <u>land</u>, the Council will require robust evidence from applicants seeking to demonstrate that there is no longer a reasonable prospect of the a site's continued use for employment purposes before considering its release to other uses. Differing requirements will need to be met depending upon the size, nature and location of the site or property. In general, It should be marketed effectively for a minimum of 12 months at a <u>value rate</u> which is comparable to <u>the local market value</u> for its existing authorised use. and It must <u>also</u> be demonstrated that the continuous use of the site for such uses is no longer viable, taking into account the site's existing and potential long term market demand for such the authorised use(s). The Council's Economic Development Team should <u>also</u> be engaged early in the process in order to <u>as it can help to</u> maximise exposure of the employment/business opportunity that the site affords, to as wide a potential business audience as possible. Any such planning</p>
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			<p>application must include details of valuations undertaken prior to placing the site on the market and a statement detailing why the site has not been taken up.”</p> <p>Amend paragraphs 3.50 - 3.54 and 3.56 as follows:</p> <p>“3.50 The Town and <u>District</u> Centres of <u>across</u> 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 surrounding areas within easy reach, such as Harlow, Stratford, Romford, Enfield, and Brentwood.</p> <p>3.51 The evidence base <u>for the Local Plan</u> has considered <u>assessed</u> the relative roles of settlements and town centres across the District, taking into account a range of factors including:</p> <ul style="list-style-type: none"> • sustainability; • accessibility; • town centre health checks analysis; • retail provision; • employment provision; the historic environment; • availability of services and facilities; • and <u>size of population</u>. <p>This has informed <u>enabled</u> recommendations to be made in relation to the future Town and <u>District</u> Centre hierarchy and requirements.</p> <p>3.52 In preparing the Local Plan the Council has to taken into consideration the changing nature of the <u>District’s</u> town centres, recognising the influence of the internet on trading, an increasing demand for services and the level of forecast growth <u>in expenditure</u> across the District. While population growth is forecast, this does not necessarily translate into a need for more shop <u>retail</u> and service floorspace, particularly given the competition from nearby centres and the impact of internet trading. Indeed, An over provision of floorspace could be detrimental to the health of <u>both it and other</u> centres, which in a number of cases have seen some decline in the level of retail provision. Equally, under provision of <u>floorspace</u> will</p>
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			<p>generate more <u>car journeys trips</u> and potentially diminish the attractiveness of <u>existing the</u> centres.</p> <p>3.53 Increasing the market share of retail expenditure is considered to be an unrealistic prospect for the District, given established and more significant nearby retail <u>destinations</u>. offers, including Harlow, Romford and Westfield Stratford City that The District cannot and does not wish to compete <u>with other retail destinations</u> and cannot compete with the increasing, 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 59,700 <u>square metres</u> of retail floorspace <u>within the period 2009-2033</u>. When 'pipeline' development is removed there is a net need of <u>for 39,700 square metres</u> of retail floorspace. From this it has been assumed that approximately 40% will be provided in Harlow, recognising the contribution this town makes to servicing the <u>retail</u> needs of the District.</p> <p>3.54 In light of the evidence, The Council's <u>planning policy</u> approach is to introduce a simplified Town and <u>District Centre</u> hierarchy which accords with the latest evidence. Any growth in town centre uses will be focussed on the <u>largest town centres</u> at Epping and Loughton High Road. and The Council will seek to promote growth in <u>other</u> centres across the District in order to maintain where it supports their vitality and viability over the Plan period. Additionally, [...]</p> <p>3.56 The Council will keep under review how to meet future <u>retail</u> floorspace requirements over the Plan period, including the needs for out of centre sites, taking account of nearby retail offer including in the Broxbourne <u>area retail trends</u>."</p>
AM28	Policy E 2 Page 66 – 67	Clarification	<p>Amend Parts H to I as follows:</p> <p>"H. Out of Centre development</p> <p>(i) All proposals for main town centre uses outside of defined Town and Small District Centres, including edge of centre <u>or</u> out of centre development, will be subject to sequential testing as required by national <u>planning policy guidance</u> and will only be permitted where:</p> <p>i) there is <u>a demonstrable</u> need for the development;</p> <p>ii) the proposal satisfies the sequential <u>test</u>approach to site selection;</p>

			<p>iii) the proposal would not put at risk or harm proposals to safeguard the vitality and viability of any nearby Town and District Centre; <u>and</u></p> <p>iv) The proposal would not cause material harm to the vitality and viability of any nearby town centre; and</p> <p>v) the development would be readily accessible, or will be made so, by a range of transport options, including public transport, cycle and foot.”</p> <p>“I. Relevant <u>planning</u> applications for main town centre uses outside of defined Town and Small District Centres will be required to undertake and provide an impact assessment in accordance with national planning policy <u>guidance</u>.”</p>
AM29	Supporting text to Policy E 3 Page 67 – 69	Clarification and general consistency	<p>Amend paragraphs 3.57, 3.58 and 3.60 as follows:</p> <p>“3.57 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 <u>due to its</u> largely flat <u>topography</u> land, rich soil, ample water supply, and good proximity to London through road, rail and canal links. The industry experienced post-war growth. It 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. <u>Nevertheless</u> 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 <u>based</u> 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 <u>through</u> a mix of permanent <u>and</u> temporary <u>accommodation</u> (caravan/mobile home), or building conversions., a number without permission.</p> <p>3.59 Glasshouse horticulture is an appropriate use in the Green Belt, but technological changes and competition pressures mean new glasshouses have to <u>are</u> be <u>often</u> 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 <u>remaindering</u> are <u>either</u> in long term decline or</p>

			<p>are already derelict. [...] 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 <u>a guaranteed volume of produce</u> throughout the year.</p> <p>3.60 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 <u>and</u> robotics, although the likely impact of this over the Plan period is unclear. Modern operations often include <u>the provision of</u> energy efficient plant to assist in <u>minimising</u> controlling costs as well as reducing greenhouse gas emissions.”</p> <p>Amend paragraph 3.61 as follows: “3.61 The glasshouse industry provides two areas of opportunity for future employment and economic growth. They are first <u>is</u> the employment of local workers in the existing sector and the second is in the growth of the industry and <u>creation of</u> new jobs that will be created. Following a period of difficult trading conditions The market opportunities for home grown products, together with <u>as a result of</u> 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 <u>has</u> good growth prospects, and food <u>production is</u> has been agreed as one of the sector priorities for the London Stansted Cambridge <u>(UK Innovation)</u> Corridor.”</p> <p>Amend Title and paragraph 3.63 as follows: “Accommodation for Nursery <u>Glasshouse</u> Workers” 3.63 Traditionally the glasshouse industry in the District depended on the labour of seasonal workers who could be accommodated <u>housed</u> on nursery sites within temporary caravans <u>accommodation</u> for the duration of the season without the need for planning permission [...]. Workers are now needed all-year round and as for any other sector of employment, are therefore expected to live in houses or flats in nearby towns, and villages and <u>rural communities</u> rather than at their place of work. The <u>glasshouses</u> nurseries in the District are not in remote or inaccessible locations.</p> <p>Amend paragraph 3.67 as follows:</p>
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			<p>“3.67. An objective of the this Local Plan is to support the diversification of the agricultural economy including the expansion of the glasshouse horticulture industry, subject to appropriate environmental considerations. The Council recognises the benefits to food security that the industry brings and seeks to be flexible <u>in accommodating</u> to the modern needs of the industry whilst addressing <u>any</u> environmental impacts of the associated development. The Council takes a criteria based approach to the location and form of glasshouse development, <u>including and</u> associated low carbon energy generation and packhouse facilities. This provides the industry with much needed flexibility in the face of increased competition from other locations and increased demands from supermarkets. A criteria based approach will enable proposals to be considered on their merits to ensure that proposals they are suitable and appropriate <u>whilst providing choice and flexibility to the market.</u> It addresses the matter that some undeveloped land that was designated for glasshouses in previous local plans no longer necessarily meets the needs of the modern grower.”</p> <p>Amend paragraph 3.68 as follows: “3.68 The matter <u>consideration</u> of water usage <u>in relation to this area of</u> water stress is important and growers are expected to take <u>adopt</u> water efficient measures in their operations. <u>This includes</u> using water harvesting wherever possible as well as and <u>sourcing</u> water supply from appropriate sources such as above ground reservoirs. This is now common practice in modern operations.”</p>
AM30	Policy E3 Page 69	Clarification and correction of grammar and presentation	<p>Amend Part A and (iv) as follows: “A. New or replacement glasshouses, any ancillary packhouse development <u>and</u> any ancillary low carbon energy generation facilities <u>and including</u> combined heat and power (CHP) facilities will be permitted subject to the following criteria: [...]”</p> <p>“(iv) vehicular access from the site to the road <u>highway</u> network is adequate and uses roads capable of accommodating the any <u>any</u> vehicle movements likely to be generated by the development without detriment to highway safety, the rural character of the roads, and residential amenity;”</p>

			<p>these higher value staying visitor markets 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 <u>include</u>:</p> <ul style="list-style-type: none"> • 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 <u>LVRP Lee Valley Regional Park</u>; • and those <u>escaping coming</u> from London for a rural break. <p>The Visitor Accommodation Needs Assessment notes <u>identifies</u> that these are all markets that are set to grow over the Plan period.</p> <p>3.73 The type of visitor accommodation that would be suitable in the District encompass a is wide ranging including, but not exclusively hotels and inns, camping and <u>caravanning sites</u>, activity holiday centres, holiday lodges, camping pod sites, wedding venues with accommodation and youth hostels.”</p> <p>Amend paragraphs 3.75 – 3.79 as follows:</p> <p>“3.75 In order to retain visitor accommodation and to seek to meet the identified market need for various forms of accommodation, the Council will require applicants seeking to discontinue a visitor accommodation use to provide robust evidence that there is no market interest in <u>its rental or acquisition</u> and <u>that investment</u> to allow continued profitable operation of the business <u>is not viable</u>. Differing <u>evidence</u> requirements will need to be met depending upon the size, nature and location of the site or property. In general, Evidence will be required <u>to demonstrate</u> that a <u>visitor</u> accommodation business has been effectively marketed through a reputable specialist agent, for a reasonable period of time (<u>at least a minimum of 12 months year</u>), and at a realistic price, compared to the prices that have been achieved for other similar <u>visitor</u> accommodation businesses.</p>
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			<p>3.76 The Council's Economic Development Team should also be engaged early in the process in order <u>as it can help</u> to maximise exposure of the business opportunity that the site affords, to as wide a potential business audience as possible. Any such planning application must include details of valuations undertaken prior to placing the site on the market and a statement detailing why the site has not been taken up.</p> <p>3.77 The need to continue to protect and enhance the quality of the District's environment <u>including its important and sensitive ecological habitats</u>, 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 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 LVRP Lee Valley Regional Park, the Royal Gunpowder Mills site, the historic towns, village centres and countryside.</p> <p>3.78 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, <u>including the Epping Forest SAC</u>, in terms of their tranquillity, appearance and <u>biodiversity</u> by physical erosion.</p> <p>3.79 Increased visitor traffic can <u>could</u> result in increased <u>traffic and congestion</u> on certain routes <u>which impact on both air quality and the operation of the highway network.</u> and Car Parking difficulties can affect the environment, as well as local peoples' and visitors' experiences of the area [...]."</p>
AM32	Policy E 4 Page 71	Clarification	<p>Amend Part A (iii) & Parts (vi) to (vii) as follows:</p> <p><u>(iii) support</u> the retention and improvement of existing visitor accommodation and venues unless there is proof that there is no market interest in <u>rental or acquisition</u> and <u>that investment to allow continued profitable operation of the business is not viable;</u></p> <p><u>(vi) support and encourage</u> the improvement of sustainable <u>and active</u> transport opportunities for visitors <u>in order to</u> and encourage the use of sustainable active transport modes to reduce <u>minimise increases in traffic</u></p>

			<p>and the affects it will have the impact of visitors on the highway network <u>and air quality</u>; and</p> <p>(vii) encourage local food and produce <u>related</u> and appropriate tourism development that supports rural business and farm diversification.”</p>
AM33	<p>Supporting text to Policy T1</p> <p>Page 71 - 74</p>	Clarification	<p>Amend paragraph 3.80 as follows: “3.80 [...] <u>The policies</u> It also sets out how land will be safeguarded for future transport schemes and seeks to protect petrol filling stations and car repairs/servicing sites <u>from redevelopment</u>, which <u>as these</u> are an important, but diminishing, local facility.</p> <p>Amend Title and paragraphs 3.81 – 3.84 as follows: “Sustainable Transport Corridors <u>Choices</u></p> <p>3.81 The District has a very varied character ranging from urban areas located on the edge of London through to rural areas. As a consequence, there is very <u>varied</u> access to public transport, walking and cycling opportunities even in some more urban areas.</p> <p>3.82 The District is bisected by the M11 and M25 motorways which are key parts of the strategic road network. Incidents on both of these roads <u>can</u> 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:</p> <ul style="list-style-type: none"> • potential road safety issues, when the <u>motorway</u> slip roads cannot clear resulting in stacking back onto the motorways <u>main carriageway</u>; [...] <p>3.83 The District’s economy is such that there are high levels of both in and out commuting which <u>puts</u> pressure on the District’s road network (at all levels of all classes) at peak periods, and also <u>impacts</u> on rail capacity (<u>on both the national rail and London Underground networks</u>). 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 <u>both</u> District residents and businesses but also has a downside. Because there are <u>large</u> price differentials between the cost of</p>

			<p>travel on rail services and <u>the</u> 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 <u>within parts of the District</u>, and places pressure for on-street parking on local roads.</p> <p>3.84 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 203336. Whilst some junctions could be improved, <u>there are others which most physically cannot be improved due to either physical or would have environmental consequences by doing so constraints</u>. 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 is designated as a Special Area of Conservation. Delays and queuing <u>therefore affects</u> economic productivity, increases air pollution and can sever local communities.</p> <p>Amend paragraph 3.86 – 3.89 as follows:</p> <p>“3.86 The District, as in many other places, has an ageing population where the car will, over time, become less feasible as a method of travel. Whilst Car ownership increased by 4.6% between 2001 and 2011. as <u>This would to some extent 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.</u> There were also some 15% of households that do <u>did</u> not have access to a car <u>vehicle</u>.”</p> <p>3.87 Epping Forest <u>The District</u> faces a number of <u>travel related</u> challenges including the following:</p> <ul style="list-style-type: none"> • that for some communities, public transport <u>and</u> walking and cycling are not realistic options. Rural Bus services are becoming 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 levels of traffic using roads through the Epping Forest SAC and associated junction capacity issues within and adjacent to the Forest have
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			<p>a negative impact on its <u>ecological</u> health as a result of, in part, air borne pollutants arising from vehicle emissions; [...]</p> <ul style="list-style-type: none"> the level of car ownership across the District is varied ranging from 66.7% of homes in the Loughton Town Council area having no zero or 4 <u>one</u> car through to 17.8% of homes in Theydon Garnon <u>Parish Council area</u> having no zero or 4 <u>one</u> car. <p>3.88 Recognising that there is a need to manage any future growth in car <u>vehicle</u> travel the Local <u>this</u> Plan has taken into account the need to maximise the potential to widen sustainable transport choices and encourage reductions in car <u>vehicle</u> use wherever possible by:</p> <ul style="list-style-type: none"> considering existing and future sustainable transport opportunities as part of the criteria when identifying sites for <u>allocation for residential housing and employment uses</u>; [...] <p>3.89 Taking such an approach has a wider benefit in that it can also provide access to new transport opportunities for existing residents, thus <u>This helps to reducing</u> increases in background traffic growth, makes a contribution to reducing car <u>vehicle</u>-related pollution levels and improves access to services for those who do not have a car <u>vehicle</u> or who are unable to drive.”</p> <p>Amend paragraphs 3.90 - 3.91 as follows:</p> <p>“3.90 The provision of sustainable transport choices and securing modal shift away from reliance on the car is a key component in mitigating the future impacts of air-borne pollutants on the health of the Epping Forest SAC. In addition, [...]</p> <p>3.91 The delivery of development around Harlow is a key part of the Council’s <u>Spatial Development Strategy</u> for the future delivery of new homes within the District, and to <u>It also supports</u> the opportunities that Harlow’s Enterprise Zone offers to create new jobs, as part of its partnership approach with Harlow, Uttlesford, and East <u>Hertfordshire</u> Councils. A key part of the infrastructure needs to support this Strategy is the provision of a new junction (J7a) on the M11 motorway, for which planning permission has recently been granted <u>which was completed in June 2022</u>. The approach to delivering sustainable transport choices <u>within the Harlow and Gilston Garden Town has helped</u> to support the business case needed to support its funding, by, amongst others, Highways England.”</p>
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			<p>Amend paragraph 3.92 as follows: “3.92 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 <u>the</u> District. These parking standards will be developed based on:</p> <ul style="list-style-type: none"> • an understanding of differing levels of car <u>vehicle</u> 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 <u>justification for the need to continue for</u> providing on-site garage provision <u>within new developments.</u>” <p>Amend paragraph 3.93 as follows: “3.93 Some of the issues raised through consultations <u>undertaken to support the development of this Plan</u> are not within the remit of the local plans <u>to address</u>. These include matters such as:</p> <ul style="list-style-type: none"> • <u>the differential pricing between rail and London Underground services;</u> • <u>the issues arising from the down time of barriers at rail crossings; and</u> • <u>the impact of existing <u>Heavy Goods Vehicles (HGVs)</u> on the local road network.</u>”
AM34	Policy T1 Page 74 - 75	Clarification	<p>Amend Parts D and E as follows: “D. C. <u>D. C.</u> Development proposals that <u>are likely to generate significant amounts of vehicle movements</u> must be supported by a Transport Statement or Transport Assessment and will normally be required to provide a Travel Plan. Development proposals which <u>are likely to generate a significant number of Heavy Goods Vehicle movements</u> 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 <u>is</u> caused to the living conditions of residents.</p>

			<p>E-D. Development will, where appropriate, ensure that transport infrastructure will be of a high quality, sustainable in design, construction and layout, and offer maximum flexibility in the choice of travel modes, including walking and cycling, and with <u>provide easy accessibility</u> for all potential users.”</p>
AM35	<p>Supporting text to Policy T 2</p> <p>Page 75 – 76</p>	<p>Correction of grammar and presentation</p>	<p>Amend paragraph 3.95 as follow:</p> <p>“3.95 The Council’s approach is to support <u>the provision of</u> 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, for which planning permission has now been granted.[...]</p> <p>Amend paragraph 3.97 as follows:</p> <p>“3.97 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 <u>which may emerge</u> identified over the course of the Local Plan period, which <u>These</u> are needed to support the delivery of future development, the success of the local and wider economy and on the wellbeing of residents <u>and so</u> should not be fettered. Consequently, there is a need <u>it is important</u> to ensure that land is protected from development which would hinder the successful delivery of such schemes.”</p> <p>Amend paragraph 3.99 as follows:</p> <p>“3.99 In order to protect <u>local filling stations and vehicle repair facilities</u> petrol filling forecourts from change of use, the Council will require robust evidence from applicants seeking to demonstrate that there is no longer a reasonable prospect of the site’s continued use as a petrol filling forecourt <u>including for the provision of electric vehicle charging opportunities</u>. In general, It should be marketed effectively for a minimum of 12 months at a <u>rate value</u> which is comparable to <u>the</u> local market value for its existing <u>authorised</u> use, as a forecourt and It must <u>also</u> be demonstrated</p>

			that continuous use of the site for such uses is no longer viable <u>taking into account the site's existing and potential long term market demand for the authorised use(s).</u> "
AM36	Policy T2 Page 76	Clarification	Amend Part B as follows: "B. Local filling stations and car <u>vehicle</u> repairs-facilities will be protected from redevelopment for alternative uses unless it can be demonstrated through evidence, that the current <u>authorised</u> use on site is no longer viable or necessary , and that the site has been effectively marketed at a rate-value <u>value</u> which is comparable to <u>the</u> local market value of its existing <u>authorised use(s).</u> "

CHAPTER 4 – Development Management Policies

AM No.	LPSV Policy/Page No.	Reason for Change	Proposed Additional Modification
AM37	Supporting text to Policy DM 1 Page 79	Clarification	<p>Amend paragraphs 4.2 – 4.4 as follows:</p> <p>“4.2 Policy SP76 sets the context <u>framework</u> for Policies DM1 – DM6 which reinforce the approach of this plan to provide a network of multifunctional green and blue infrastructure <u>assets</u> that: [...]”</p> <p>4.3 [...] These include a <u>the Epping Forest</u> Special Area of Conservation designated <u>primarily</u> for its habitat features and a <u>Lee Valley</u> Special Protection Area designated for its support of important bird species (both of which are <u>European internationally important-sites</u>), national Sites of Special Scientific Interest, Local Nature Reserves and Local Wildlife Sites. National and international legislation requires that these are protected to differing degrees. National <u>planning</u> 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 whilst the <u>Natural Environment and Rural Communities</u> NERC Act 2006 places a duty on the Council to have regard to the purpose of conserving biodiversity. [...]</p> <p>4.4 The types of designated ecological <u>assets sites</u> in the District are as follows (and their definitions are contained within Appendix 1): International: <ul style="list-style-type: none"> • <u>Special Areas of Conservation (SAC);</u> • <u>Special Protection Areas (SPA); and</u> • <u>Ramsar Sites.</u> National: <ul style="list-style-type: none"> • <u>Sites of Special Scientific Interest (SSSI); and</u> • <u>National Nature Reserves.</u> [...] </p> <p>Amend paragraph 4.9 as follows:</p>

			<p>“4.9 [...] It includes measures <u>in order to such as</u> protecting species, sites, hedgerows and <u>protected trees</u>, and the restoration and enhancement of the wide variety of habitats in the District. [...]</p> <p>Amend paragraphs 4.11 - 4.14 as follows:</p> <p>“4.11 In order to understand the impact of development proposals on protected species and habitats, and potentially valuable habitat for protected species it may be necessary to <u>require provide</u> detailed ecological survey information and an impact assessment. <u>This is in order to enable the Council to judge the proposal and how effective measures are to avoid</u>, mitigate or compensate any harm <u>identified might be</u>. This will depend on the level of existing data available. [...]</p> <p>4.12 In respect of <u>For sites with</u> hedgerows an assessment against the criteria of the Hedgerow Regulations 1997 will be required, and w<u>Where hedgerows are</u> deemed to be ‘Important’ under the Hedgerow Regulations, development proposals must demonstrate how adverse impacts will be avoided, and where mitigation is required, this must be <u>provided on site</u>.</p> <p><u>4.13 To support the Council’s biodiversity objectives, as well as the implementation of relevant adopted strategies, the Council also advocates</u> the use of biodiversity accounting in the assessment of development proposals. is advocated by the Council. A valuable Government B<u>biodiversity</u> metric is used in the Biodiversity Impact Assessment Calculator (BIAC). This Government biodiversity metric quantifiably demonstrates whether a net gain in ecological units has been achieved in regard to a proposed development and how compensatory measures on and off site can ensure a net gain. It can be applied to all habitats and can therefore assist in meeting the requirements to achieve net gains in biodiversity.[...] <u>habitats and species in the District.</u>”</p> <p>4.14 The Council will take a precautionary approach w<u>Where</u> insufficient information is provided regarding the ecological status of the site, <u>or avoidance</u>, management and mitigation measures <u>the Council will take a precautionary approach</u>. Mitigation and compensation <u>Any measures</u> must conform to the requirements of relevant legislation and Government Standing Advice.”</p>
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AM38	Policy DM1 Page 80	Clarification	<p>Amend Part E and F as follows:</p> <p>“E. The details of any necessary enhancing, mitigating or compensatory enhancement, mitigation or compensation measures should accompany the planning application as appropriate. [...]”</p> <p>F. The loss, deterioration or fragmentation of irreplaceable habitats, such as v<u>V</u>eteran Trees and a<u>A</u>ncient w<u>W</u>oodland, will not be permitted by the Council, unless the need for, and benefits of, the development in that location can be demonstrated to clearly outweigh the loss.”</p>
AM39	Supporting text to DM 3 Page 83	Clarification	<p>Amend paragraphs 4.27 – 4.29 as follows:</p> <p>“4.27 The predominant land use, by area, of the District by area is agriculture, and the countryside provides the setting of its rural communities hamlets, villages and towns in addition to providing part of the setting for London. The mosaic patchwork of countryside, aAncient wWoodland, hedgerows and trees (including many vVeteran 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. [...]”</p> <p>4.27 The predominant land use, by area, of the District by area is agriculture, and the countryside provides the setting of its rural communities hamlets, villages and towns in addition to providing part of the setting for London. The mosaic patchwork of countryside, aAncient wWoodland, hedgerows and trees (including many vVeteran 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. [...]</p> <p>4.28 [...] The District contains some geological features of interest and particular factors shaping the current landscape include the relatively low rainfall, London eClay geological formations, together with as well as the effects of past glaciation, on the topography, These have created creating the gently sloping landform of the District, together with its wooded ridges, crowned by the forests of Epping and Hainault.</p> <p>4.29 The gently undulating landscapes of South West Essex are make a significant contribution to landscape character in the District. The topography of the District gives rise to some long distance views, both to of countryside and to London. 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 <u>and hedgerows</u>, as influenced by farming practice [...]</p>

			<p>Amend paragraph 4.31 as follows:</p> <p>“4.31 [...] Individual Developments should be designed in a manner that minimises their impact on the landscape through careful design, materials and landscaping and pay attention to long distance views. 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. [...]”</p>
AM40	Supporting text to Policy DM 4 Page 84	Factual update and clarification	<p>Amend paragraphs 4.32 – 4.33 as follows:</p> <p>“4.32 Over 90⁹²% of the District is designated as Metropolitan Green Belt. Green Belt policy relates to the function and purposes of the Green Belt and not the intrinsic value of the land to which it relates such as its relative value for agriculture or biodiversity. Policy SP56 Green Belt and District Open Land <u>Local Greenspace</u> provides the strategic approach regarding the Green Belt within the District. The impact of development on the purposes of the Green Belt can be significant and therefore must be carefully <u>assessed and controlled</u>.</p> <p>4.33 National <u>planning</u> policy on Green Belt is clear as to the purposes of <u>the</u> Green Belt against which applications for development <u>proposed in it</u> are weighed <u>assessed</u>. The weighing <u>assessment</u> exercise is undertaken to establish the suitability of the proposals in respect of any harm that may occur to the purposes of the Green Belt. Policy DM4 identities <u>sets out</u> that whilst a great deal of development in the Green Belt is not <u>is</u> considered <u>to be inappropriate</u> there are certain circumstances under which some development is permissible.”</p> <p>Merge Paragraphs 4.34 & 4.35 and amend as follows:</p> <p>“4.34 Within the context of national planning policy tThe Council does not consider that it would be in compliance with national <u>planning</u> policy to define specific ‘rules’ for development in the Green Belt beyond those contained in Policy DM4. [...] Limited infilling should be appropriate to the scale of the locality and <u>should not</u> have an adverse impact on the character of the countryside or the local environment. 4.35 Similarly it is</p>

			not intended to specify <u>define</u> very special circumstances as this will need to be clearly demonstrated by the applicant based on site specific considerations. [...]"
AM41	Supporting text to Policy DM 5 Page 85 - 86	Clarification	<p>Amend paragraph 4.36 as follows: “4.36 <u>The implementation of a strategy for the natural environment and green infrastructure is a key plank component of the overall spatial development strategy of this Local Plan. [...]</u></p> <p>Amend paragraphs 4.37– 4.43 as follows: “4.37 [...] The detailed requirements relating to that policy are contained in Policy DM5 and <u>the Council’s adopted Green Infrastructure Strategy supporting text</u> which provides further guidance with respect to specific development proposals. 4.38 The Council sees <u>considers that its</u> green and blue infrastructure <u>assets</u> form as a critical part of the future of the District. [...] 4.39 [...] The landscaping of development is expected to be <u>form</u> a key element of mitigation against the effects of climate change and the management of flood risk. 4.40 The development pattern for a significant amount of new development during <u>over</u> 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 <u>on ensuring</u> that existing green and blue infrastructure assets are respected and used to best effect in new development. In addition, The connection between existing and new development and accessible spaces and habitats should not be broken. and New spaces and links <u>should be</u> created within developments to perform effective functions for recreation and other purposes. It should be clear that the design of development has carefully incorporated <u>considered and responded to</u> the context of green and blue infrastructure <u>assets</u> and provides access to the countryside, water features and urban green spaces as appropriate. 4.41 Most development in the District should be capable of providing for some landscape features suitable to the site. and It is <u>also</u> critical that native species are used in planting schemes as well as ensuring, where applicable, that biosecurity measures for non-native invasive species are included in schemes.</p>

			<p>4.42 Trees are of particular importance in the District and are a key element of <u>the Council's Green Infrastructure Strategy</u>. The Council <u>has a particular seeks to focus on</u> increasing the tree cover in the District, and aims where possible to allow for space for the next generation of large trees [...].</p> <p>4.43 The Council's Local List of Validation Requirements sets out 'thresholds' and types of planning application where information including that should be submitted. This includes Preliminary Ecological Assessments, Hedgerow Surveys, Arboricultural Implication Assessments and Method Statements <u>should be submitted.</u>"</p>
AM42	Policy DM 5 Page 86 - 87	Clarification	<p>Amend Part B (i) and (iii) as follows:</p> <p>"(i) the retention and protection of trees (including Veteran trees), landscape features or habitats will be successfully implemented <u>secured</u> in accordance with relevant guidance and best practice;"</p> <p>"(ii) as a whole the proposals for green and blue infrastructure <u>assets</u> are appropriate and adequate, taking into account the nature and scale of the development, its setting, context and intended use."</p> <p>Amend Part C as follows:</p> <p>"C. In the Garden Town Communities, a <u>framework plan</u> all concept plan of proposed green and blue infrastructure <u>assets and networks</u> that incorporates existing features on the site and its links to the wider landscape and townscape will be required for submission with the any planning application. Further requirements may be outlined within Strategic Masterplans in accordance with Policies SP<u>23</u> and DM9."</p>
AM43	Supporting text to Policy DM 6 Page 87 - 88	Clarification	<p>Amend paragraph 4.44 – 4.51 as follows:</p> <p>"4.44 [...] Provision needs to be suitable for all, and especially <u>including</u>:</p> <ul style="list-style-type: none"> ● older users <u>people</u>; ● those with limited mobility; ● those on low incomes; and ● children. In particular

			<p>4.45 [...] New development in the District should provide the amount and type of open space appropriate to its size or contribute to improvements of existing spaces as appropriate to the circumstances. Where development may, in exceptional circumstances, involve the use of open space for buildings this must be carefully controlled."</p> <p>4.46 [...] These spaces can be opportunities for sports and recreation <u>and to play, relax walk close to home, and</u> meet for social gatherings <u>close to home</u>. And It can also can present opportunities to view local wildlife [...].</p> <p>4.47 Providing new publicly accessible open space in new development is a critical part of maintaining <u>creating</u> healthy places to live and providing <u>ensure</u> the contrast between built areas and outdoor spaces that meet <u>support</u> our social, <u>physical</u> and psychological <u>mental wellbeing</u> needs. The Council will take into account the individual characteristics of sites when assessing what level of open space provision is appropriate.</p> <p>4.48 Local evidence in the form of Epping Forest District Council Open Space Strategy 2017, explains <u>assesses</u> the quantity and type of open spaces in the District, access to them and their quality. The types of spaces identified<u>included</u> in the study <u>Open Space Strategy</u> are: [...]</p> <p>4.49The study <u>Open Space Strategy</u> indicates a variation in the provision of different forms <u>types</u> of open space across the District as measured against national standards. In some cases a deficit in the amount of one type of open space might offset surplus in another for some users. For example, whilst there is an <u>overall</u> deficit in the amount of land given over to <u>Public Parks and Gardens</u> there is a large surplus <u>significant level</u> of Natural and Semi Natural <u>Greenspace</u> due to <u>as a result of</u> the presence of the Epping Forest and <u>LVRP Lee Valley Regional Park</u>. However, the Council recognises that the different forms <u>types</u> of open space are likely <u>to be required to</u> meet the needs of differing sections of the community and locally accessible space, close to home, is important. [...]</p> <p>4.50 The way in which an open space is <u>designed and</u> managed has a significant impact on how much it is used, and its value for recreation, health and biodiversity. <u>The creation and management of multifunctional open space will be encouraged in line with the Council's adopted Green Infrastructure Strategy. Many of our existing open spaces are managed by Parish and Town Councils and the District Council seeks to provide</u></p>
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			<p>guidance in this respect based on the evidence contained in the Epping Forest District Council Open Space Strategy.</p> <p>4.51 The Council seeks to protect and improve the <u>quality and</u> quantity of certain open spaces in line with the evidence base regarding needs. However, in exceptional circumstances development of part of an <u>publicly accessible</u> open space <u>or a reduced level of publicly accessible open space provision</u> may be considered appropriate. In such circumstances this <u>would need to be supported by</u> set alongside improvements in quality to the <u>any remaining space, or to existing open space in the locality if there is sufficient capacity to accommodate additional users.</u> and <u>This</u> should be clearly set out in any justification for <u>the</u> proposals.”</p> <p>Amend paragraph 4.53 as follows:</p> <p>“4.53 The Infrastructure Delivery Plans <u>Schedules</u> contains the priorities and measures intended to improve upon the quantity, quality and access to the range of open spaces in the <u>District plan</u>. The Council will use the national standards for different types of spaces as a <u>starting point for negotiation</u> <u>determining the level and type of open space to be provided as part of a</u> en development proposal. These act as a guide to development requirements, and the expenditure of any financial contributions aimed at quality improvements to open space.”</p> <p>Delete paragraph 4.54:</p> <p>“4.56 The standards for quality of spaces are included in the Infrastructure Delivery Plans.”</p>
AM44	Policy DM 6 Page 88	Clarification	<p>Amend Part B as follows:</p> <p>“B. Development on open spaces will only be permitted if it does not result in a net loss of usable <u>publicly accessible</u> open space or reasonable <u>publicly accessible</u> access to alternative <u>publicly accessible</u> open space within a settlement. Existing open space should not be built upon unless:</p> <p>(i) an assessment has been undertaken showing the land to be surplus to requirements; or</p>

			<p>(ii) development would not have a detrimental impact upon the <u>on public</u> accessibility to open space; or [...]"</p> <p>Amend Part C as follows: “C. In circumstances where partial loss of <u>an open</u> the-space is considered justified, the predominantly open nature of the remainder of the site should be maintained and enhanced together with the <u>in terms of its</u> visual amenity and its function as appropriate for active play and recreation.”</p>
AM45	Supporting text to Policy DM 7 Page 88 - 90	Clarification	<p>Amend paragraph 4.55 as follows: “4.55 The historic environment is a critical part of the District’s character and the policies in this section set out the Council’s approach to its <u>preservation</u>, conservation and enhancement.”</p> <p>Amend paragraph 4.57 as follows: “4.57 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 <u>is well recognised</u>. The Council seeks to positively conserve and enhance this through the Local Plan by having clear respect for the District’s heritage assets.</p> <p>Amend paragraphs 4.59 – 4.68 as follows: 4.59 [...]Archaeological remains (although, depending upon their significance, the latter should be treated as though they are designated <u>heritage assets</u> under national planning policy). [...].” 4.60 [...] The <u>Heritage</u> Statement should: <ul style="list-style-type: none"> • include a description of the significance of any heritage assets affected, including the contribution made by its setting; • provide an evaluation of the impact the development may have on this <u>any assets of significance</u>; and • demonstrate how the significance of the <u>any</u> heritage assets have informed the design of the proposed development. </p>

			<p>4.61 [...] and Full detailed recording of the building <u>heritage asset</u> including plans and photographs may be required depending upon the <u>significance of the asset</u> its merit. Where there is any harm or loss to significance the applicant will be required to record and disseminate <u>submit</u> detailed information about the asset gained from desk based and on site investigations and provide this to the Council, the Essex Historic Environment Record and Historic England.</p> <p>4.62 Applications for proposals in respect of heritage assets will be expected to demonstrate that they have paid good attention <u>positively responded</u> 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. In addition the Council will encourage proposals which seek the conservation, regeneration, maintenance, repair or enhancement, of Listed Buildings, 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 the significance <u>of the asset</u> is necessary to achieve substantial public benefits.</p> <p>4.63 [...] where in situ preservation proves impossible, that a full investigation <u>should be undertaken</u> <u>and the recording and an appropriate level of publication documentation of the findings submitted</u> by a competent archaeological organisation <u>to the Council, the Essex Historic Environment Record and Historic England</u> has been undertaken prior to the commencement of development.</p> <p>4.64 [...] In such cases, 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 <u>in order to achieve this.</u>"</p>
AM46	Supporting text to Policy DM 8 Page 90 - 91	Clarification	<p>Amend paragraphs 4.65 – 4.67 as follows:</p> <p>"4.65 [...] However, the Council's 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 <u>which are also</u> 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.</p>

			<p>4.66 A positive approach to the protection <u>conservation</u> and enhancement of heritage assets requires that they are maintained to a high standard [...].</p> <p>4.67 The Council seeks to support owners to secure the future of the heritage assets currently at risk, and or which have the potential to become at risk in the future, in a way that respects <u>and enhances</u> the significance of the heritage asset and enhances that significance.”</p>
AM47	Policy DM 8 Page 91	Clarification	<p>Amend Part A as follows: “A. The Council will expect property owners/partners to work proactively with the authority to bring ing-forward proposals for the conservation <u>preservation</u> 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.”</p>
AM48	Supporting text to Policy DM 9 Page 91 - 92	Clarification	<p>Amend paragraphs 4.69 – 4.75 as follows: “4.69 National <u>planning policy</u> expects local plans to include design policies that <u>which</u> set out 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.</p> <p>4.70 High quality design <u>The design of schemes should be of a high quality to ensure that should ensure that</u> new development is <u>responsive to local character</u>, visually attractive, responsive to local character, helps to promote healthy communities and creates buildings <u>and places</u> 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 <u>considerations</u> into a development.</p> <p>4.71 The Council is keen to ensure that the next generation of development in the District is of a quality deserving of <u>positively responds to</u> its location and meets the needs of occupiers and users in an effective and sustainable manner. The environmental</p>

			<p>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 <u>and natural</u> assets of the District is particularly important and the Council seeks to pay particular attention to them.</p> <p>4.72 The Council seeks <u>expects</u> development that to integrate follows the principles of sustainable <u>design and</u> construction and encourages developers to deliver schemes that meet the performance set by appropriate standards e.g. Passive House latest <u>Passivhaus, Home Quality Mark and BREEAM UK New Construction standards 2014.</u> Development should give rise to <u>have</u> minimal environmental impact with respect to its energy use, water use, waste and transport as well as <u>and providing</u> for green infrastructure and healthy environments for users.</p> <p>4.73 The quality of amenity for the occupiers of buildings and users of open spaces is increasingly the subject of concern, particularly in <u>higher density developments</u> settlements where densities are higher. In order to assess development proposals, the Council will have regard to the BRE guidelines produced in 2011 (BRE209) <u>or subsequent revisions</u> 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 <u>which have</u> where the proposed development <u>has</u> the potential to negatively impact <u>on</u> existing levels of daylight or sunlight on <u>to</u> adjoining properties or within the development site itself.</p> <p>4.74 New developments should be designed to protect the privacy of both new and existing occupiers. Separation distances, the provision of screening between elevations as well as the angle of orientation will be assessed as part of any planning application.</p> <p>Strategic Development</p> <p>4.75 Development proposals will be required to accord with the place shaping principles set out within Policy SP23, and It will be necessary <u>for proposals</u> to demonstrate compliance with these principles through the production of Strategic Masterplans, Design Codes and Concept Frameworks where indicated. Chapters 2 and 5 provide further details."</p>
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<p>AM49</p>	<p>Policy DM 9 Page 92 - 93</p>	<p>Clarification</p>	<p>Amend Part B as follows: “B. [...] All relevant applications will be required to <u>be in general conformity</u> with the agreed Strategic Masterplans and Design Codes.”</p> <p>Amend Part D (ii) – (iv) as follows: “(ii) the form, scale and massing prevailing around the site; (iii) the framework <u>network</u> of routes and spaces connecting locally and more widely; (iv) the rhythm of any neighbouring or local regular plot and building widths and, where appropriate, following existing building lines;”</p> <p>Amend Part F (i) – (iii) as follows: “(i) <u>the topography of the site and its surroundings</u> levels, slopes and fall in the ground; (ii) trees on and close to the site; (iii) natural <u>or historic</u> boundary features;”</p> <p>Amend Part H (ii) – (iv) as follows: (ii)(iii) avoid overlooking and loss of privacy detrimental to the living conditions of neighbouring residents <u>occupiers</u> and the residents <u>occupiers</u> of the proposed development; (iii)(iv) not result in an over-bearing or overly enclosed form of development which materially impacts on either the outlook of occupiers of neighbouring properties or the residents <u>occupiers</u> of the proposed development; and (iv)(v) address issues of vibration, noise, fumes, odour, light pollution, air quality and microclimatic conditions likely to arise from any use or activities as a result of the development or from neighbouring uses or activities.”</p> <p>Amend Part I as follows: “1. 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.”</p>
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AM51	Policy DM 10 Page 94	Clarification	Amend Part C as follows: “C. Where appropriate development proposals should seek to include enhanced provision of green infrastructure, including the quantity and quality of landscaped areas, trees provision and the provision of additional open space as required by Policy DM5 and DM6.”
AM52	Supporting text to Policy DM 11 Page 95	Clarification	Amend paragraphs 4.79 – 4.81 as follows: “4.79 National <u>planning</u> policy requires that attention is paid to minimising waste as part of sustainable development and policies should make provision for the infrastructure needed to support waste management <u>including recycling</u> . 4.80 The Council is committed to reducing waste and the Local Plan will seek to encourage <u>requires</u> the reuse, recycling and composting of waste material as a priority over disposal <u>to landfill</u> . 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 <u>waste</u> facilities to be integrated into design so that they operate effectively and do not look out of place. 4.81 The management of waste in flatted properties poses particular challenges which need to be factored <u>incorporated</u> into the design of a building at a very early stage from the outset . Where flatted development includes basement, <u>undercroft or other similar</u> parking provision, the Council expects the options for basement servicing of waste management and collection to have been investigated This <u>should</u> avoid compromising the quality and provision of amenity space, forecourts or active ground floor frontages.”
AM53	Policy DM 11 Page 95	Clarification	Additional point under Part A (iv) as follows: <u>“(iv) for mixed use development, suitably separate household and commercial waste.”</u> Amend Part B (i) and (ii) as follows: “(i) adequate temporary storage space within each flat, allowing for separate storage of recyclable materials; and

			(ii) adequate communal storage for waste, including separate storage for recyclables and <u>organic material for composting pending its collection.</u> ”
AM54	Supporting text to Policy DM 12 Page 95 - 96	Clarification	<p>Amend paragraphs 4.82 – 4.86 as follows:</p> <p>“4.82 [...] Like many other authorities in areas experiencing <u>with</u> high property values, Epping Forest District has experienced an increase in the number of <u>planning</u> applications for basement development in recent years.</p> <p>4.83 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 the <u>host building</u>, adjoining properties, increase flood risk or damage the character of the area, <u>historic</u> or natural environments in line with national planning policy. [...]</p> <p>4.84 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 garden <u>space</u> and vegetation and to minimise the impact 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 <u>to avoid adverse impacts</u>. Criterion B(i) <u>of this Policy</u> below states that basements should not comprise more than one storey. The Council considers a single storey for a basement to be approximately three to four metres in height.</p> <p>4.85 [...]. Where appropriate, applicants will need to submit specific information as part of the <u>any</u> planning application to demonstrate that these impacts can be addressed [...]</p> <p>4.86 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 <u>may be permitted where they are allowed they need to be sensitively</u> 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.”</p>
AM55	Policy DM 12 Page 96	Clarification	<p>Amend Part A and (iv) as follows:</p> <p>“A. Subterranean developments, Basements or extensions to existing basements will only be permitted where it can be demonstrated that the proposal:[...]</p>

			<p>(iv) will not adversely impact the amenity of adjoining properties by reason of noise, <u>light pollution or increased levels of internal or external activity</u>; and [...]"</p> <p>Amend Part C - F as follows:</p> <p>"C. And during the construction phase Applications should demonstrate through the submission of a Construction Management Statement that the construction:</p> <ul style="list-style-type: none"> (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; and (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 DM21)" <p>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.</p> <p>E. In determining <u>planning applications for lightwells</u>, the Council will <u>permit development proposals which protect</u>: [...]</p> <p>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 <u>in accordance with the Council's Local List of Validation Requirements.</u>"</p>
AM56	Supporting text to Policy DM 13 Page 97	Correction of grammar and presentation	<p>Amend Paragraphs 4.88 – 4.91 as follows:</p> <p>"4.88 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", as set out in the Control of Advertisement Regulations, which means that the permission of the Council as local planning authority is not required. which means permission is not needed; this will "Deemed consent" depends on the size, position location, siting and illumination of the advertisement. Other advertisements will always need consent. For more information refer to the Control of Advertisements Regulations.</p>

			<p>4.89 When deciding determining applications for aAdvertisements Consent the Council can only have regard to considerations of matters relating to amenity and public safety, as well as the Control of Advertisements Regulations. Policy DM 13 This Policy sets out the criteria by against which amenity and public safety considerations will be assessed in the Epping Forest District in relation to advertisements. The design, colour, materials and positioning of all advertisements and signs and how they are illuminated (where relevant) should respect the character and style of the existing host building or structure and be appropriate within the street scene.</p> <p>4.90 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 will seeks to carefully control advertisements affecting heritage assets including Cconservation Aareas, individual historic buildings and buildings that are locally listed. Externally illuminated fascia signs are more likely to be acceptable whilst linternally illuminated box fascia signs will normally be resisted. Externally illuminated fascia signs will normally be preferred.</p> <p>4.91 Estate agents' boards have deemed consent rights for their display subject to conditions including the number of boards and length of time that they are displayed. 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, which detract from the appearance of building façades and can causing an untidy and cluttered street scene. The Council may use its powers to secure the removal of estate agents boards where necessary and proportionate to do so. In such situations the Council will seek the removal of deemed consent rights from the Secretary of State for this type of advertng.”</p>
AM57	Policy DM 13 Page 98	Clarification	<p>Amend Part A (ii) as follows: “(ii) the proposals would not result in a cluttered street scene, excessive signage, or <u>result in a proliferation of signs advertising a single site or enterprise;</u>”</p>
AM58	Supporting text to Policy DM 14	Clarification	<p>Amend paragraphs 4.92 – 4.95 as follows:</p>

	Page 97 - 98		<p>“4.92 [...] Attractive shopfronts make a positive contribution to local distinctiveness and <u>can enhance the vitality of the shopping retail frontage as well as the wider town centre area.</u></p> <p>4.93 The Council considers that the distinctive character of shopping areas <u>town and district centres in particular</u> 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 an <u>attractive and cohesive streetscape</u> and attractiveness of the shopping parade. [...]”</p> <p>4.97 [...] Projecting shutter boxes have a negative impact on shopfronts, whilst solid shutters generally create a bleak, unattractive and hostile environment in the evenings. Their significant detrimental impact in this regard also inhibits passive surveillance and encourages graffiti. [...]”</p> <p>4.95 [...] Where such facilities fall within the Public Highway a licence will need to be obtained from the local highway authority.”</p>
AM59	Policy DM 14 Page 98	Clarification	<p>Amend Part A (i) as follows: “(i) The Council will seek the retention of traditional shopfronts <u>which contribute</u> ing to the visual, architectural or historic quality of the local townscape;”</p> <p>Amend Part B as follows: “B. Proposals for on-street/or forecourt dining <u>facilities</u> 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 and not create a permanent enclosure.”</p>
AM60	Supporting text to Policy DM 15	Clarification	<p>Amend paragraphs 4.96 – 4.98 as follows: “4.96 [...] Many of the measures address the use of natural resources and mitigate against, <u>or help to adapt to,</u> the impacts of climate change as well as assisting places to adapt to the changing climate.</p>

	Page 98 - 100		<p>4.97 [...] Key factors in reducing the risk of flooding damage include identifying flood risk from all sources, including Critical Drainage Areas which are particularly susceptible to surface water flooding. Delivering<u>Implementing</u> flood mitigation schemes and improving drainage infrastructure then <u>can help to alleviate</u> the risk. The location and design of buildings and their settings are key factors in reducing the risk of flood damage <u>to properties and keeping people safe.</u></p> <p>4.98 Locations within <u>Parts of</u> the District have experienced flooding that has caused damage to property. Avoiding development in areas at risk of all types of flooding is the most effective way to minimise <u>of mitigating against</u> flood risk over the Plan period, coupled with <u>The</u> careful provision of flood mitigation measures <u>can help to minimise flood risk</u> where water run-off from buildings and the land can be managed.</p> <p>Amend paragraphs 4.101 – 4.104 as follows: “4.101 [...] 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. <u>This approach</u> 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. 4.102 Some uses are more vulnerable to flood risk than others, e.g. <u>For example,</u> caravans and basement dwellings are <u>classified as</u> ‘highly vulnerable’ whilst marinas are <u>classified as being</u> ‘water compatible’. National planning policy <u>and</u> guidance explains these distinctions and suitable approaches <u>to considering proposals within different classifications.</u></p> <p>4.104 For areas of river flooding the SFRA 2015 notes <u>establishes</u> that these are principally in flood risk zones 2 and 3. <u>Flooding</u> but <u>can also occur</u> contain <u>in areas defined as</u> of flood risk <u>zone</u> 1 where there are Critical Drainage Areas (as notified by the Environment Agency).”</p> <p>Amend paragraphs 4.106 – 4.111 as follows:</p>
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			<p>“4.106 [...] The Council currently has in place one a Surface Water Management Plan (SWMP) for Loughton, Buckhurst Hill and Theydon Bois. Further SWMPs may be produced for other areas <u>in the future</u> [...].</p> <p>4.107 Because flood risk can arise from development in a different location to the <u>proposed</u> development itself, both existing and new development need to be considered in terms of associated flood risks. This means opportunities should be taken <u>to introduce</u> via measures in new development where it is possible to assist communities that are currently at risk of flooding.</p> <p>4.108 In addition, there can be opportunities to reduce flood risk overall and reduce the causes and impacts of flooding, for instance through, <u>for example</u>: the layout and form of development;”</p> <p>Amend paragraph 4.109 as follows: “4.109 <u>This</u> Policy DM15 follows the sequential approach and <u>set out in current</u> national <u>planning</u> policy. –it applies to all operations that are defined as development in Section 55 of the Town and Country Planning Act 1990. hence <u>This</u> includes engineering operations such as ground works, conversions of buildings and extensions to existing buildings. The Policy will be applied across the District, taking into account all sources of flooding.”</p> <p>Amend paragraphs 4.111– 4.112 as follows: “4.111 The valuable information on Critical Drainage Areas and the EFDC <u>Epping Forest District</u> Flood Risk Assessment Zones will be used to support decision making on <u>planning proposals</u> applications. The Council seeks to improve drainage, hence and therefore reduce flood risk, within the Critical Drainage Areas and the FRAZs and ensure that site specific flood risks are properly assessed. [...]</p> <p>4.112 The Council will use its standard conditions on approvals for development to secure the relevant information required for assessments – these vary in accordance to with the size of development <u>proposed</u> for proposals in these areas.”</p>
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AM61	Policy DM 15 Page 101	Clarification	<p>Amend Part F and G as follows:</p> <p>“F. With the exception of water compatible uses and essential infrastructure, <u>subject to or unless passing the Exception Test has been passed</u>, 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.</p> <p>G. Proposals for developments within identified Critical Drainage Areas could, based on the outcome of the site specific flood risk assessment, be subject to securing <u>a section 106 contribution or CIL funding for the delivery of appropriate flood alleviation schemes either on site or by way of a financial contribution.</u>”</p>
AM62	Supporting text to DM 16 Page 101 - 102	Factual update	<p>Amend paragraph 4.114 as follows:</p> <p>“4.114 The Strategic Flood Risk Assessment Level 1 Update 2015 (SFRA <u>2015</u>) identifies 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).”</p> <p>Amend paragraph 4.116 as follows:</p> <p>“4.116 [...] They can also be of added benefit by enhancing biodiversity and amenity through design treatments and incorporate trees and other vegetation that also assist in <u>mitigating on against</u> flooding. The Council seeks to manage <u>will expect development proposals to manage</u> surface water run off as close to the source as possible and will apply a hierarchy of drainage solutions as outlined in Policy DM 16, <u>with priorityising being given to</u> 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.”</p> <p>Amend paragraph 4.118 as follows:</p> <p>“4.118 Applicants will be expected to demonstrate that the <u>proposed</u> SuDS will function effectively over the <u>lifespan</u> of the development, by ensuring adequate arrangements for their <u>its</u> management and maintenance [...].”</p>
	Policy DM 16	Clarification	<p>Amend Part E as follows:</p>

	Page 102		“E. The Council will give consideration to adopting SuDS. <u>Financial contributions in the form of commuted sums or CIL</u> will be sought for maintenance if adopted by the Council.”
AM63	Supporting text to Policy DM 17 Page 103	Clarification	<p>Amend paragraph 4.119 as follows: “4.119 National <u>planning policy notes sets out</u> that opportunities offered by new development should be used to reduce the causes and impacts of flooding. Historical <u>Some developments have, in the past,</u> included changes to natural watercourses that do not necessarily assist in modern flood management or support building in resilience to climate change. In addition, a <u>New</u> development must not reduce the quality of an adjacent watercourse, and should provide enhancements wherever there is an opportunity <u>to do so.</u>”</p> <p>Amend paragraphs 4.121 – 4.122 as follows: “4.121 The most effective way to reduce flood risk is to enable the a watercourses to operate naturally, h <u>However</u> in urban areas these have <u>often</u> been redirected, and culverted over the years whilst areas of land that may have been used for water storage during <u>times of</u> flood have been developed. Such changes can now contribute to the risk of flooding. [...] All development proposals should therefore <u>take into</u> account for these matters <u>opportunities</u> in <u>their</u> design wherever possible.</p> <p>“4.122 The canal system in the District is navigable and used for leisure purposes. There is no <u>intention</u> to interfere with the navigability of the canal system implied in <u>implementing this Policy.</u>”</p> <p>Amend paragraph 4.124 as follows: “4.124 The Council will seek <u>financial</u> contributions <u>towards the</u> protection and enhancement of watercourses and flood defences through s106/ CIL where appropriate in addition to <u>undertaking</u> work required on site.”</p>
AM64	Supporting text to Policy DM 18 Page 104 - 105	Clarification and correction or grammar and presentation	<p>Amend paragraphs 4.125 – 4.130 as follows: “4.125 There is a clear need to ensure that surface water and foul water drainage and treatment <u>is undertaken</u> occur effectively for the <u>in the interests of protecting</u> on of human health and the wider environment. In order for development to <u>function effectively</u> be <u>acceptable within this context</u> it should not cause any pollution to water bodies or</p>

			<p>controlled waters including ground water. The pressure <u>that new development can place on of-existing water supplies is also of concern_ to residents in some parts of the District.</u> The bulk of a policy response to these matters is bounded by national policy and the <u>respective responsibilities of water suppliers and regulators.”</u></p> <p>4.126 National <u>planning</u> policy sets out that <u>Llocal Aauthorities</u> should adopt proactive strategies in regard to <u>ensure</u> climate change resilience and take full account of water supply and demand considerations. They should <u>This includes</u> Local Plan policies to <u>secure the delivery</u> the provision of infrastructure including for waste management, water supply and wastewater.4.127 The EU Water Framework Directive <u>UK legislation has</u> established a framework for the protection and improvement of rivers and lakes, estuaries, coastal waters and groundwater. As <u>This sets out that</u> development must not result in the deterioration of the <u>status of the water quality status</u> of a water body and must not prevent the future attainment of ‘Good Ecological Status’, or ‘Good Ecological Potential’ if the watercourse is artificial or heavily modified.4.128 In addition t<u>The</u> chemical quality of the waterecourse <u>body</u> is an important <u>factor</u> as it has the potential to affect the <u>its</u> 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 <u>Environment Agency’s</u> Thames River Basin Management Plan is <u>designed to implement the Directive.</u> It seeks <u>to ensure by 2027 at the latest</u> that all relevant water bodies in the area should be of ‘good ecological status’ <u>by 2027 at the latest.</u></p> <p>4.129 During the Plan period the Council seeks to <u>will</u> take any measures that are within its powers to improve the quality of these water bodies and is in discussion working with the Environment Agency and the <u>relevant</u> 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 <u>capable to</u> of contributing to improvements in water quality given their potential to ‘filter’ run off water. All <u>All</u> new development must avoid any detriment to water quality.</p> <p>4.130 The Environment Agency has identified Groundwater Source Protection Zones for 2,000 groundwater sources used for public drinking water supply nationally. The zones <u>Groundwater Protection Zones show</u> identify areas which have the potential for</p>
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			<p>contaminants to migrate in <u>to the a</u> water source/resource from any <u>as a result of</u> activities that might cause pollution in the area. [...] The Lee Valley contains some areas of Groundwater Source Protection Zones in <u>within</u> 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 <u>its</u> 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 Lee Valley within the District is especially sensitive to groundwater contamination, as a whole, due to the history of gravel extraction and landfilling. [...]”</p> <p>Amend paragraphs 4.132 – 4.133</p> <p>“4.133 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 A statutory undertakers’ role is to provide connections to the public sewer and their ability to refuse to make connections is limited. Therefore, planning applications <u>proposals</u> should be referred to the <u>relevant local sewerage infrastructure provider</u> 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 <u>in the form of</u> correspondence from the <u>local sewerage infrastructure provider</u> statutory undertaker. The Council will use standard conditions <u>to address wastewater and water supply issues</u> manage this aspect of the development.”</p> <p>4.132 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. <u>Sources of contamination include, F</u> for example, from car/ <u>and lorry washings</u> <u>facilities</u> and hardstandings.”</p>
AM65	Supporting text to Policy DM 19 Page 106	Clarification	<p>Amend paragraphs 4.134 – 4.137 as follows:</p> <p>“4.134 It is important to manage the water resources that serve the District as it is in an area of ‘serious stress’ on water resources which, <u>if not properly managed,</u> could culminate in potentially significant impacts on the <u>District’s water supply and the wider water environment.</u> Consequently the use of water efficiency measures in buildings is appropriate <u>necessary and justifiable.</u>”</p>

			<p>4.135 The District, served by Thames Water and Affinity Water are the main companies for which provide mains water potable water supplies in the District. and a number of private water companies. The District is classed as being in an area of 'serious water stress' in the (Environment Agency's Water Stressed Areas Classification 2013). In such areas it is recommended that there is implementation of water efficiency standards <u>are introduced</u> in order to manage demand on the water environment.</p> <p>4.136 The average UK consumption of water is 150 litres per person per day (in the home). As set out in Government guidance <u>sets out that</u> the Council has the option to set <u>establish additional</u> technical requirements in the Local Plan on which exceeding the minimum <u>water efficiency</u> standard of (125 litres per person per day) required by <u>the</u> Building Regulations in respect of water efficiency. The tighter Building Regulations optional requirement <u>Council will therefore</u> expected by the Council is <u>that new homes built in the District will result in an average consumption of no more than 110 litres per person per day. (roughly 30% less than average consumption).</u></p> <p>4.137 Given the significant pressure on the <u>supply of water supply</u> in the District, <u>the Council will use planning conditions will be required on planning permissions</u> to ensure the standard is met. There are many routes ways of <u>ways of</u> achieving the standard such as including through the use of grey water systems and rainwater harvesting together with water efficient fittings and appliances.”</p>
AM66	Policy DM 19 Page 106	Clarification	<p>Amend Part C as follows:</p> <p>“C. Where new national standards exceed those set out in Part A above, the <u>new</u> national standards will take precedence.”</p>
AM67	Supporting text to Policy DM 20 Page 107 - 108	To better reflect Government policy in the NPPF with regards to climate change issues	<p>Amend Paragraph 4.141 as follows:</p> <p>“4.141 National <u>planning</u> policy provides that local authorities should adopt proactive strategies with regard to climate change <u>which secure reductions in greenhouse gases, minimise vulnerability and provide resilience to the impacts of climate change.</u> and have a positive strategy to <u>Such strategies should include the promotion of energy generation from low carbon and renewable energy sources. [...].”</u></p>

		Clarification	<p>Amend paragraph 4.141 as follows: “4.141 [...] It notes <u>also sets out</u> that local authorities should recognise the responsibility of <u>on</u> all communities to contribute to energy generation from renewable or low carbon sources.</p>
AM68	Supporting text to Policy DM 21 Page 108 - 109	Clarification	<p>Amend paragraphs 4.150 – 4.155 as follows: “4.150 National <u>planning</u> policy supports the planning system to <u>in</u> preventing 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. <u>If not properly considered</u>, these factors <u>can</u> impact significantly on <u>the</u> living conditions <u>of existing and new residents and on the future operation of new and existing sites and premises.</u> and <u>This includes</u> the potential disruption from, <u>albeit temporary, as a result of the demolition and construction phases of redevelopment of buildings.</u> National planning policy also notes <u>sets out</u> that planning should remediate and mitigate despoiled, degraded, derelict, contaminated and unstable land where appropriate.</p> <p>4.151 The <u>Council's approach is aim in plan making should be</u> to minimise pollution and other adverse effects on <u>the local people, the proper functioning of the local area and the natural environment and subsequently humans and other species.</u> The prevention of unacceptable risks from pollution and land instability should be <u>taken into accounted for in when considering</u> ation 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 <u>result in unacceptable impacts</u> such as the movement of significant amounts of soil, or fill with <u>using</u> inert waste to re-contour land. Therefore all types of development falls <u>within</u> this Policy.</p> <p>4.152 National <u>planning</u> policy notes <u>states</u> that where a site is affected by contamination or land instability it is the responsibility of the developer or landowner to ensure that a <u>development is safe development is secured.</u> However, planning policy and decision making is required to ensure that any site is suitable for its use taking account of ground conditions, and <u>land stability and pollution</u> including from former activities and pollution from former and uses. Such assurance can be taken <u>provided through the provision of</u> from site investigation information prepared by a competent person. National planning</p>

			<p>policy defines the <u>a competent person in this regard to prepare site investigation information</u> 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.”</p> <p>4.153 Contamination of land in the District largely arises from <u>as a result of</u> previous industrial and <u>agricultural</u> activity, waste disposal, accidental spillages and transportation. Many processes are now controlled under<u>by</u> legislation but historically this was not the case, and hence we are left with <u>This has created</u> a legacy of contaminated land and surface/ or ground waters <u>pollution in some areas of the District</u> that potentially may need to be addressed <u>as part of any development.</u> (Refer EFDC Contaminated Land Strategy 2000).</p> <p>4.154 The construction process, whether <u>or not</u> 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 <u>through</u> the use of Construction Management Statements, agreed with the Council, <u>which should include information on</u> matters such as hours of operation on site. In addition, the reuse of materials on site reduces waste, as well as and the amount of materials that need to be removed from or taken to the site, and contributes to an overall reduction in the use of materials <u>This has a range of benefits including reducing the need for new source materials and the number of vehicle trips made to the site with the commensurate amenity benefits and helps to reducing the carbon footprint of the</u> development.”</p> <p>4.155 The following policy seeks to ensure that these factors are <u>effectively</u> considered and managed <u>effectively in when</u> 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.</p>
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AM69	Policy DM 21 Page 110		Amend Part E as follows: “E. In addition to The Council <u>will</u> supports the use of sustainable design and construction techniques, including where appropriate, the local or on-site sourcing of building materials <u>to enable ing their reuse and or recycling as close to the development site as possible on site [...].</u> ”
AM70	Supporting text to Policy DM 22 Page 110 - 111	AM70 is now redundant – no Additional Modifications are proposed	

CHAPTER 5 – PLACES

AM No.	LPSV Policy/Page No.	Reason for Change	Proposed Additional Modification
AM71	Throughout Chapter 5	Factual update and correction of grammar and presentation	<p>Amend wording as follows:</p> <p>“The Council has considered the possible spatial options to accommodate new homes at <u>in</u> [...]”</p> <p>“Policy SP12 sets out the number of homes <u>to be provided</u> the Council will plan for in x over the Plan period.”</p> <p>“Following an assessment of the suitability, availability and achievability of residential sites located within these spatial options, the Council has identified x sites for potential allocation to meet the identified housing requirement, as set out in <u>this policy</u> PX.”</p> <p>“Proposals for residential development will be expected to comply <u>accord</u> with <u>the</u> site specific <u>policy</u> requirements as set out in Appendix 6 <u>Part Two of this Plan</u>.”</p> <p>“Policies SP-21 <u>and H4</u> set out the Council’s approach to traveller sites within the District.”</p> <p>“the District’s Town Centres”</p> <p>“In accordance with Policies <u>SP1 and E1</u> the following exisDting sites are designated for employment use:”</p> <p>“In accordance with Policies <u>SP1 2 and H4</u> the following site in <u>is</u> allocated for traveller accommodation:”</p> <p>“The <u>Strategic</u> Masterplan”</p>

<p>AM72</p>	<p>Introductory text Page 114</p>	<p>Clarification</p>	<p>Amend paragraph 5.5 as follows: “5.5 The Town Centres are identified in the Town Centres Review (2016). There are Council has identified two Town Centres and four Small District Centres within the District. [...]”</p> <p>Amend Table 5.2 as follows:</p> <table border="1" data-bbox="853 432 1496 711"> <thead> <tr> <th data-bbox="853 432 1028 480">Category</th> <th data-bbox="1028 432 1496 480">Settlement Centre</th> </tr> </thead> <tbody> <tr> <td data-bbox="853 480 1028 587">Town Centre</td> <td data-bbox="1028 480 1496 587">Epping, Loughton High Road</td> </tr> <tr> <td data-bbox="853 587 1028 711">Small District Centre</td> <td data-bbox="1028 587 1496 711">Buckhurst Hill, Ongar, Loughton Broadway, Waltham Abbey</td> </tr> </tbody> </table>	Category	Settlement Centre	Town Centre	Epping, Loughton High Road	Small District Centre	Buckhurst Hill, Ongar, Loughton Broadway, Waltham Abbey
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Town Centre	Epping, Loughton High Road								
Small District Centre	Buckhurst Hill, Ongar, Loughton Broadway, Waltham Abbey								
<p>AM73</p>	<p>Supporting text to Policy P 1 Page 116 - 117</p>	<p>Clarification</p>	<p>Amend paragraph 5.8 - 5.9 as follows: “5.8 Epping has <u>is</u> one of the District’s two Town Centres, and benefits from a range of assets, <u>services</u> and social infrastructure. The town has an attractive setting within the open countryside which lies within the <u>and the</u> Green Belt. 5.9 The Green Belt plays an important role in maintaining separation and reducing coalescence between neighbouring settlements, most notably Theydon Bois, Waltham Abbey, Upshire and North Weald Bassett.”</p> <p>Amend paragraph 5.11 as follows: “5.11 [...] The Town Centre includes a significant development opportunities at St. Johns Road <u>and other allocated sites</u>, as set out in the St John’s Road Design and Development Brief. These <u>is</u> will provide increased <u>residential</u>, retail and leisure <u>and other town centre uses within the Town Centre capacity within the settlement</u> and contribute towards its continued vibrancy.”</p> <p>Amend paragraph 5.20 as follows: “5.20 The supporting text to Policy SP1-2 confirms the importance of identifying and delivering key infrastructure to support residential, traveller and employment growth”</p>						

			<p><u>development</u> across the District. The full infrastructure needs for Epping are set out in the Infrastructure Delivery Plan <u>Schedule</u>. The Infrastructure Delivery Plan Schedule will be updated regularly to ensure it reflects current infrastructure requirements.”</p> <p>Amend paragraph 5.23 as follows: “5.23 Reflecting the national planning policy Framework, the Council will also support the weekly market that currently takes place within the Town.”</p>
AM74	Policy P 1 Page 117 - 118	Factual Update and clarification	<p>Amend Part H as follows: “H. [...] Due to their proximity to <u>the</u> Epping Forest, development of the allocated sites within Epping [...]”</p> <p>Amend Part K (ix) as follows: “(ix) minimising the impact upon the <u>Biodiversity Action Plan</u> Priority Habitat within the site and nearby Local Wildlife Site;”</p>
AM75	Supporting text to Policy P 2 Page 121 - 122	Clarification	<p>Amend paragraph 5.24 as follows: “5.24 Loughton has is one of the District’s two <u>main</u> towns <u>Centres</u>. The settlement boasts good transport connectivity as a direct result of its two London Underground Stations and over 20 <u>many</u> different bus services.”</p> <p>Amend paragraphs 5.26 and 5.28 as follows: “5.26 Loughton has a significant retail offer, benefitting from a Town Centre <u>at Loughton High Road</u>, <u>a Small District Centre</u> at Loughton Broadway, and out of town retail centre at Langston Road (Epping Forest Shopping Park). Loughton Town Centre is characterised by a diverse retail offer, with a large proportion of national retailers compared to other centres in the Epping Forest District. Loughton High Road provides some comparison retail alongside a range of other retail and non-retail uses. The Loughton Broadway District Centre is characterised by a local and independent retail offer, with a small number of national retailers Loughton Broadway is a Small District Centre that provides a range of retail facilities to meet local needs.</p> <p>5.28 The new Epping Forest Shopping Park at Langston Road represents a significant positive opportunity for Loughton, providing a broader retail offer with larger scale</p>

			<p>comparison shopping opportunities than currently offered elsewhere in Epping Forest <u>the District</u>.”</p> <p>Amend vision as follows: “[...] Loughton Broadway will be the focus of further enhancement and the new-Epping Forest Shopping Park will provide a complementary retail offer. Employment will continue to be supported through both <u>strategic employment sites</u> out-of-centre sites such as Langston Road, and smaller scale employment provision within the settlement centre. [...]”</p> <p>Amend paragraph 5.30 as follows: “5.30 [...] This option provides opportunities to focus development in the most sustainable locations, use previously developed land within the settlement and minimise any harm to the <u>Green Belt and</u> wider landscape around the settlement, including Epping Forest.”</p> <p>Amend Paragraph 5.34 as follows: “5.34 Policies <u>SP1 and H4 2</u> set out the Council’s approach to traveller sites within the District. There are no allocations for traveller <u>accommodation</u> at in Loughton.”</p> <p>Amend paragraph 5.38 - 5.39 as follows: “5.38 Policy <u>SP1-2</u> confirms the importance of identifying and delivering key infrastructure to support residential, traveller and employment growth <u>development</u> across the District. The infrastructure needs for Loughton are set out in the Infrastructure Delivery Plan <u>Schedule. The Infrastructure Delivery Plan Schedule will be updated regularly to ensure it reflects current infrastructure requirements.</u></p> <p>5.39 Policy E2 identifies Loughton High Road as a Town Centre <u>and</u> Loughton Broadway as a Small-District Centre. In addition, Loughton also benefits from Epping Forest Shopping Park as an out-of-town Retail Park. [...]”</p>
AM76	Policy P 2 Page 123	Clarification	<p>Amend Part J as follows: “J. Due to their proximity to <u>the</u> Epping Forest, development of the allocated sites within Loughton [...]”</p>

<p>AM77</p>	<p>Supporting text to Policy P 3</p> <p>Page 127 - 128</p>	<p>Factual update and clarification</p>	<p>Amend paragraphs 5.41 – 5.43 as follows:</p> <p>“5.41 Waltham Abbey, located in the West of the District, has a strong historic character with a number of heritage <u>and natural</u> assets located in and around the main settlement. [...]”</p> <p>5.42 The Small District Centre is focused on the pedestrianised Sun Street and Market Square, which comprises a large number of cafes and restaurants, but which also has <u>alongside</u> a small comparison retail offer.</p> <p>5.43 The settlement benefits from its close proximity to the Lee Valley Regional Park (LVRP), which <u>provides</u> presents a number of recreational opportunities for residents.”</p> <p>Amend Vision as follows:</p> <p>“Waltham Abbey will be a revitalised Small District Centre town <u>town</u> with a thriving daytime and night-time economy. A mix of new housing will play a strong role in the town’s regeneration, providing the population to support a healthy town centre economy, whilst also enabling the required community and social infrastructure, supporting a fully sustainable community.</p> <p>The town will seek to develop across the Plan period, and will maximise retail, employment, and tourism based opportunities. In particular the town will build upon Waltham Abbey’s existing assets, including Waltham Abbey Church and Gardens, Royal Gunpowder Mills and adjacent Lee Valley Regional Park, developing a niche identity based primarily on tourism, built heritage and outdoor leisure activities.</p> <p>New opportunities for enhanced provision of open spaces, and leisure and amenity activities for residents will be taken <u>supported</u> and complement existing high value open spaces such as Town Mead. Walking and cycling access from the town to these spaces will be maintained and improved. and Improvements to sustainable transport infrastructure will be made. [...]”</p> <p>Amend paragraph 5.45 as follows:</p> <ul style="list-style-type: none"> • “[...] Intensification within the existing settlement Focussing development within the existing settlement boundary will be less harmful to the Green Belt. This strategic option will maximise opportunities to focus development in the most sustainable locations within the settlement, uses previously developed land, and minimises any harm to the <u>Green Belt and</u> wider landscape around the settlement. [...]”
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			<p>Amend paragraph 5.55 as follows: "5.55 The supporting text to Policy P3, SP1 confirms the importance of identifying and delivering key infrastructure to support residential, <u>traveller</u> and employment <u>growth development</u> across the District. The infrastructure needs for Waltham Abbey are set out in the Infrastructure Delivery Plan <u>Schedule</u>. <u>The Infrastructure Delivery Plan Schedule will be updated regularly to ensure it reflects current infrastructure requirements.</u>"</p>
AM78	Policy P3 Page 129	Clarification	<p>Amend Part K as follows: "K. Due to their proximity to <u>the</u> Epping Forest, development of the allocated sites within Waltham Abbey [...]"</p>
AM79	Supporting text to Policy P 4 Page 133 - 134	Clarification	<p>Amend paragraphs 5.58 – 5.59 as follows: "5.58 Located in the East of the District, Ongar is a District Centre <u>town</u> of medieval origin that boasts a retail and service offer benefiting the local community and those in other settlements further afield.</p> <p>5.59 The settlement is surrounded by Green Belt which divides Ongar into the three primary areas namely Ongar, Shelley and Marden Ash. [...]"</p> <p>Amend Vision as follows: "[...] This will include measures that support alternative, sustainable modes of travel to reduce congestion and reliance on car-based transport modes <u>travel</u>. As a District Centre, Ongar will provide services and amenities for a wide catchment of residents and visitors. Development will seek to diversify the employment offer of the town by encouraging appropriate town centre uses. Ongar will capitalise upon its heritage and leisure assets, such as the Epping Ongar Heritage Railway and connection to the Essex Way, with <u>through</u> the protection and enhancement of the settlement's historic environment."</p> <p>Amend paragraph 5.62 as follows:</p> <ul style="list-style-type: none"> • "Intensification within the existing settlement Focussing development within the existing settlement boundary will be less harmful to the Green Belt. This strategic option will maximise opportunities to focus

			<p>development in the most sustainable locations within the settlement, use previously developed land, and minimise harm to the <u>Green Belt and</u> wider landscape around the settlement. [...]</p> <ul style="list-style-type: none"> • Expansion of the settlement to the North [...] It is considered that the opportunities created by locating development sustainably within this strategic option would outweighs potential Green Belt and landscape harm, both of which can be limited through incorporation of suitable mitigation. • Expansion of the settlement to the West [...] It is considered that the opportunities created by locating development sustainably within this strategic option would outweighs potential Green Belt and landscape harm, both of which can be limited through incorporation of suitable mitigation. [...]" <p>Amend paragraph 5.67 as follows: "5.67 [...] This is to support the redevelopment, renewal or extension of existing premises for their designated use while identifying new employment sites as necessary to meet the identified need as set out in Policy SP 2."</p> <p>Amend paragraph 5.69 as follows: "5.69 The supporting text to Policy SP12 confirms the importance of identifying and delivering key infrastructure to support residential, traveller and employment growth <u>development</u> across the District. The infrastructure needs for Ongar are set out in <u>this policy P4 and the Infrastructure Delivery Plan Schedule. The Infrastructure Delivery Plan Schedule will be updated regularly to ensure it reflects current infrastructure requirements.</u>"</p>
AM80	Policy P 4 Page 134 - 135	Clarification	<p>Amend Part B (iii) as follows: "(iii) ONG.R3 - Land South West of <u>at</u> Fyfield Road – Approximately 27 homes"</p> <p>Amend Part C as follows:</p>

			<p>“C. There are no new employment site allocations in Ongar. In accordance with Policies SP1 and E1 the following existing site is designated for employment use:”</p> <p>Amend Part K as follows: “The Concept Framework Plans relates <u>to a number of two</u> site allocations. These It should be undertaken <u>produced</u> jointly between all applicants of the site allocations subject to the Concept Framework Plan [...].”</p>
AM81	Supporting text to Policy P 5 Page 138	Clarification and correction of grammar and presentation	<p>Amend paragraphs 5.72 – 5.74 as follows: “5.72 Buckhurst Hill is located in the south of the District, with in close proximity to Loughton. The settlement has good transport connectivity <u>links</u> and is connected via the Central Line to the London Underground network. 5.73 The settlement benefits from a Small District Centre that has a range of retailers, with a number of retail units currently in use by independent fashion and beauty-related businesses. 5.74 There are a number of professional services firms based in Buckhurst Hill, which represent an opportunity that could be <u>are</u> supported through the Local Plan.”</p> <p>Amend Vision as follows: “Buckhurst Hill will maintain its unique identity and separation from Loughton. It will provide services and amenities to meet the needs of its community, whilst seeking to boost <u>improve</u> connectivity between the station, Queens Road and the wider settlement. The Village will provide varied <u>various types of</u> employment including professional services employment as part of a successful and prosperous high street. New opportunities for wider <u>additional</u> employment uses will be maximised. [...].”</p> <p>Amend paragraph 5.81 as follows: “5.81 The supporting text to Policy SP12 confirms the importance of identifying and delivering key infrastructure to support residential and employment growth <u>development</u> across the District. The infrastructure needs for Buckhurst Hill are set out in <u>this policy P5</u> and the Infrastructure Delivery Plan <u>Schedule</u>. <u>The Infrastructure Delivery Plan Schedule will be updated regularly to ensure it reflects current infrastructure requirements.</u>”</p>

			Amend Title as follows: “ Small District Centre
AM82	Policy P 5 Page 139	Clarification	Amend Part E as follows: “ Small District Centre Uses
AM83	Supporting text to Policy P 6 Page 142 – 143	Clarification	Amend paragraph 5.86 as follows: “5.86 The Council has produced a number of studies to consider the future of North Weald Airfield. In 2014 the findings from these studies were integrated into a wider masterplan for the village which presents <u>sets out</u> 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 Masterplanning Study has informed the proposals contained within this <u>Policy sub-section</u> . [...]” Amend paragraph 5.98 as follows: “5.98 Policy SP12 confirms the importance of identifying and delivering key infrastructure to support residential, <u>traveller</u> and employment <u>growth development</u> across the District. The infrastructure needs for North Weald Bassett are set out in <u>this policy P6</u> and the Infrastructure Delivery Plan <u>Schedule</u> . <u>The Infrastructure Delivery Plan Schedule will be updated regularly to ensure it reflects current infrastructure requirements.</u> ”
AM84	Policy P 6 Page 144 - 145	Clarification	Amend Part I as follows: “I. Due to their proximity to <u>the</u> Epping Forest development of the allocated sites within North Weald Bassett [...]”
AM85	Supporting text to Policy P 7	Factual update	Remove paragraph 5.101 as follows: “5.107 Chigwell Parish Council is currently preparing a Neighbourhood Plan for the parish area.” Amend Vision as follows:

	Page 147 - 148		<p>“[...] In particular the important gap between Chigwell Row at the North and Hainault at the south will be protected. [...]”</p> <p>Amend paragraph 5.103 as follows: “5.103 [...] Expansion of the settlement to the North East</p> <ul style="list-style-type: none"> • This strategic option provides a natural extension to the settlement, promoting settlement rounding, and is the least harmful to the Green Belt relative to the other strategic options for expansion. [...]” <p>Amend paragraph 5.108 as follows: “5.108 [...] This is to support the redevelopment, renewal or extension of existing premises for their designated use while identifying new employment sites as necessary to meet the identified need as set out in Policy SP 2.”</p> <p>Amend paragraph 5.110 as follows: “5.110 The supporting text to Policy SP12 confirms the importance of identifying and delivering key infrastructure to support residential and employment <u>growth development</u> across the District. The infrastructure needs for Chigwell are set out in <u>this policy and the Infrastructure Delivery Plan Schedule. The Infrastructure Delivery Plan Schedule will be updated regularly to ensure it reflects current infrastructure requirements.</u>”</p>
AM86	Supporting text to Policy P 8 Page 151	Clarification	<p>Amend paragraph 5.115 as follows: “5.115 [...] The small <u>limited</u> Northern expansion provides a natural extension to the settlement and is the least harmful to the Green Belt.”</p> <p>Amend paragraph 5.120 as follows: “5.120 There are no existing employment site designations or new employment site allocations in Theydon Bois identified in the Local Plan.”</p> <p>Amend paragraph 5.121 as follows: “5.121 The supporting text to Policy SP12 confirms the importance of identifying and delivering key infrastructure to support residential and employment <u>growth development</u> across the District. The infrastructure needs for Theydon Bois are set out in <u>this policy and</u></p>

			the Infrastructure Delivery Plan <u>Schedule</u> . <u>The Infrastructure Delivery Plan Schedule will be updated regularly to ensure it reflects current infrastructure requirements.</u> ”
AM87	Policy P 8 Page 152	Clarification	Amend Part F as follows: “F. Due to their proximity to <u>the</u> Epping Forest, development of the above allocated sites within Theydon Bois [...]”
AM88	Supporting text to Policy P 9 Page 154	Correction of grammar and presentation	Amend paragraphs 5.122 – 5.124 as follows: “5.122 Roydon is a village in the North West of the District. <u>It has</u> with a distinctive character and heritage, including a number of listed buildings and a Conservation Area in the centre of the settlement. 5.123 The village is served by a mainline railway station, bringing connectivity <u>connecting Roydon</u> to Harlow, wider areas, including London and beyond . In addition, It is located within close proximity to the Lee Valley Regional Park which provides a range of opportunities for residents. 5.124 Policy SP12 sets out the estimated likely number of homes <u>to be provided</u> the Council will plan for in Roydon over the Plan period . [...]” Amend Vision for Roydon as follows: “ Roydon will continue to serve the convenience needs of the local community. <u>Roydon</u> will maintain its rural and local character, with sensitive design aimed at preserving the historic character of the Village. Site allocations will focus on maintaining the existing settlement pattern and ensure the continued preservation of important Green Belt, preventing coalescence between Roydon and Harlow Town. <u>Roydon will continue to serve the convenience needs of the local community.</u> The village will build upon 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. Links to the Lee Valley Regional Park will be improved, with impacts of recreational pressure minimised. Amend paragraphs 5.129 - 5.130 as follows:

			<p>5.129 [...] This is to support the redevelopment, renewal or extension of existing premises for their designated while identifying new employment sites as necessary to meet the identified need as set out in Policy SP 2.</p> <p>5.130 There are no existing or employment sites for allocation <u>or designation</u> in Roydon. identified in the Local Plan.”</p> <p>Amend paragraph 5.131 as follows: “5.131 The supporting text to Policy SP12 confirms the importance of identifying and delivering key infrastructure to support residential and employment growth <u>development</u> across the District. The infrastructure needs for Roydon are set out in <u>this policy and the Infrastructure Delivery Plan Schedule. The Infrastructure Delivery Plan Schedule will be updated regularly to ensure it reflects current infrastructure requirements.</u>”</p>
AM89	Supporting text to Policy P 10 Page 157	Clarification	<p>Amend paragraphs 5.132 – 5.141 as follows: “5.132 Nazeing is a village with a strong rural character to <u>in</u> the North West of the District. The settlement benefits from a historic core, protected through <u>by</u> its Conservation Area status.5.133 The village has strong links with the surrounding-glasshouse industry, the future of which is important to the settlement.”</p> <p>Amend Paragraph 5.141 as follows: “5.141 There are seven existing employment sites that have been identified in Nazeing for designation in the Local Plan.”</p> <p>Amend paragraph 5.143 as follows: “5.143 The supporting text to Policy SP12 confirms the importance of identifying and delivering key infrastructure to support residential and employment growth <u>development</u> across the District. The infrastructure needs for Nazeing are set out in <u>this policy and the Infrastructure Delivery Plan Schedule. The Infrastructure Delivery Plan Schedule will be updated regularly to ensure it reflects current infrastructure requirements.</u></p>
AM90	Supporting text to Policy P 11	Clarification	Amend paragraphs 5.150 - 5.151 as follows:

	Page 160		<p>“5.150 [...] This is to support the redevelopment, renewal or extension of existing premises for their designated use while identifying new employment sites as necessary to meet the identified need as set out in Policy SP 2.”</p> <p>5.151 There are four existing employment sites that have been identified in Thornwood for designation in the Local Plan: [...]”</p> <p>Amend paragraph 5.152 as follows: “5.152 The supporting text to Policy SP12 confirms the importance of identifying and delivering key infrastructure to support residential and employment growth development across the District. The infrastructure needs for Nazeing are set out in this policy P14 and the Infrastructure Delivery Plan Schedule. The Infrastructure Delivery Plan Schedule will be updated regularly to ensure it reflects current infrastructure requirements.”</p>
AM91	Policy P 11 Page 161	Clarification	<p>Amend Part H as follows: “Due to their proximity to the Epping Forest development of the above allocated sites within Thornwood [...]”</p>
AM92	Supporting text to Policy P 12 Page 163 - 164	Clarification	<p>Amend paragraphs 5.159 - 5.160 as follows: “5.159 [...] This is to support the redevelopment, renewal or extension of existing premises for their designated use while identifying new employment sites as necessary to meet the identified need as set out in Policy SP 2.”</p> <p>5.160 There are three existing employment sites that have been identified for designation in the Local Plan: [...]”</p> <p>Amend paragraph 5.161 as follows: “5.161 The supporting text to Policy SP12 confirms the importance of identifying and delivering key infrastructure to support residential and employment growth development across the District. The infrastructure needs for Coopersale, Fyfield, High Ongar, Lower</p>

			Sheering, Moreton, Sheering and Stapleford Abbots are <u>will be set out in this policy and the Infrastructure Delivery Plan Schedule. The Infrastructure Delivery Plan Schedule will be updated regularly to ensure it reflects current infrastructure requirements.</u>
AM93	Policy P 12 Page 164	Clarification	Amend Part D as follows: “D. There are no new employment site allocations in Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sheering or Stapleford Abbots. In accordance with <u>Policies SP1 and E1</u> the following existing sites are designated for employment uses: [...]”
AM94	Supporting text to Policy P 13 Page 173	Clarification	Amend paragraph 5.167 as follows: “5.167 [...] This is to support the redevelopment, renewal or extension of existing premises for their designated use while identifying new employment sites as necessary to meet the identified need as set out in Policy SP 2.” Amend paragraph 5.170 as follows: “5.170 The supporting text to Policy SP12 confirms the importance of identifying and delivering key infrastructure to support residential and employment <u>growth development</u> across the District. The infrastructure needs for the more rural parts <u>of the East</u> of the District are <u>will be set out in this policy and the Infrastructure Delivery Plan Schedule. The Infrastructure Delivery Plan Schedule will be updated regularly to ensure it reflects current infrastructure requirements.</u> ”
AM95	Supporting text to Policy P 14 Page 176	Clarification	Amend paragraphs 5.173 – 5.175 as follows: “5.173 The Council has considered the possible spatial options to accommodate new homes within the more rural parts of the <u>West of the District</u> . <u>No sites for residential development are allocated for residential development are proposed within the rural parts western part of the West of the District’s rural area.</u> ” 5.174 Policies SP1 and H4 2 set out the Council’s approach to traveller sites within the District. Four <u>Three</u> sites have been allocated <u>in the rural parts of the West of the District</u> for traveller accommodation [...]” 5.175 [...] This is to support the redevelopment, renewal or extension of existing premises for their designated use while identifying new employment sites as necessary to meet the identified need as set out in Policy SP 2.”

			<p>Amend paragraph 5.176 as follows: “5.176 There are two existing employment sites <u>in the rural Western part of the District</u> that have been identified for designation in the Local Plan: [...]”</p> <p>Amend paragraph 5.177 as follows: “5.177 The supporting text to Policy SP12 confirms the importance of identifying and delivering key infrastructure to support residential and employment growth <u>development</u> across the District. The infrastructure needs for the more rural parts of the <u>West of the District</u> are <u>will be set out in this policy and the Infrastructure Delivery Plan Schedule. The Infrastructure Delivery Plan Schedule will be updated regularly to ensure it reflects current infrastructure requirements.</u>”</p>
AM96	Policy P 14 Page 176	Clarification	<p>Amend Part B as follows: “B. There are no new employment site allocations <u>in the rural Western part of the District</u> locations in the west of the District. In accordance with <u>Policies SP1 and E1</u> the following existing sites are designated for employment uses: [...]“</p>
AM97	Supporting text to Policy P 15 Page 179	Clarification	<p>Additional Paragraph after 5.178 as follows: “x.xx <u>The Council has considered the spatial options to accommodate new homes and traveller accommodation within the more rural parts of the South of the District. No sites for residential development or traveller accommodation are allocated within the rural parts of the South of the District</u>”.</p> <p>Amend paragraphs 5.179 - 5.181 as follows: “5.179 [...] This is to support the redevelopment, renewal or extension of existing premises for their designated use while identifying new employment sites as necessary to meet the identified need as set out in Policy SP 2.</p> <p>5.180 There are two existing employment sites <u>in the rural Southern part of the District</u> that have been identified for designation in the Local Plan: [...]</p>

			<p>5.181 The supporting text to Policy SP1-2 confirms the importance of identifying and delivering key infrastructure to support residential and employment <u>growth development</u> across the District. The infrastructure needs for the more rural parts of the District <u>are will</u> be set out in <u>this policy and</u> the Infrastructure Delivery Plan <u>Schedule</u>. <u>The Infrastructure Delivery Plan Schedule will be updated regularly to ensure it reflects current infrastructure requirements.</u>”</p>
AM98	<p>Policy P 15</p> <p>Page 179</p>	Clarification	<p>Amend Part A as follows:</p> <p>“A. <u>There are no new employment site allocations in the rural Southern part of the District.</u> In accordance with <u>Policies SP1 and E1</u> the following existing sites are designated for employment uses: [...]”</p>

			<p>has <u>have</u> also given consideration to wider impacts upon the viability and therefore the deliverability of development within the District. <u>The IDP Schedules will be updated regularly to ensure that they reflect current infrastructure requirements.</u>”6.7 The Council will ensure, through the implementation Policy D1 (and other policies within the Plan) that the necessary infrastructure identified in the IDP <u>Schedules</u> is <u>are</u> delivered and phased appropriately.”</p> <p>Amend paragraph 6.8 as follows: “6.9 [...] which meets the needs and requirements that are expected to arise from that <u>the</u> development.”</p> <p>Amend paragraph 6.13 as follows: “6.14 In order to realise the aspirations of the Harlow and Gilston Garden Town, and acknowledging the importance of development in this location, being brought forward in a holistic, planned manner, development proposals within the Garden Town Communities (as identified by Policy SP12) will be expected to contribute equitably and proportionally towards delivering their collective infrastructure requirements. In developing proposals, developers should <u>refer to be mindful</u> of the requirements set out in the IDPs.”</p>
AM100	Supporting text to Policy D 2 Page 184 - 185	Clarification and factual update	<p>Amend paragraphs 6.20 – 6.22 as follows: “6.20 Access to high quality education is an important element of building and supporting sustainable communities and promoting economic prosperity. The Epping Forest District Council Infrastructure Delivery Plan and Infrastructure Delivery Schedules set out the future requirements for education services over the Plan period. 6.21 Essex County Council is the Children’s Services Authority, and has the statutory duty to secure sufficient places in state funded schools, free early <u>years</u> education and post-16 education for all children and young people. [...] 6.22 Essex County Council seeks contributions, where appropriate, from developments of <u>20</u> ten or more dwellings to mitigate the impact on education facilities. [...] More information is provided in Essex County</p>

			<p>Council's Developers' Guide to Infrastructure Contributions (2016) and the District Council's Infrastructure Delivery Plan <u>IDPs</u>."</p> <p>Amend paragraph 6.25 as follows: "6.25 [...] These facilities may be provided on-site (in the case of large-scale development proposals) or contributions may be required to <u>for new, improved or expanded</u> off-site facilities."</p>
AM101	Policy D 2 Page 186	Correction of grammar	<p>Amend Part C of the Policy as follows: "C. [...] <u>These</u> 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."</p>
AM102	Supporting text to Policy D 3 Page 186	Clarification and factual update Clarification	<p>Amend paragraph 6.32 as follows: "6.32 [...] The Infrastructure Delivery Plan and Infrastructure Delivery Schedules will set out the future requirements for new and upgraded utilities over the Plan period."</p> <p>Amend paragraph 6.33 as follows: "6.33 In order to bring forward large allocations, in particular the <u>Garden Communities</u> strategic sites around Harlow, development may need to be phased to ensure utilities infrastructure is in place."</p>
AM103	Policy D3 Page 187	Clarification	<p>Amend Part C as follows: "C. Large-scale developments may need to be phased to ensure there is sufficient capacity, and that any required upgrades can take place prior to occupation."</p>
AM104	Supporting text to Policy D 4 Page 187 - 188	Factual updates and correction of grammar	<p>Amend paragraph 6.37 as follows: "6.37 The <u>Plan is informed by</u> Council has produced evidence in the form of the Playing Pitch Strategy and Built Facilities Strategy which identify facilities of particular value that require protection. [...]"</p> <p>Amend paragraphs 6.39 - 6.40 as follows:</p>

			<p>“6.40 Access to a range of indoor sports and leisure facilities are <u>is</u> also vital for healthy communities. [...]</p> <p>6.39 [...] <u>This will make village and community halls more valued to a broader spectrum of the community.</u> 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.”</p> <p>Amend paragraphs 6.41 – 6.43 as follows:</p> <p>“6.41[...] Strategic and large-<u>scale</u> development sites will be expected to include on-site provision where <u>feasible</u>. For smaller developments, financial contributions may be sought in line with any standards to be set in the IDP and Essex County Council’s Developers’ <u>Guide to Infrastructure Contributions</u> (2016 or further iterations).</p> <p>6.42 In some instances, it may be necessary to consolidate or relocate facilities to better serve the <u>growing increasing</u> population and provide more accessible facilities. [...]</p> <p>6.43 In order to retain sites for community, <u>leisure and cultural</u> uses and meet the identified need, the Council will require robust evidence from applicants seeking to demonstrate that there is no longer a reasonable prospect of the site’s continued use for community purposes before considering its release to other uses. Differing requirements will need to be met depending upon the size, nature and location of the site or property. In general, It should be marketed effectively for a minimum of 12 months at a <u>value rate</u> which is comparable to <u>the</u> local market value for its <u>existing authorised use</u>, and It must <u>also</u> be demonstrated that the continuous use of the site for such uses is no longer viable, taking into account the site’s existing and potential long term market demand for such the <u>authorised use(s).</u>” ”</p>
AM105	Policy D4 Page 188 - 189	Factual update and correction of grammar	<p>Amend Part B as follows:</p> <p>“B. Proposed developments should contribute to the provision of new or improved community, leisure and cultural facilities in a way that is proportionate to the scale of the proposed development and in accordance</p>

			<p>with the standards in the Infrastructure Delivery Plans and Essex County Council's Developers' Guide to Infrastructure Contributions (2016)''</p> <p>Amend Part F as follows:</p> <p>"F. Where opportunities exist, the Council will support the co-location of community, leisure and cultural facilities and other local services."</p> <p>Amend Part I as follows:</p> <p>"I. The Council will work positively with national governing bodies and communities, including local voluntary organisations, and support proposals to develop, retain, improve or re-use community, leisure or cultural facilities, <u>along with the appropriate supporting development which may make such provision economically viable.</u> These including those set out in Neighbourhood Plans or Development Orders including Community Right to Build Orders, along with the appropriate supporting development which may make such provision economically viable."</p>
AM106	<p>Supporting text to Policy D 5</p> <p>Page 189</p>	<p>Clarification and factual updates</p>	<p>Amend paragraphs 6.44 – 6.45 as follows:</p> <p>"6.44 [...] Visual impacts <u>of telecommunications development</u> should be minimised as far as possible.</p> <p>6.45 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% 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 Infrastructure Delivery Plan <u>IDPs</u> which accompanyes the Local Plan."</p> <p>Amend paragraphs 6.47 – 6.48 as follows</p> <p>"6.47 The final Local Plan will <u>sets</u> out the strategic policies in <u>paragraph 1.12</u> to provide the framework for delivery of homes, jobs and infrastructure in the District. Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan. 'Made' (i.e. adopted) Neighbourhood</p>

			Plans will work alongside, and where appropriate replace, the non-strategic policies in the Local Plan where they overlap. “6.48 Alterations to Green Belt boundaries must be made through the Local Plan process.”
AM107	Policy D 5 Page 189	Clarification	Amend Part A as follows: “A. [...] In particular, applicants submitting planning applications for major development proposals should demonstrate how high speed broadband infrastructure will be accommodated within the development. ”
AM108	Policy D 6 Page 189 - 190	Clarification	Amend Part A as follows: “A. The Council will support the preparation and production of Neighbourhood Plans. Neighbourhood Plans should: (i) 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 (ii) clearly set out how they will promote sustainable development at the same level or above that which would be delivered through the Local Plan; <u>and</u> (iii) and Neighbourhood Plan policies are be supported by evidence on local need for new homes, jobs and facilities for their Plan area. ”
AM109	Supporting text to Policy D 7 Page 190	Factual update and clarification	Amend paragraphs 6.51-6.53 as follows: “6.51 [...] 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 <u>Local Development Plan</u> and any other material considerations. [...] 6.52 The indicators against which policies <u>in the Local Plan</u> will be monitored are listed in Appendix 3. This information will be collected as part of the preparation of the Authority’s Monitoring Report.”

			<p>[...]6.53 In order to manage and monitor a database will be maintained in relation to planning obligations and unilateral undertakings, <u>a database will be maintained</u> to include<u>ing</u> 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.</p> <p>6.54 The Council will keep <u>an</u> 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 national planning policy. [...]"</p>
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Appendices

Mod. No.	LPSV Policy/Page No.	Reason for the Change	Proposed Main Modification
AM110	<p>Appendix 1 / Acronyms and Glossary</p> <p>Page 192 - 206</p>		<p>Amend acronymns as follows:</p> <p>LSCC London Stansted Cambridge Corridor (<u>now known as UK Innovation Corridor</u>)</p> <p><u>LSP</u> Local Strategic Partnership</p> <p>LVRPA Lee Valley Regional Park Authority</p> <p>Amend “Accessible and Adaptable Homes” as follows:</p> <p>“Accessible and Adaptable Hemes <u>Dwellings</u> Standards Standards for layout and circulation space set within the Building Regulations 2010 as amended in 2015 and 2016. Refer <u>to</u> “Approved Document M: Access to and use of buildings Volume 1, dwellings” HM”</p>

			<p>Addition of “Active Design” as follows:</p> <p><u>“Active Design</u> <u>Active Design is a combination of 10 principles that promote activity, health and stronger communities through the way towns and cities are designed and built. The 10 principles have been developed to inspire and inform the layout of cities, towns, villages, neighbourhoods, buildings, streets and open spaces, to promote sport and active lifestyles.”</u></p> <p>Addition of “Advertisement” as follows:</p> <p><u>“Advertisement</u> <u>The term advertisement covers a wide range of advertisements and signs including: posters and notices; placards and boards; fascia signs and projecting signs; pole signs and canopy signs; models and devices; advance signs and directional signs; estate agents' boards; captive balloon advertising (not balloons in flight); flag advertisements; price markers and price displays; traffic signs; and town and village name-signs”</u></p> <p>Amend “Affordable Housing” as follows:</p> <p><u>“Affordable Housing-Homes</u> <u>Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the definitions of affordable housing as defined in the NPPF.”</u></p>
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			<p>Amend “Agricultural Land Classification” as follows:</p> <p><u>Agricultural Land Classification (ALC) is a system used in England and Wales to grade the quality of land for agricultural use, according to its physical or chemical characteristics. All land in agricultural use is graded in England according to the following system. The system classifies land into five grades: Grade 1 (excellent), 2 (very good), 3a (good), 3b (moderate), 4 (poor) and 5 (very poor). National planning policy seeks to protect the loss of the Best and Most Versatile agricultural land to development, and local authorities should direct development to areas of poorer quality land for development in preference to that of a higher quality. The Best and Most Versatile agricultural land is land in are ALC 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. It should be noted that the splitting of Grades 3a and 3b is undertaken by local authorities. This further work has not been undertaken by the Council and therefore agricultural land data for the District is only available for Grade 3 as a whole, and not Grade 3a and 3b.</u></p> <p>Amend “Air Quality Management Area (AQMA)” as follows:</p> <p>“Air Quality Management Areas (AQMA)</p> <p><u>Air Quality Management Areas (AQMA) are designations used by DEFRA to manage areas with air pollution. These are areas, identified by a local authority, where the national air quality objectives appear unlikely to be achieved by the relevant deadlines. When such an area has been identified, an Air Quality Management Area (AQMA) must be declared there by the local authority. The area affected can vary in scale.”</u></p> <p>Amend “Air Quality Action Plan” as follows:</p>
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			<p>“A document produced by the Council with Natural England setting out the steps that will be taken to reduce pollution within an Air Quality Management Area (AQMA). This could include steps to reduce car usage and promote public transport. <u>A detailed description of measures, outcomes, achievement dates and implementation methods, showing how the local authority intends to achieve air quality limit values.</u>”</p> <p>Amend “Amenity Space” as follows:</p> <p>“Private residential outdoor space, provided for use on a sole or communal basis. Outdoor space that may be private or communal e.g. balconies, gardens etc which but enables the enjoyment of the property. If the space is private this is for the enjoyment of the occupants of the dwelling <u>home</u> for relaxing, drying washing etc.”</p> <p>Amend “Ancient Trees” as follows:</p> <p>“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. <u>A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All Ancient Trees are Veteran Trees. Not all Veteran Trees are old enough to be ancient but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.</u>”</p> <p>Amend “Appropriate Assessment” as follows:</p> <p>“An assessment of the effect of a development on the Natura 2000 network. A <u>a</u> 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). <u>An</u></p>
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			<p><u>appropriate assessment must identify and examine the implications of the proposed plan or project for the designated features present on that site”</u></p> <p>Amend “Arboricultural Implications Assessment” as follows: <u>“A written statement of the impact of any tree loss required to implement the design of a proposed development. Also known as an Arboricultural Impact Assessment or Appraisal, is a type of tree survey that considers how a proposed development and its associated trees will co-exist and interact in the present and future.”</u></p> <p>Remove “Area Action Plans (AAPs)” as follows: “Area Action Plans (AAPs) Area Action Plans are used to provide the planning framework for areas where significant change or conservation is needed.”</p> <p>Amend “Authority Monitoring Report (AMR)” follows: “Authority Monitoring Report (AMR) Produced by the Council <u>annually</u> to provide an assessment of the progress made against targets and the performance of policies <u>in the Local Plan</u>. The monitoring period will generally be from April to March. Previous editions were known as <u>the</u> Annual Monitoring Report.”</p> <p>Remove “Backland Development” as follows: “Backland Development Backland development refers to the development of land to the rear of existing buildings including garden land.”</p>
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		<p>Amend “Basement Impact Assessment” as follows:</p> <p>“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. The Basement Impact Assessment should determine the schemes impact on drainage, flooding, groundwater conditions and structural stability. A Basement Impact Assessment should include the following: - screening and scoping studies; -site investigations to address geotechnical and hydrogeological issues, existing buildings and structures, watercourses, trees, underground utilities, constructed/ consented schemes in proximity etc; - consideration of archaeological issues; - flood risk and hydrological assessments; - numerical modelling of ground movements and ground/ slope stability; and - consideration of design issues such as impact on character, architecture, landscaping, biodiversity and trees, and sustainable design.”</p> <p>Addition of “Building Research Establishment” as follows:</p> <p><u>“Building Research Establishment</u> <u>The Building Research Establishment (BRE) is an organisation that carries out research, consultancy and testing for the construction and built environment sectors in the United Kingdom.”</u></p> <p>Amend “Brownfield Register” as follows:</p> <p><u>“Brownfield Land Register</u> <u>Registers of previously developed land that local planning authorities consider to be appropriate for residential development, having regard to criteria in the Town and Country Planning (Brownfield Land Registers)</u></p>
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			<p><u>Regulations 2017. Local planning authorities will be able to trigger a grant of permission in principle for residential development on suitable sites in their registers where they follow the required procedures. Introduced by the Housing and Planning Act 2016, this is a public register to be held by local planning authorities providing a comprehensive list of brownfield land sites that are is suitable for housing development or housing led schemes where the predominant land use is housing.</u></p> <p>Addition of “Bungalow” as follows:</p> <p><u>“Bungalow</u> <u>A house having only one storey. A bungalow can have accommodation in the roof-space served by accompanying roof-lights and dormer windows. This means that converting the loft of the existing roof to form additional internal accommodation does not result in the loss of that bungalow.”</u></p> <p>Amend “Climate Change Adaptation” as follows:</p> <p><u>“Adjustments <u>made</u> to natural or human systems in response to actual <u>impacts of climate change</u> or <u>expected climatic factors</u> or <u>their effects</u>, including from changes in rainfall and rising temperatures, which <u>moderate to mitigate</u> harm or exploit beneficial opportunities.”</u></p> <p>Amend “Climate Change Allowances” as follows:</p> <p><u>“Climate Change Allowances for Flood Risk</u> <u>Climate change allowances are predictions of anticipated change for:</u> - <u>peak river flow</u></p>
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			<ul style="list-style-type: none"> - <u>peak rainfall intensity</u> - <u>sea level rise</u> - <u>offshore wind speed and extreme wave height</u> <p><u>To increase resilience to flooding and coastal change, allowances should be made for climate change in a flood risk assessment. There are allowances for different climate scenarios over different epochs, or periods of time, over the coming century. They include figures for extreme climate change scenarios, known as High++ (H++) allowances.</u></p> <p>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."</p> <p>Amend "Code for Sustainable Homes" as follows:</p> <p>"The Code for Sustainable Homes (DCLG, 2008) is<u>was</u> 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."</p> <p>Amend "Combined Cooling, Heat and Power (CCHP)" as follows:</p> <p>"Combined Cooling, Heat and Power (CCHP)</p> <p><u>Combined Heat and Power Comprises an efficient process that captures and uses the heat that is a by-product of electricity generation. It is also known as combined cooling, heat and power when a CHP system is used in conjunction with an absorption chiller to provide electricity, heat and cooling.</u> Is the use of a CHP system in conjunction with an</p>
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			<p>absorption chiller to provide electricity, heat and cooling - also known as 'tri-generation'."</p> <p>Remove "Combined Heat and Power (CHP) as follows:</p> <p>"Combined Heat and Power (CHP) Is a highly efficient process that captures and uses the heat that is a by product of electricity generation."</p> <p>Amend "Community Infrastructure Levy (CIL) as follows:</p> <p>"Community Infrastructure Levy (CIL) <u>A planning charge, introduced by the Planning Act 2008, which can be levied is a mechanism by which local planning authorities on new development in their area. It is an important tool for local authorities to use to help them deliver the infrastructure needed to support development in their area. 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."</u></p> <p>Amend "Community Right to Build Order" as follows:</p> <p><u>An Order made by the local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a site-specific development proposal or classes of development. A type of Neighbourhood Development Order prepared by a Parish council and</u></p>
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		<p>To reflect Inspector's actions (ED141). Action 6 in respect of how the Plan references Concept Framework Plans</p>	<p>'made' by the local planning authority that grants planning permission for a site-specific development proposal or classes of development.</p> <p>Amend "Concept Framework Plan" as follows:</p> <p>"[...]The document should be produced and undertaken jointly by the landowners/promoters of the relevant sites and endorsed by the Council prior to the submission of any planning applications. Planning applications and any other consenting mechanisms for development located within a Concept Framework Plan Area should be accompanied by and have regard to a Concept Framework Plan which has been endorsed by the Council. The endorsed Concept Framework Plan will be taken into account as an important material consideration in the determination of any planning applications."</p> <p>Amend "Controlled Parking Zone CPZ" as follows:</p> <p>"Controlled Parking Zone (CPZ)</p> <p>[...]Residents are required to have a valid permit, and parking violations are enforced through parking fines issued by Civil Enforcement Officers."</p> <p>Amend "Conservation Area" as follows:</p> <p>"A Conservation Area is An area of special architectural or historic interest, with a the character or appearance of which is desirable to preserve or enhance. Local planning authorities have a duty under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to designate conservation areas."</p>
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			<p>Addition of “Countryside” as follows:</p> <p><u>“Countryside</u> <u>Land beyond the built edge of settlements.”</u></p> <p>Amend “Critical Drainage Area (CDA)” as follows:</p> <p><u>“Critical Drainage Area (CDA)”</u></p> <p>Amend “Custom Build Housing” as follows:</p> <p><u>“Custom Housebuilding Housing</u> <u>Custom housebuilding housing is where an individual builds their own home or contracts a builder to create a ‘custom built’ home for them. built by the occupier working with a developer to develop their own home.”</u></p> <p>Addition of “Deemed Consent” as follows:</p> <p><u>“Deemed Consent</u> <u>The term ‘deemed consent’ refers to the consent permitted for types of advertisements listed in Schedule 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).”</u></p> <p>Amend “Design and Access Statements” as follows:</p> <p><u>“A Design and Access Statement is a report accompanying and supporting a planning application to illustrate the process that has led to the development proposal and to explain and justify the proposal in a structured way. One statement should cover both design and access,</u></p>
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			<p><u>allowing applicants to demonstrate an integrated approach that will deliver inclusive design and address a full range of access requirements throughout the design process. The aim is to help ensure development proposals are based on a thoughtful design process and a sustainable approach to access.</u> s 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.”</p> <p>Amend “Design Code” as follows: “A set of illustrated design <u>rules requirements that provide specific, detailed parameters for</u> 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 <u>should</u> build on a design vision such as a masterplan or a <u>other</u> design and development framework for a site or area.”</p> <p>Amend “Development” as follows: “[...]As defined by <u>section 55</u> of the Town and Country Planning Act 1990 <u>(as amended).</u>”</p> <p>Amend “Development Brief” as follows: “<u>Development briefs guide the future redevelopment of specific sites to achieve the comprehensive and holistic redevelopment. By providing more detailed site analysis, development principles and an urban design framework, they provide landowners, developers and the wider community, with clear guidance for all new development within the</u></p>
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			<p>development brief area. Used to give guidance on resolving design and planning issues on a specific site.</p> <p>Amend “Development Proposals” as follows:</p> <p>“Any proposed development scheme presented/submitted to the Council for consideration or determination. This includes, planning applications (outline or full), <u>other consenting mechanisms</u> and proposals submitted as part of pre-application enquiries.”</p> <p>Remove “Dwelling” as follows:</p> <p>“Dwelling A self-contained unit of accommodation used by a single household as a home. This includes houses, flats, bungalows as well as mobile homes and houseboats.”</p> <p>Amend “Environmental Impact Assessment (EIA)” as follows: “Environmental Impact Assessment (EIA)”</p> <p>Amend “Epping Forest Buffer Land” as follows: “[...]The purpose of Buffer Land is to protect the rural environment of the Forest and by providing <u>a natural barrier of land which is safeguarded from encroachment of development.</u> The land also provides areas of <u>for</u> recreation and complementary wildlife habitats.”</p> <p>Amend “Evidence Base” as follows:</p>
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			<p>“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.”</p> <p>Addition of “Exception Test” as follows:</p> <p><u>“Exception Test</u> <u>The exception test looks at the safety of the site and must demonstrate that the development will be safe from flooding for its lifetime, and that it will not increase flood risk elsewhere. The exception test should also show that the benefits of the proposal outweigh the risks associated with building in an area at risk of flooding.”</u></p> <p>Remove Expression of Interest for the Harlow and Gilston Garden Town” as follows:</p> <p>“Expression of Interest for the Harlow and Gilston Garden Town The submission by the Harlow and Gilston Garden Town partner Councils to the Government, formally notifying their intention to bid for Garden Town status and funding in response to the Garden Town Prospectus published in 2016. This was the first stage in Garden Town bidding process.”</p> <p>Remove “Flood Risk Assessment Zone (FRAZ)” as follows:</p> <p>“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.”</p> <p>Amend “Flood Zone” as follows:</p>
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			<p><u>“Flood Zone 1 consists of Low Probability Land which has less than a 1 in 1,000 annual probability of river or sea flooding. These areas consist of all land outside Zones 2 and 3.</u></p> <p><u>Flood Zone 2 consists of Medium Probability Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.</u></p> <p><u>Flood Zone 3a consists of High Probability Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 2.</u></p> <p>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.”</p> <p>Amend “Food Security” as follows: <u>“All people, at all times, having physical and economic access to sufficient, safe and nutritious food that meets their dietary needs and food preferences for an active and healthy life. Is reliable access to a sufficient quantity of affordable and nutritious food. In this context food security refers to the ability of the region or nation to be able to produce or otherwise provide food for itself, and the extent to which this can be maintained in periods of environmental or socio-political difficulty.”</u></p> <p>Amend “Functional Economic Market Area” as follows: “The geographical area at which economies and markets actually operate which is not contained by administrative boundaries.</p>
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			<p><u>Patterns of economic activity vary from place to place. While there is not standard approach to defining a functional economic market area, it is possible to define them by taking account of factors including:</u></p> <ul style="list-style-type: none"> - <u>extent of any Local Enterprise Partnership within the area;</u> - <u>travel to work areas;</u> - <u>housing market area;</u> - <u>flow of goods, services and information within the local economy;</u> - <u>service market for consumers;</u> - <u>administrative area;</u> - <u>catchment areas of facilities providing cultural and social well-being; and</u> - <u>transport network”</u> <p>Amend “Garden Communities” as follows: “Garden <u>Town</u> Communities Large scale development planned in a holistic and comprehensive way, including extensions to existing settlements. Development of this nature is based on the ‘Garden <u>City town</u>’ principles developed by the Town and Country Planning Association. [...]”</p> <p>Amend “Geodiversity” as follows: <u>Refers to the range-variety of the geological and physical elements of nature, such as rocks, minerals, rocks, soils, fossils, soils and landforms, and active geological and geomorphological processes</u></p> <p>Addition of “Glasshouse” as follows; “<u>Glasshouse</u></p>
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			<p><u>A structure with walls and roof made primarily of transparent material, such as glass, in which plants requiring regulated climatic conditions are grown.</u></p> <p>Addition of “Greenfield runoff” as follows:</p> <p><u>“Greenfield runoff</u> <u>The runoff that would occur from the site in its undeveloped and undisturbed state. Greenfield runoff characteristics are described by peak flow and volumes of runoff for rainfall events of specified duration and return period (frequency of occurrence).”</u></p> <p>Amend “Green Infrastructure” as follows: <u>“Is a network of high quality and multifunctional green spaces, both urban and rural, and other including but not limited to environmental features such as parks, public open spaces, playing fields, sports pitches, woodlands, and allotments, which are capable of delivering a wide range of environmental and quality of life benefits for local communities. The provision of green infrastructure can provide social, economic and environmental benefits close to where people live and work.”</u></p> <p>Addition of “Green Roof” as follow:</p> <p><u>“Green roof</u> <u>The roof of a building which is partially or completely covered with plants, which is generally believed to assist in reducing surface water runoff from buildings, enhance biodiversity, reduce the visual impact of a building (in some locations) and effect the heat retention of a building.”</u></p> <p>Addition of “Grow-on Space” as follows:</p>
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			<p><u>“Grow-on Space</u> <u>A larger employment workspace than that which a business currently occupies. Often referring for example, to businesses that have grown to the extent that they are too large to be accommodated in incubator space or enterprise centres, but are still too small to occupy large, often freestanding, offices or factory/workspace units”</u></p> <p>Amend “Habitats Regulation Assessment (HRA)” as follows:</p> <p><u>“Habitats Regulation Assessment (HRA)</u> <u>Refers to the several distinct stages of Assessment which must be undertaken in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended) to determine if a plan or project may affect the protected features of a habitats site before deciding whether to undertake, permit or authorise it. A process whereby the potential impact of development on sites protected by the Habitats Directive is assessed.”</u></p> <p>Addition of “Home Quality Mark” as follows:</p> <p><u>“Home Quality Mark</u> <u>The Home Quality Mark (HQM) is an independently assessed certification scheme for new homes. It awards certificates with a simple 1- 5-star rating for the standard of a home’s design, construction and sustainability.“</u></p> <p>Amend “Indicative Net Capacity” as follows: <u>“In the context of residential site allocations, it is the number of new additional homes that can be delivered on a site.[...]”</u></p> <p>Addition of “Infrastructure” as follows:</p>
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			<p><u>“Infrastructure</u> <u>Is a term used to describe new facilities, such as roads, community centres, schools, IT provision and cycle paths, within a development. It means anything that is required, other than houses, to make a new development work.”</u></p> <p>Amend “Infrastructure Delivery Plan (IDP)” as follows:</p> <p><u>“Infrastructure Delivery Plan (IDP)</u> This will contain <u>the key infrastructure required to support the homes and employment 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 Infrastructure Delivery Plan (IDP) sits alongside the Local Plan and will contain a schedule programme identifying when items of infrastructure are expected to be in place, <u>sources of funding and costs. It will be regularly updated as more information becomes available.”</u></u></p> <p>Addition of “Lee Valley Food Task Force” as follows:</p> <p><u>“Lee Valley Food Task Force</u> <u>The Lea Valley Food Task Force was a consortium of organisations in the public and private sectors which worked together in a voluntary capacity to secure a future for the historical glasshouse industry of the Lea Valley.”</u></p> <p>Addition of “Lightwell” as follows:</p> <p><u>“Lightwell</u></p>
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			<p><u>An open area or vertical shaft in the centre of a building, typically roofed with glass, bringing natural light to the lower floors or basement.”</u></p> <p>Addition of “Local Enterprise Partnership” as follows:</p> <p><u>“Local Enterprise Partnership</u> <u>A body, designated by the Secretary of State for Housing, Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.”</u></p> <p>Addition of “Local List of Validation Requirements” as follows:</p> <p><u>“Local List of Validation Requirements</u> <u>A list of information required to be submitted with a planning application. The requirements of which are proportionate to the nature and scale of the proposal.”</u></p> <p>Amend “Local Nature Reserve” as follows: <u>“[...]. In Epping Forest District, Local Nature Reserves (LNR) are managed by the Essex Wildlife Trust.”</u></p> <p>Amend “Local Plan (LP)” as follows: <u>“Local Plan (LP)</u> <u>A The plan for the future development of a local area, drawn up by the local planning authority in consultation with the community and stakeholders. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two. Once adopted the Local Plan will legally form part of the Development Plan for the District, superseding the Replacement Local Plan (2006).”</u></p>
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			<p>Amend “Local Wildlife Sites (LWS)” as follows:</p> <p>“Local Wildlife Sites (LWS) Local Wildlife Sites (<u>LWS</u>), whilst not of national status, have a county-wide significance. [...]”</p> <p>Amend “Memorandum of Understanding” as follows:</p> <p>“A formal agreement between two or more parties <u>which is not legally binding but carrying a degree of seriousness and mutual respect</u>. It sets out a statement of the responsibilities, activities, outcomes, and lead <u>contacts between the parties involved in a project.</u>”</p> <p>Amend “Minimum Net Capacity” as follows:</p> <p>“For Strategic Masterplan <u>and Concept Framework Plan Areas identified in the Plan, dwelling capacity estimates are expressed as ‘minimum’ figures unless specified otherwise as that are endorsed in the Plan,</u> development proposals <u>which are brought forward should ensure that the total development capacity meets or exceeds the number included in the Policy.</u>”</p> <p>Addition of “Multifunctional Green and Blue Assets” as follows:</p> <p>“<u>Multifunctional Green and Blue Assets</u> <u>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.</u>”</p>
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			<p>Addition of “Nationally Described Space Standard” as follows:</p> <p><u>“Nationally Described Space Standard</u> <u>This standard deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.”</u></p> <p>Amend “National Nature Reserve” as follows:</p> <p><u>“National Nature Reserve (NNR)</u> <u>[...]National Nature Reserves (NNRs) are managed by Natural England and other bodies such as the National Trust, Forestry Commission, The Royal Society for the Protection of Birds, Wildlife Trusts and local authorities.”</u></p> <p>Amend “Neighbourhood Development Order” as follows:</p> <p><u>“Neighbourhood Development Order (NDO)</u> <u>An Order prepared by a parish council and ‘made’ by a local planning authority (under the Town and Country Planning Act 1990) through which parish council and neighbourhood forums can grant planning permission for a specific development proposal or classes of development.”</u></p> <p>Amend “Neighbourhood Plan” as follows:</p>
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			<p><u>“A plan prepared by a parish council or neighbourhood forum for a particular designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.”</u></p> <p>Amend “Objectively Assessed Economic Need” as follows: “An assessment of <u>employment</u> needs for commercial development in an area undertaken within the criteria contained in national planning policy and guidance.”</p> <p>Addition of “One Epping Forest Local Strategic Partnership” as follows:</p> <p><u>“One Epping Forest Local Strategic Partnership</u> <u>A voluntary partnership that brings public, private and voluntary sector agencies responsible for the provision of services across the District together to improve residents’ quality of life.”</u></p> <p>Addition of “Packhouse” as follows:</p> <p><u>“Packhouse</u> <u>A building where agricultural produce such as fruit and vegetables are packed prior to distribution.”</u></p> <p>Addition of “Passivhaus” as follows:</p> <p><u>“Passivhaus</u></p>
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			<p><u>A Passivhaus is a building in which a high level of occupant comfort can be achieved whilst using very little heating and cooling.</u>”</p> <p>Amend “Permeable Development/ Permeability” as follows:</p> <p><u>“Development that promotes movement through the site and to the wider network of streets and open spaces. Easily move through, in this context to access the countryside on edge of development.”</u></p> <p>Amend “Protected Species” as follows:</p> <p><u>“Many plants and animals in England and often their supporting features and habitats are protected. What you can and cannot do by law varies from species to species. A species of animal or plant which it is forbidden by law to destroy.”</u></p> <p>Addition of “Public Health England” as follows:</p> <p><u>“Public Health England</u> <u>Public Health England (PHE) is an executive agency of the Department of Health and Social Care in the United Kingdom. It exists to protect and improve the nation’s health and wellbeing and reduce health inequalities.”</u></p> <p>Amend “Quality Review Panel” as follows:</p> <p><u>“[...]The panel considers on design issues in relation to important new development schemes and proposals for important public spaces including significant minor applications, major planning applications, pre-</u></p>
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			<p>application development proposals, Strategic Masterplans and Concept Framework Plans [...]"</p> <p>Amend “Ramsar Site” as follows:</p> <p><u>“Wetlands of international importance designated under the 1971 Ramsar Convention. A wetland of international importance, protected under the Ramsar Convention on the sustainable use and conservation of Wetlands.”</u></p> <p>Amend “Registered Parks and Gardens” as follows:</p> <p>“Are to be found on the Register of Parks and Gardens of <u>Special</u> Historic Interest in England that recognises the importance of these as heritage assets of particular significance.”</p> <p>Addition of “Renewable and low carbon energy” as follows:</p> <p><u>“Renewable and low carbon energy</u> Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).”</p> <p>Addition of “Retail Floorspace” as follows:</p> <p><u>“Retail Floorspace</u></p>
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			<p><u>Is commercial floorspace that is used for retail purposes as specified in the Town and Country Planning (Use Classes) Order 1987. “</u></p> <p>Amend “s106 Agreement” as follows:</p> <p><u>“A mechanism listed under Section 106 of the Town and Country Planning Act 1990 to make a development proposal acceptable in planning terms that would otherwise not be acceptable, focused on site-specific mitigation of the impact of development. They can involve the provision of facilities or contributions toward infrastructure.”</u></p> <p>Amend “Scheduled Monument” as follows:</p> <p><u>“Scheduled for their archaeological and historic character, these are nationally important sites that would particularly benefit from close management. A Scheduled Monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979.”</u></p> <p>Addition of “Secured by Design” as follows:</p> <p><u>“Secured by Design</u> <u>Is a police initiative that improves the security of buildings and their immediate surroundings to provide safe places to live, work, shop and visit.”</u></p> <p>Amend “Self Build” as follows:</p>
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			<p>“Self build housing is Housing built by an individual, (a group of individuals), or persons working with or for them, to be occupied by that individual for their own occupation. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.”</p> <p>Amend “Site of Special Scientific Interest (SSSI)” as follows:</p> <p>“Sites <u>designated by Natural England</u> to protect their wildlife or geology including those designated under the Wildlife and Countryside Act 1981.”</p> <p>Addition of “SME” as follows:</p> <p><u>“SME</u> <u>The UK definition of SME is generally a small or medium-sized enterprise with fewer than 250 employees.”</u></p> <p>Split “Special Area of Conservation” as follows:</p> <p><u>“Special Area of Conservation</u> <u>Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites. 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)</u></p> <p><u>Special Protection Area</u></p>
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		<p>To reflect Inspector's actions (ED141). Action 6 in respect of</p>	<p>Areas that has <u>classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds, within European Union Countries. They are European designated sites, classified under the Birds Directive.</u></p> <p>Addition of “Start-up Business” as follows:</p> <p><u>“Start-up Business</u> <u>A company in the first stage of its operations.”</u></p> <p>Amend “Strategic Housing Market Assessment” as follows:</p> <p><u>“Assesses the future housing requirements for a particular housing market area and is used to inform the Local Plan’s strategy and housing targets. An evidence base document which analyses the local housing market characteristics and seeks to identify what factors influence these housing markets.”</u></p> <p>Amend “Strategic Masterplan” as follows:</p> <p><u>“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. Is a plan that takes a comprehensive approach to the planning and delivery of Strategic Masterplan Areas and associated infrastructure. The Masterplan should be produced and undertaken jointly by the landowners/promoters of the relevant sites. Planning applications and any other consenting mechanisms for development located within a Strategic Masterplan Area</u></p>
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		<p>how the Plan references Strategic Masterplans</p>	<p><u>should be accompanied by a Strategic Masterplan which demonstrates that the development requirements set out in the policy have been accommodated and which has been endorsed by the Council (and where appropriate Harlow District Council). The endorsed Strategic Masterplan will be taken into account as an important material consideration in the determination of any planning applications.”</u></p> <p>Amend “Sub National Population Projections” as follows:</p> <p><u>“Projections which are produced by the Office of National Statistics (ONS) and give an indication of the possible future resident population in each administrative area (regions, counties, local authorities and health areas) in England by sex and single year of age 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.”</u></p> <p>Addition of “Subterranean Development” as follows:</p> <p><u>“Subterranean Development</u> <u>Development which takes place below ground floor level including basements and basement extensions.”</u></p> <p>Amend “Sui Generis” as follows:</p> <p><u>Uses of land or buildings which do not fall within any identified use in the Use Classes Order Town and Country Planning (Use Classes) Order 1987 (as amended) are called sui generis within national planning policy. See ‘Use Class’ below.</u></p>
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			<p>Addition of “Suitable Alternative Natural Greenspace” as follows:</p> <p><u>“Suitable Alternative Natural Greenspace</u> <u>Suitable Alternative Natural Greenspace (SANG) is the name given to greenspace that is of a quality and type suitable to be used as mitigation to offset the impact of residential development and visitor pressure on Special Protection Areas (SPAs) or Special Areas of Conservation. The purpose of SANG is to provide alternative greenspace to attract visitors away from SPAs or Special Areas of Conservation.”</u></p> <p>Amend “Supplementary Planning Document” as follows:</p> <p>“[...] Supplementary planning documents (<u>SPDs</u>) are capable of being a material consideration in planning decisions but are not part of the development plan.”</p> <p>Amend “Sustainable Development” as follows:</p> <p>“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. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways</p> <p><u>a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is</u></p>
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			<p><u>available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;</u></p> <p><u>b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and</u></p> <p><u>c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”</u></p> <p>Amend “Sustainable Drainage Systems” as follows:</p> <p><u>“These are drainage systems designed to mimic natural drainage systems as closely as possible and manage surface water and groundwater to sustainably reduce the potential impact of new and existing developments on flood risk.”</u></p> <p>Amend “Swales” as follows:</p> <p><u>“Are linear grass covered depressions which lead surface water overland from the drained surface to a storage or discharge system, typically using road verges. A marshy depression that can be man-made as part of a sustainable drainage system.”</u></p>
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			<p>Amend “Travellers” as follows:</p> <p><u>“As set out in national planning guidance ‘Travellers’ means ‘Gypsies and Travellers’ and ‘Travelling Showpeople.’ They are persons of a 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, Ministry of Housing, Communities, and Local Government)”</u></p> <p>Amend “Use Classes” as follows:</p> <p><u>“The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as ‘Use Classes’ 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].”</u></p> <p>Amend “Validation Requirements” as follows:</p> <p>“The information that is required to be submitted with a planning application in order to be considered ‘valid’. This includes <u>specified</u> plans or supporting documents that must be included with a planning application. It <u>encompasses</u> national requirements and local requirements which are specific to <u>the</u> District.[...]”</p>
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			<p>Amend “Visitor Accomodation” as follows:</p> <p>“All forms of <u>commercial</u> accommodation that can be used by travellers or tourists <u>on a temporary basis</u> such as hotels, youth hostels, activity centres, campsites, cabins, treehouses etc.”</p> <p>Amend “Windfall Sites” as follows:</p> <p>“Sites not specifically identified <u>for allocation in the development plan</u>, as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.”</p>
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Mod No.	LPSV Policy/Page No.	Reason for the Change / Source	Modification
AM111	Appendix 2 Page 208 - 215		<p>Remove reference to Policy SP1.</p> <p>Policy SP1 — Presumption in favour of sustainable development</p> <p>Amend Policy titles as follows:</p> <p>Policy SP1₂ Spatial Development Strategy 2011- 2033</p> <p>Policy SP2₃ Place Shaping</p> <p>Policy SP3₄ Development and Delivery of Garden Communities in the Harlow and Gilston Garden Town</p> <p>Policy SP4₅ Garden Town Communities</p> <p>Policy SP5₆ Green Belt and District Open Land <u>Local Greens</u>Spaces</p> <p>Policy SP6₇ The Natural Environment, Landscape Character and Green Infrastructure</p> <p>Policy H2 Affordable Housing <u>Homes</u></p> <p>Policy H3 Rural Exceptions Sites</p> <p>Policy DM3 Landscape Character and Ancient Landscapes <u>and Geodiversity</u></p> <p>Policy DM7 Heritage Assets <u>Historic Environment</u></p> <p>Policy DM11 Waste Recycling Facilities on <u>in</u> New Development</p> <p>Policy DM18 On Site Management <u>and Reuse</u> of Waste Water and Water Supply</p> <p>Policy P12 Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sewardstonebury, Sheering and Stapleford Abbots</p>

			<u>Policy D8 Local Plan Review</u> <u>Policies to be replaced:</u> <u>None – this is a new policy</u>
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AM No.	LPSV Policy/Page No.	Reason for Change	Proposed Additional Modification				
AM112	Appendix 3 Page 218 - 220	Clarification	<p>Amend introductory text as follows:</p> <p>“The monitoring framework set out below <u>represents the suite of indicators</u> is the minimum that will be used to assess the effectiveness of the Local Plan.[...] 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 <u>homes</u>, <u>employment</u> floorspace or flood defence improvements, and others through grant or refusal of planning permission indicating how the policy is performing.”</p> <p>Overwrite existing list of indicators as follows:</p> <table border="1"> <thead> <tr> <th>Monitoring Indicators</th> <th>Key aspects / policies being measured</th> </tr> </thead> <tbody> <tr> <td> Changes in population breakdown by age and by area Changes in household composition by type Changes in life expectancy Indices of multiple deprivation scorings Overall employment and unemployment rate </td> <td>Plan vision and objectives, SP 1</td> </tr> </tbody> </table>	Monitoring Indicators	Key aspects / policies being measured	Changes in population breakdown by age and by area Changes in household composition by type Changes in life expectancy Indices of multiple deprivation scorings Overall employment and unemployment rate	Plan vision and objectives, SP 1
Monitoring Indicators	Key aspects / policies being measured						
Changes in population breakdown by age and by area Changes in household composition by type Changes in life expectancy Indices of multiple deprivation scorings Overall employment and unemployment rate	Plan vision and objectives, SP 1						

			<p>Breakdown of jobs by industry, and SIC classification</p> <p>Business composition by size</p> <p>Annual Tourism Income</p> <p>Changes in travel to work patterns, flows and mode of transport</p> <p>Changes in house price by size and by area</p> <p>Change of household income</p>	
			<p>Five year housing land supply position, Development Trajectories for housing including for Travellers, and employment trajectory.</p> <p>Whether the Council have delivered 75% of the annualised requirement or the projected completion rate (whichever is the lower) for three consecutive years.</p> <p>Number of new homes approved and/or completed through Self-build, community housing or custom house building.</p> <p>Number of new homes approved and/or completed through provision of specialist housing</p> <p>Progress against the Action Plan for monitoring impacts on air quality in the Epping Forest SAC.</p>	<p>SP 1, SP 2, E 1, DM 2, D 7</p>

			<p>Net gain/loss of residential development by location, tenure (e.g. affordable homes, traveller's pitch, specialist needs), and size (e.g. number of bedrooms).</p> <p>Net gain/loss of Industrial (B-use class) floorspace by Use Class, location, and whether they are located inside or outside of defined employment designation/allocations.</p> <p>Net gain/loss of town centre uses by Use Class, location, and whether they are located inside or outside of defined Town Centres area.</p> <p>Changes to proportions of A1 and non-A1 uses within defined Town Centres and Primary and Secondary retail frontages.</p> <p>Land area and floorspace of new glasshouses constructed by location, floorspace and location of new ancillary facilities for glasshouse use.</p> <p>Net number of tourist accommodation by bedspaces, location and type e.g. Hotel, B & B, lodges, camp site pitches.</p> <p>Net gain/loss of essential services, community uses, leisure and cultural facilities by location.</p>	<p>SP 2, SP 3, SP 4, SP 5, H 1, H 2, H 3, H 4, E 1, E 2, E 3, DM 19, P 1-P 15, D 2, D 4</p>
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			Number of planning permissions granted through the Rural Exceptions policy (Policy H3)	
			The progress, production and endorsement of strategic masterplans and/or design codes to guide development proposals.	SP 2, SP 4, SP 5, SP 7, DM 9
			Applications refused on the grounds of harm to the Green Belt or District Open Land <u>Local Green Space</u> by type and location Planning permission granted for development in the GB where Very Special Circumstance has been demonstrated to outweigh the harm to the surrounding Green Belt.	SP 6, DM 4
			Net gain/loss of public open space Net gain/loss of linkages in the Green and Blue Infrastructure Network Net gain/loss/improve in accessibility of natural habitat, areas of biodiversity (including international, national and local designations) and buffer land Positive landscape impact assessments on proposals approved and negative landscape impact assessments by EFDC on proposals refused.	SP 7, DM 1, DM 2, DM 3, DM 5, DM 6

			<p>Number of Transport plans approved by location and land use type</p> <p>New developments containing electrical charging points by land use type</p> <p>Net gain/loss of public rights of way</p>	T-1
			<p>Net gain/loss of designated and undesignated heritage assets</p> <p>Changes in Listed Building at Risk register</p>	DM-7, DM-8
			<p>Number of planning permissions granted against Environment Agency Advice</p> <p>Number of development approved in flood risk zones 2, 3a and 3b by use class and flood risk compatibility.</p> <p>Number and location of sustainable drainage schemes approved for major development proposals</p> <p>Number and location of developments contributing to maintenance of watercourse infrastructure, including watercourse re-naturalisation or flood storage areas</p>	DM-15, DM-16, DM-17
			<p>Number of decentralised low carbon and renewable energy schemes approved in development</p>	DM-20
			<p>Change in Air Quality Management Area</p>	DM-22

			<p>Number of planning permissions granted with an approved Air Quality Assessment.</p>	
			<p>Progress against the Infrastructure Delivery Plan</p> <p>Net gain/loss of essential facilities and services by type and location</p> <p>Net gain/loss of community, leisure and cultural facilities</p>	D-1, D-2, D-4, T-2
			<p>Number of Neighbourhood Plans, Community Right to Build Orders and Neighbourhood Development Orders Made.</p>	D-6
			<p><u>Policy Context</u></p> <p><u>Change in total population</u></p> <p><u>Change in total household numbers</u></p> <p><u>Change in household composition by type</u></p> <p><u>Change in life expectancy</u></p> <p><u>Indices of multiple deprivation scores and change over time</u></p> <p><u>Overall employment and unemployment rate</u></p> <p><u>Delivery of Spatial Strategy</u></p> <p><u>Annual housing delivery as a percentage of Local Plan annual housing requirement</u></p> <p><u>Housing Delivery Test Results</u></p> <p><u>Number of homes permitted and number of homes completed in accordance with the strategy of Policy SP1 on allocated sites:</u></p> <p>a. <u>Garden Community sites</u></p> <p>b. <u>Other Strategic Masterplan and Concept Framework Plan Areas</u></p>	

			<p>c. <u>Other Allocations</u></p> <p><u>Number of homes completed/ permitted on windfall sites:</u></p> <p>a. <u>Previously developed land within settlements</u> b. <u>Previously developed land in Green Belt</u> c. <u>Rural exception sites</u></p> <p><u>Delivery of Homes</u></p> <p><u>Net gain of residential development by settlement, and number of bedrooms - completions</u></p> <p><u>Net permissions of residential development by settlement, and number of bedrooms</u></p> <p><u>Five year housing land supply position</u></p> <p><u>Five year housing land supply position for travellers accommodation</u></p> <p><u>Net affordable homes permitted by category</u></p> <p><u>Net gain/ loss of bungalows (completions)</u></p> <p><u>Number and type of specialist housing units completed (C2) by Settlement</u></p> <p><u>Number and type of specialist housing units permitted (C2) by Settlement</u></p> <p><u>Number of new homes permitted through self-build, community housing or custom house building, compared to the register</u></p> <p><u>Net gain/ loss of traveller caravans and pitches completed</u></p> <p><u>Net gain/ loss of traveller caravans and pitches permitted</u></p> <p><u>Economic Development</u></p> <p><u>Net gain/ loss of completed B class employment by floorspace, land area and location</u></p> <p><u>Net gain/ loss of permitted B class employment by floorspace, land area and location</u></p>
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		Clarification	<p><u>Net gain/ loss of town centre uses by Use Class and location within and outside of a defined Town Centre</u></p> <p><u>Changes to proportions of units in use classes within defined Town Centres retail frontages</u></p> <p><u>Vacancy Rates in town and district centres</u></p> <p><u>Net gain/ loss of horticultural glasshouses and ancillary facilities</u></p> <p><u>New tourist bedspaces completed</u></p> <p><u>Effectiveness of Green Belt Policy</u></p> <p><u>Net number of new dwellings completed in the Green Belt</u></p> <p><u>Proportion of new dwellings completed in the Green Belt on Previously Developed Land</u></p> <p><u>Net new employment floorspace completed in the Green Belt</u></p> <p><u>Proportion of new employment floorspace completed in the Green Belt on Previously Developed Land</u></p> <p><u>Delivery of Climate Change Adaptation and Mitigation Measures</u></p> <p><u>Change in land used as Green and Blue Infrastructure:</u></p> <ul style="list-style-type: none"> <u>a. public open space</u> <u>b. woodland</u> <u>c. habitat/ biodiversity</u> <u>d. total</u> <p><u>Progress on the implementation of the Air Pollution Mitigation Strategy for the Epping Forest and Epping Forest Strategic Access Management and Monitoring (SAMM) Strategy</u></p> <p><u>Number of travel plans approved by location and land use type</u></p> <p><u>Number of applications with public charging points identified and new electric car charging points permitted, by location</u></p> <p><u>Number of applications permitted in flood risk zones 2, 3a and 3b</u></p>
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			<p><u>Number of applications completed in flood risk zones 2, 3a and 3b by use class and flood risk compatibility</u></p> <p><u>Number and location of schemes contributing to sustainable drainage</u></p> <p><u>Number of:</u></p> <ul style="list-style-type: none"> a. <u>low carbon</u> b. <u>decentralised</u> c. <u>renewable energy schemes completed</u> <p><u>Number of new homes completed meeting water efficiency standard</u></p> <p><u>The Quality of Development</u></p> <p><u>Number of proposals presented at the Quality Review Panel resulting in amendments to schemes</u></p> <p><u>Number of homes completed meeting Nationally Described Space Standards as proportion of those completed</u></p> <p><u>Heritage Protection</u></p> <p><u>Net loss/ gain of designated heritage assets</u></p> <p><u>Net gain/ loss of non designated Heritage assets</u></p> <p><u>Infrastructure Delivery</u></p> <p><u>Progress against key measures in the Infrastructure Delivery Plan Schedules</u></p> <p><u>Provision of essential facilities measured against the IDP</u></p>
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AM No.	LPSV Policy/Page No.	Reason for Change	Proposed Additional Modification
AM113	Appendix 4 Page 223 - 229	Clarification	<p>Amend Policy Designations as follows: ONG.R3 Land South-West of at <u>at</u> Fyfield Road NAZE.R1 Land at Perry Hill <u>Land at St. Leonards Road</u> NWB.R1 Land at Blumans <u>Land West of Tylers Green</u> THOR.R2 Land East <u>West</u> of High Road MORE.T4 <u>RUR.T6</u> Lakeview, Moreton, Essex SP54.1 Latton Priory SP54.2 Water Lane Area SP54.3 East of Harlow</p> <p>Amend title as follows: Town and District <u>Centre Boundaryies</u></p> <p>Amend DOL designations as follows: District Open Land <u>Local Green Space</u> DOLLGS01 North Weald <u>Tempest Mead</u> DOLLGS02 Thornwood <u>Common</u> DOLLGS03 Chigwell <u>Village Green</u></p>

APPENDIX 6 – SITE SPECIFIC REQUIREMENTS

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
General/New Section A			
AM114	Part Two – title page	Clarification	<u>“Appendix 6- Part Two Site Specific Policy Requirements for Site Allocations and Designations”</u>
	Page 1		
	Contents page – header	Clarification	<u>“Appendix 6- Part Two Site Specific Policy Requirements for Site Allocations and Designations”</u>
	Page 2		
	Contents page – footer		“Epping Forest District Local Plan Part Two [page no.] Submission Version December 2017-2011- <u>2033”</u>
Page 2			
Contents page	Clarification	“ <u>Index Contents</u> This <u>Appendix Part Two of the Local Plan</u> should be read in conjunction with the Submission Version of Part One of the Epping Forest District Council’s Local Plan 2017, which is published as a separate document. <u>Part Two of the Local Plan, is split into two sections:</u>	
Page 2		<ul style="list-style-type: none"> • <u>Section A – provides site specific policy requirements for the site allocations identified in Chapter 5 of Part One of the Local Plan (except for the Strategic Masterplan Areas where the detail is</u> 	

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification																										
			<p><u>included within Part One of the Local Plan); and</u></p> <ul style="list-style-type: none"> • <u>Section B – presents more detailed mapping of the employment designations identified in Chapter 5 of Part One of the Local Plan.</u> <p>Settlements <u>with site allocations or designations</u> are listed in the same order as in Chapter 5 of <u>Part One of the Local Plan.</u></p> <p><u>Section A – Site Allocations</u></p> <table data-bbox="1429 699 2056 1313"> <thead> <tr> <th>Settlement</th> <th>Page</th> </tr> </thead> <tbody> <tr> <td>Epping</td> <td>0</td> </tr> <tr> <td>Loughton</td> <td>0</td> </tr> <tr> <td>Waltham Abbey</td> <td>0</td> </tr> <tr> <td>Ongar</td> <td>0</td> </tr> <tr> <td>Buckhurst Hill</td> <td>0</td> </tr> <tr> <td>North Weald Bassett</td> <td>0</td> </tr> <tr> <td>Chigwell</td> <td>0</td> </tr> <tr> <td>Theydon Bois</td> <td>0</td> </tr> <tr> <td>Roydon</td> <td>0</td> </tr> <tr> <td>Nazeing</td> <td>0</td> </tr> <tr> <td>Thornwood</td> <td>0</td> </tr> <tr> <td>Coopersale</td> <td>0</td> </tr> </tbody> </table>	Settlement	Page	Epping	0	Loughton	0	Waltham Abbey	0	Ongar	0	Buckhurst Hill	0	North Weald Bassett	0	Chigwell	0	Theydon Bois	0	Roydon	0	Nazeing	0	Thornwood	0	Coopersale	0
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Thornwood	0																												
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AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
		To reflect the Inspector's actions (ED141) Action 11	Fyfield 0 High Ongar 0 Lower Sheering 0 Moreton 0 Sheering 0 Stapleford Abbotts 0 Eastern Rural Sites 0 Southern Rural Sites 0 Western Rural Sites 0 <u>Epping</u> 0 <u>Loughton</u> 0 <u>Waltham Abbey</u> 0 <u>Ongar</u> 0 <u>North Weald Bassett</u> 0 <u>Nazeing</u> 0 <u>Thornwood</u> 0 <u>High Ongar</u> 0 <u>Lower Sheering</u> 0 <u>Stapleford Abbotts</u> 0 <u>Eastern Rural Sites</u> 0

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification				
			with the Council's approved Validation Requirements."				
	Section A – site requirements table header (all sites except for CHIG.R4, CHIG.R5, CHIG.R8, CHIG.R9, CHIG.R10, CHIG.R11, THYB.R1, THYB.R2, THYB.R3)	Clarification	" <u>Site Specific Policy Development Requirements</u> "				
	Section A – site requirements table header (CHIG.R4, CHIG.R5, CHIG.R8, CHIG.R9, CHIG.R10, CHIG.R11, THYB.R1, THYB.R2, THYB.R3)	Clarification	"Site Specific Policy Requirements Development Guidance"				
	Section A - site requirements table (all sites)	Correction of grammar and presentation	"All boxes under ' <u>Site Specific Policy Development Requirements</u> ' to be shaded green in accordance with Places Policies P 1 - P 15".				
Epping Sites – New Section A (formerly pages 5-24 & 29)							
AM115	Note under settlement map	Clarification	" <u>Note: The employment designations identified in this map are detailed in Part Two: Section B. The Strategic Masterplan Area is detailed in Part One of the Local Plan.</u> "				
	Site allocations contents table	Clarification	<table border="0"> <tr> <td><u>"Residential Site Allocations</u></td> <td><u>Page</u></td> </tr> <tr> <td><u>EPP.R4 Land at St Johns Road</u></td> <td><u>0</u></td> </tr> </table>	<u>"Residential Site Allocations</u>	<u>Page</u>	<u>EPP.R4 Land at St Johns Road</u>	<u>0</u>
<u>"Residential Site Allocations</u>	<u>Page</u>						
<u>EPP.R4 Land at St Johns Road</u>	<u>0</u>						

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
		<p>Review and update of requirements in response to commitment made during hearing sessions to generally review text.</p> <p>Review and update of requirements in response to commitment made during hearing sessions to generally review text.</p>	<p>Amend sections under ‘Ecology and Trees’ as follows:</p> <p>There are trees adjacent to the s<u>S</u>outhern boundary of the site which are protected by Tree Preservation Orders. Protected <u>These</u> trees should be incorporated into the development proposals to avoid the loss of, or damage to, them. <u>This could include providing an appropriate buffer zone around the trees or incorporating them within on-site open or amenity space.”</u></p> <p>Amend section under ‘Infrastructure’ as follows:</p> <p>“This<u>e</u> site is identified as being within Epping Town Centre which is considered a sustainable location with good public transport accessibility. <u>Measures must be adopted</u> to promote sustainable transport modes and encourage active transport,; development proposals for residential development should limit the provision of on-site residents’ car parking to that required to service the essential needs of the development. Provision should be made on-site for car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders. Contributions will be sought for implementing Controlled Parking Zones in the vicinity of the site. <u>Such measures should include:</u></p> <p>(i) <u>limiting the provision of on-site residents’ car parking to that required to service the</u></p>

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
			<p><u>essential needs of the development, such as visitor parking and parking for blue badge holders;</u></p> <p>(ii) <u>on-site provision for car clubs/car sharing or pooling arrangements; and</u></p> <p><u>providing contributions for implementing/amending Controlled Parking Zones on-site and/or in the vicinity of the site as necessitated by the development proposals.”</u></p>
AM117	EPP.R5 Page 11	<p>Review and update of requirements in response to commitment made during hearing sessions to generally review text.</p> <p>To reflect the MM required to Policy DM 7, ensure consistency across all relevant site allocations and to improve clarity.</p>	<p>Amend sections under ‘Ecology and Trees’ as follows:</p> <p>There are trees on the nNorth eEastern boundary of the site which are protected by Tree Preservation Orders. Protected <u>These</u> trees should be incorporated into the development proposals to avoid the loss of, or damage to, them. This could include <u>providing an appropriate buffer zone around the trees or</u> incorporating trees within on-site open or amenity space.”</p> <p>Amend section under ‘Heritage’ as follows:</p> <p>This <u>site</u> is located adjacent to the Epping Conservation Area. Development proposals should preserve or enhance the setting, including views in and out, of the Conservation Area. Development proposals should <u>In doing so, consideration should be given to</u> layout, development form, density,</p>

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
		Review and update of requirements in response to commitment made during hearing sessions to generally review text.	<p>height, scale, massing and materials, <u>in order to mitigate any impact on the Conservation Area.</u>”</p> <p>Amend section under ‘Infrastructure’ as follows:</p> <p>“<u>This</u> site is identified as being within Epping Town Centre which is considered a sustainable location with good public transport accessibility. <u>Measures must be adopted to promote sustainable transport modes and encourage active transport,</u> development proposals for residential development should limit the provision of on-site residents’ car parking to that required to service the essential needs of the development. Provision should be made on-site for car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders. Contributions will be sought for implementing Controlled Parking Zones in the vicinity of the site. <u>Such measures should include:</u></p> <ul style="list-style-type: none"> (i) <u>limiting the provision of on-site residents’ car parking to that required to service the essential needs of the development, such as visitor parking and parking for blue badge holders;</u> (ii) <u>on-site provision for car clubs/car sharing or pooling arrangements; and</u>

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
			(iii) <u>providing contributions for implementing/amending Controlled Parking Zones on-site and/or in the vicinity of the site as necessitated by the development proposals.</u>
	EPP.R6 Page 12 - 13	Factual updating	Amend under ‘Site Address’ as follows: “Cottis Lane Car Park, <u>Cottis Lane, Epping, CM16 5LL</u> ”
AM118		Correction of presentation	Amend the following section and move under ‘Design’ as follows: “ <u>Development proposals for site allocations EPP.R6 Cottis Lane Car Park and EPP.R7 Bakers Lane Car Park must, in combination, deliver approximately 78 dwellings (net) and the re-provision of the existing number of car parking spaces provided at both car parks. This is to provide flexibility to enable acceptable and viable proposals to be brought forward on each site. Should development of this site deliver a lower number of dwellings than that which it has been allocated for (47 dwellings), the remaining balance should be met on allocation site EPP.R7 Bakers Lane Car Park.</u> ”
		Clarification.	Amend section under ‘Infrastructure’ as follows: “Development proposals for site allocations EPP.R6 and EPP.R7 should together incorporate the re-provision of the existing number of car parking spaces for town centre visitors to ensure

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
		Review and update of requirements in response to commitment made during hearing sessions to generally review text.	<p>that there is no net loss of parking spaces. Such car parking spaces should be integrated into the development through careful design and layout, which may include decked, basement or undercroft car-parking.”</p> <p>Amend section under ‘Infrastructure’ as follows:</p> <p>“This<u>site</u> is identified as being within Epping Town Centre which is considered a sustainable location with good public transport accessibility. <u>Measures must be adopted to promote sustainable transport modes and encourage active transport,</u> development proposals for residential development should limit the provision of on-site residents’ car parking to that required to service the essential needs of the development. Provision should be made on-site for car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders. Contributions will be sought for implementing Controlled Parking Zones in the vicinity of the site. <u>Such measures should include:</u></p> <p>(i) <u>limiting the provision of on-site residents’ car parking to that required to service the essential needs of the development, such as visitor parking and parking for blue badge holders;</u></p>

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
		Review and update of requirements in response to commitment made during hearing sessions to generally review text.	<p>(ii) <u>on-site provision for car clubs/car sharing or pooling arrangements; and</u></p> <p>(iii) <u>providing contributions for implementing/amending Controlled Parking Zones on-site and/or in the vicinity of the site as necessitated by the development proposals.</u></p> <p>Amend sections under ‘Ecology and Trees’ as follows:</p> <p>There are trees on the North Eastern boundary of the site which are protected by Tree Preservation Orders. Protected <u>These</u> trees should be incorporated into the development proposals to avoid the loss of, or damage to, them. This could include <u>providing an appropriate buffer zone around the trees or</u> incorporating trees within on-site open or amenity space.”</p>
	EPP.R7 Page 14 - 15	Factual updating	<p>Amend under ‘Site Address’: “Bakers Lane Car Park, <u>Bakers Lane, Epping CM16 5LL</u>”</p> <p>Amend the following section and move under ‘Design’ as follows: “<u>Development proposals for site allocations EPP.R6 Cottis Lane Car Park and EPP.R7 Bakers Lane Car Park must, in combination, deliver approximately 78 dwellings (net) and the re-</u></p>
AM119		Correction of presentation.	

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
		Review and update of requirements in response to commitment made during hearing sessions to generally review text.	<p><u>provision of the existing number of car parking spaces provided at both car parks. This is to provide flexibility to enable acceptable and viable proposals to be brought forward on each site. Should development of this site deliver a lower number of dwellings than that which it has been allocated for (31 dwellings), the remaining balance should be met on allocation site EPP.R6 Cottis Lane Car Park.</u></p> <p>Amend section under ‘Design’ as follows:</p> <p>“The design of development proposals should <u>demonstrate that they have taken</u> take into consideration aspects including layout and extent, development form, levels, density, height, scale, massing and materials <u>in order to avoid or mitigate detrimental impacts on the amenity of existing neighbouring properties resulting from the proposed development.</u>”</p>
		Clarification.	<p>Amend section under ‘Infrastructure’ as follows:</p> <p>“Development proposals for site allocations EPP.R6 and EPP.R7 should together incorporate the re-provision of the existing number of car parking spaces for town centre visitors to ensure that there is no net loss of parking spaces. Such car parking spaces should be integrated into the development through careful design and layout,</p>

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
		Review and update of requirements in response to commitment made during hearing sessions to generally review text.	<p>which may include decked, basement or undercroft car-parking.”</p> <p>Amend section under ‘Infrastructure’ as follows:</p> <p>“This site is identified as being within Epping Town Centre which is considered a sustainable location with good public transport accessibility. <u>Measures must be adopted to promote sustainable transport modes and encourage active transport;</u> development proposals for residential development should limit the provision of on-site residents’ car parking to that required to service the essential needs of the development. Provision should be made on-site for car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders. Contributions will be sought for implementing Controlled Parking Zones in the vicinity of the site. <u>Such measures should include:</u></p> <ul style="list-style-type: none"> (i) <u>limiting the provision of on-site residents’ car parking to that required to service the essential needs of the development, such as visitor parking and parking for blue badge holders;</u> (ii) <u>on-site provision for car clubs/car sharing or pooling arrangements; and</u> (iii) <u>providing contributions for implementing/amending Controlled Parking Zones on-site and/or in the vicinity of the site</u>

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
			as necessitated by the development proposals.”
AM120	EPP.R8 Page 17	Clarification.	<p>Amend section under ‘Design’ as follows: “A Development Brief must be produced to guide development proposals for this site prior to any planning application being submitted. <u>The Development Brief must</u> It will set out:</p> <ul style="list-style-type: none"> i) how development proposals should <u>will</u> address on-site constraints; ii) the infrastructure requirements for the site and how they will be met; and iii) the principles of that will guide <u>of future development proposals</u> land use, layout, design, height, massing and scale of future development proposals. <p>The Development Brief will <u>should</u> be developed by the applicant in consultation with stakeholders including Epping Town Council and endorsed by the Council <u>prior to the determination of any planning application</u>. The Development Brief and any development proposals/planning applications should be considered and informed by the Quality Review Panel.”</p>
		Review and update of requirements in response to commitment made during hearing sessions to generally review text.	<p>Amend section under ‘Infrastructure’ as follows: “This site is identified as being within Epping Town Centre which is considered a sustainable location with good public transport accessibility.</p>

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
			<p><u>Measures must be adopted to promote sustainable transport modes and encourage active transport, development proposals for residential development should limit the provision of on-site residents' car parking to that required to service the essential needs of the development. Provision should be made on-site for car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders. Contributions will be sought for implementing Controlled Parking Zones in the vicinity of the site. Such measures should include:</u></p> <ul style="list-style-type: none"> i) <u>limiting the provision of on-site residents' car parking to that required to service the essential needs of the development, such as visitor parking and parking for blue badge holders;</u> ii) <u>on-site provision for car clubs/car sharing or pooling arrangements; and</u> iii) <u>providing contributions for implementing/amending Controlled Parking Zones on-site and/or in the vicinity of the site as necessitated by the development proposals."</u>
		<p>To strengthen the requirements in line with Policy E2 which identifies Epping as a Town Centre and reflects the aspiration for the centre to remain a successful destination, maintaining and enhancing its retail offer.</p>	<p>Amend section under 'Design' as follows:</p> <p><u>"Development proposals should consider opportunities to introduce give consideration to incorporating to introduce suitable town centre/retail uses as part of the development with frontage at ground floor level which relate positively on to the High Street. Development</u></p>

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
		<p>Review and update of requirements in response to commitment made during hearing sessions to generally review text.</p>	<p><u>proposals must demonstrate that the provision of town centre/retail uses has been fully explored. If town centre/retail uses are to be provided in the proposal, any planning application should demonstrate how such town centre/retail floorspace uses will be serviced.</u></p> <p>Amend section under ‘On-site constraints’ as follows:</p> <p>“There is currently a single vehicular access to the Council’s Civic Offices from the High Street <u>to service the proposed development and what will remain of the Council’s Civic Offices.</u> Development proposals will be required <u>should demonstrate that they have assessed the need</u> to improve the existing <u>single vehicular</u> access or create a new access on to the High Street to serve the development. If the need for a new vehicular access to the site is identified. In designing the vehicular access for this site, development proposals its design <u>should consider how access for the residential development will relate to interacts with the</u> access for the remaining part of the Civic Offices (and associated car park). It-Any new vehicular access for this site-should also <u>be designed to minimise traffic impacts on the High Street and to ensure a safe access point which has sufficient capacity for the development it serves.</u>”</p>
	EPP.R9	Clarification to ensure alignment with Policy DM8.	Amend section under ‘Heritage’ as follows:

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
AM121	Page 20		<p>“This site is situated within an area identified as having archaeological potential due to its historic industrial uses. Development proposals <u>must</u>: will be required to</p> <ul style="list-style-type: none"> (i) <u>be supported by an archaeological evaluation; and prepare an archaeological watching brief; and to</u> (ii) secure the implementation of archaeological investigation, and; (iii) where if applicable, <u>undertake</u> archaeological works as part of any planning application.”
		Clarification	<p>Amend section under ‘On-site constraints’ as follows:</p> <p>“The site is identified as being at risk of noise and air quality impacts due to its proximity to the London Underground Central Line and adjacent industrial uses. Development proposals should <u>demonstrate that any identified noise and air quality impacts are mitigated</u> noise and air quality impacts through careful design and layout. This <u>Measures</u> could include orientating built development away from areas most affected, providing planting to provide screening, and/or</p>

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
		<p>Review and update of requirements in response to commitment made during hearing sessions to generally review text.</p>	<p>ensuring noise-insulating building materials are used.”</p> <p>Amend section under ‘Infrastructure’ as follows:</p> <p>“This <u>site is located</u> within a 400m radius of a London Underground Station. <u>Measures must be adopted</u> to promote sustainable transport modes and encourage active transport. development proposals for residential development should limit the provision of on-site residents’ car parking to that required to service the essential needs of the development. Provision should be made on-site for car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders. Contributions will be sought for implementing Controlled Parking Zones in the vicinity of the site. <u>Such measures should include:</u></p> <ul style="list-style-type: none"> (i) <u>limiting the provision of on-site residents’ car parking to that required to service the essential needs of the development, such as visitor parking and parking for blue badge holders;</u> (ii) <u>on-site provision for car clubs/car sharing or pooling arrangements; and</u> (iii) <u>providing contributions for implementing/amending Controlled Parking Zones on-site and/or in the vicinity of the site as necessitated by the development proposals.”</u>

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
AM122	EPP.R11	Review and update of requirements in response to commitment made during hearing sessions to generally review text.	<p>Amend section under ‘Infrastructure’ as follows:</p> <p>“This site is identified as being within Epping Town Centre which is considered a sustainable location with good public transport accessibility. <u>Measures must be adopted to promote sustainable transport modes and encourage active transport,</u> development proposals for residential development should limit the provision of on-site residents’ car parking to that required to service the essential needs of the development. Provision should be made on-site for car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders. Contributions will be sought for implementing Controlled Parking Zones in the vicinity of the site. Such measures should include:</p> <ul style="list-style-type: none"> <li data-bbox="1458 852 2085 1018">(i) <u>limiting the provision of on-site residents’ car parking to that required to service the essential needs of the development, such as visitor parking and parking for blue badge holders;</u> <li data-bbox="1458 1031 2085 1094">(ii) <u>on-site provision for car clubs/car sharing or pooling arrangements; and</u> <li data-bbox="1458 1107 2085 1273">(iii) <u>providing contributions for implementing/amending Controlled Parking Zones on-site and/or in the vicinity of the site as necessitated by the development proposals.”</u>

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification																																
Loughton Sites – New Section A (formerly pages 32-64, 66-67 & 69)																																			
AM123	Note under settlement map	Clarification	<u>“Note: The employment designations identified in this map are detailed in Part Two: Section B. “</u>																																
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AM125	LOU.R3 Page 36 - 37	Factual updating.	Amend under 'Site Address' as follows: "Vere Road, Loughton, Essex, <u>IG10 2BW</u> "
		Review and update of requirements in response to commitment made during hearing sessions to generally review text.	Amend section under 'Infrastructure' as follows: " <u>This</u> site is <u>located</u> within 400m of a London Underground Station. <u>Measures must be adopted to promote sustainable transport modes and encourage active transport,</u> development proposals for residential development should limit the provision of on-site residents' car parking to that required to service the essential needs of the development. Provision should be made on-site for car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders. Contributions will be sought for implementing Controlled Parking Zones in the vicinity of the site. Such measures should include: (i) <u>limiting the provision of on-site residents' car parking to that required to service the essential needs of the development, such as visitor parking and parking for blue badge holders;</u> (ii) <u>on-site provision for car clubs/car sharing or pooling arrangements; and</u> (iii) <u>providing contributions for implementing/amending Controlled Parking Zones on-site and/or in the vicinity of the site as necessitated by the development proposals.</u> "

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
AM126	LOU.R4 Page 38- 39	Clarification	Amend under ‘Proposed Use’ as follows: "Residential Mixed use"
		Review and update of requirements in response to commitment made during hearing sessions to generally review text.	<p>Amend section under ‘Infrastructure’ as follows:</p> <p>“This <u>site is located within 400m of a London Underground Station. Measures must be adopted to promote sustainable transport modes and encourage active transport.</u> development proposals for residential development should limit the provision of on-site residents' car parking to that required to service the essential needs of the development. Provision should be made on-site for car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders. Contributions will be sought for implementing Controlled Parking Zones in the vicinity of the site.</p> <p><u>Such measures should include:</u></p> <ul style="list-style-type: none"> (i) <u>limiting the provision of on-site residents' car parking to that required to service the essential needs of the development, such as visitor parking and parking for blue badge holders;</u> (ii) <u>on-site provision for car clubs/car sharing or pooling arrangements; and</u> (iii) <u>providing contributions for implementing/amending Controlled Parking Zones on-site and/or in the vicinity</u>

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			<u>of the site as necessitated by the development proposals.”</u>
AM127	LOU.R6 Page 41	Clarification	Amend section under ‘Design’ as follows: “ <u>Development of this site is likely to impact upon the forest-edge character of this location. Development proposals should demonstrate how they protect and or enhance the forest-edge character of the area and/or the amenity of nearby existing development. The design should take into consideration aspects including layout and extent, development form, levels, density, height, scale, massing, and materials. and in particular height in order to protect the amenity and outlook of neighbouring existing properties.”</u>
		Clarification	Amend section under ‘On-site constraints’ as follows: “The site includes an existing Public Right of Way on the e Eastern edge of the site <u>which connects Forest Road and Smart’s Lane. This connection</u> should be retained as part of the development. Development proposals should, where appropriate, enhance the Public Right of Way to meet modern requirements in terms of safety, directness, attractiveness and convenience, having regard to the needs of a wide range of users.”
AM128	LOU.R7 Page 42 - 43	Factual updating	Amend under ‘Site ‘Address’ as follows: “Traps Hill, Loughton, Essex, IG10 1HD”

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
		Review and update of requirements in response to commitment made during hearing sessions to generally review text.	<p>Amend under ‘Infrastructure’ as follows:</p> <p>“This site is identified as being within Loughton High Road Town Centre which is considered a sustainable location with good public transport accessibility. Measures must be adopted to promote sustainable transport modes and encourage active transport, development proposals for residential development should limit the provision of on-site residents’ car parking to that required to service the essential needs of the development. Provision should be made on-site for car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders. Contributions will be sought for implementing Controlled Parking Zones in the vicinity of the site. Such measures should include:</p> <ul style="list-style-type: none"> <li data-bbox="1464 852 2096 1018">(i) <u>limiting the provision of on-site residents’ car parking to that required to service the essential needs of the development, such as visitor parking and parking for blue badge holders;</u> <li data-bbox="1464 1031 2096 1094">(ii) <u>on-site provision for car clubs/car sharing or pooling arrangements; and</u> <li data-bbox="1464 1107 2096 1273">(iii) <u>providing contributions for implementing/amending Controlled Parking Zones on-site and/or in the vicinity of the site as necessitated by the development proposals.”</u>
AM129	LOU.R9	Clarification	<p>Amend section under ‘Ecology and Trees’ as follows:</p>

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
	Page 47		<p>“There are trees on and adjacent to the s<u>outhern</u> boundary of the site which are protected by Tree Preservation Orders. Protected <u>These</u> trees should be incorporated into the development proposals to avoid the loss of, or damage to, them. This could include <u>providing an appropriate buffer zone around the trees</u> or incorporating trees within on-site open or amenity space.”</p>
		Clarification	<p>Amend section under ‘On-site Constraints’ as follows:</p> <p>“The site includes an existing Public Right of Way, <u>at the South Eastern corner of the site</u> which connects Borders Lane with Rectory Lane. This <u>connection</u> should be retained as part of the development. Development proposals should, where appropriate, enhance the Public Right of Way to meet modern requirements in terms of safety, directness, attractiveness and convenience, having regard to the needs of a wide range of users.”</p>
AM130	LOU.R10 Page 48 - 49	Factual updating	<p>Amend under ‘Site Address’ as follows:</p> <p>“46 - 48 Station Road, Loughton, Essex, IG10 4NX”</p>
		Review and update of requirements in response to commitment made during hearing sessions to generally review text.	<p>Amend section under ‘Infrastructure’ as follows:</p> <p>“This <u>site</u> is <u>located</u> within 400m of a London Underground Station. <u>Measures must be adopted to promote sustainable transport modes and encourage active transport.</u> development proposals for residential development should limit the provision of on-site residents' car parking to</p>

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
			<p>that required to service the essential needs of the development. Provision should be made on-site for car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders. Contributions will be sought for implementing Controlled Parking Zones in the vicinity of the site. Such measures should include:</p> <ul style="list-style-type: none"> (i) <u>limiting the provision of on-site residents' car parking to that required to service the essential needs of the development, such as visitor parking and parking for blue badge holders;</u> (ii) <u>on-site provision for car clubs/car sharing or pooling arrangements; and</u> (iii) <u>providing contributions for implementing/amending Controlled Parking Zones on-site and/or in the vicinity of the site as necessitated by the development proposals."</u>
AM131	LOU.R11 Page 50 - 51	Factual updating	Amend under 'Site Address' as follows: "Former Electricity Substation, Roding Road, Loughton, Essex, IG10 3ED"
		Clarification	Amend under 'On-site Constraints' as follows: "The site is identified as being at risk of noise impacts due to its proximity to the London Underground Central Line. Development proposals should <u>demonstrate that any identified noise impacts are mitigated</u> noise impacts through careful design and layout. <u>This Measures</u> could include orientating built development away from areas most affected, providing planting to provide

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
		Review and update of requirements in response to commitment made during hearing sessions to generally review text.	<p>screening, and/or ensuring noise-insulating building materials are used.”</p> <p>Amend under ‘Infrastructure’ as follows:</p> <p>“This <u>site</u> is <u>located</u> within 400m of a London Underground Station. <u>Measures must be adopted</u> to promote sustainable transport modes and encourage active transport. development proposals for residential development should limit the provision of on-site residents' car parking to that required to service the essential needs of the development. Provision should be made on-site for car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders. Contributions will be sought for implementing Controlled Parking Zones in the vicinity of the site. <u>Such measures should include:</u></p> <ul style="list-style-type: none"> (i) <u>limiting the provision of on-site residents' car parking to that required to service the essential needs of the development, such as visitor parking and parking for blue badge holders;</u> (ii) <u>on-site provision for car clubs/car sharing or pooling arrangements; and</u> (iii) <u>providing contributions for implementing/amending Controlled Parking Zones on-site and/or in the vicinity of the site as necessitated by the development proposals.”</u>
AM132	LOU.R12	Factual updating	<p>Amend under ‘Site Address’ as follows:</p> <p>“63 Wellfields, Loughton, Essex, IG10 1PA”</p>

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
	Page 52 - 53	Clarification	Amend section under 'Design' as follows: “The prominent corner location of this site means that development is likely to impact upon the character of the settlement. Development proposals should <u>demonstrate how they</u> protect or enhance the character of the area and/or the amenity of nearby existing development. The design should take into consideration aspects including layout and extent, development form, levels, density, height, scale, massing and materials.”
AM133	LOU.R13 Page 55	Clarification	Amend section under 'Design' as follows: “The prominent corner location of this site means that development is likely to <u>impact</u> upon the character of the settlement. Development proposals should <u>demonstrate how they</u> protect or enhance the character of the area and/or the amenity of nearby existing development. The design should take into consideration aspects including layout and extent, development form, levels, density, height, scale, massing and materials.”
AM134	LOU.R14 Page 56 - 57	Factual updating	Amend 'Site Address' as follows: “ <u>13, 15, 15a</u> Alderton Hill, Loughton, Essex , IG10 3JD”
		Clarification	Amend section under 'Design' as follows: “The design of development proposals should <u>demonstrate that they have taken</u> take into consideration aspects including layout and extent, development form, levels, density, height, scale,

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
		Clarification	<p>massing and materials <u>in order</u> to avoid or <u>mitigate</u> detrimental impacts on the amenity of existing neighbouring properties <u>resulting from the proposed development.</u>"</p> <p>Amend under 'On-site Constraints'</p> <p>"The site is identified as being at risk of noise impacts due to its proximity to the London Underground Central Line. Development proposals should <u>demonstrate that any identified noise impacts are mitigated</u> noise impacts through careful design and layout. <u>This Measures</u> could include orientating built development away from areas most affected, providing planting to provide screening, and/or ensuring noise-insulating building materials are used."</p>
		Review and update of requirements in response to commitment made during hearing sessions to generally review text.	<p>Amend under Infrastructure as follows:</p> <p>"This <u>site is located</u> within 400m of a London Underground Station. <u>Measures must be adopted</u> to promote sustainable transport modes and encourage active transport, development proposals for residential development should limit the provision of on-site residents' car parking to that required to service the essential needs of the development. Provision should be made on-site for car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders. Contributions will be sought for implementing Controlled Parking Zones in the vicinity of the site. Such measures should include:</p>

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AM135	LOU.R15 Page 58	Factual updating Clarification – to reflect that there is no need for site specific policy requirements for this site allocation.	<p>Amend 'Site Address' as follows: "60 Traps Hill, Loughton, Essex, IG10 1TD"</p> <p>Amend under 'Site Description' as follows: "[...] <u>There are no site specific policy requirements for this site."</u></p>
AM136	LOU.R16 Page 60 - 61	Factual updating	<p>Amend 'Site Address' as follows: "St Thomas More RC Church and Presbytery, 106 Willingale Road, Loughton, Essex, IG10 2DA"</p>
		Factual updating	<p>Amend section under 'Design' as follows: "Development proposals <u>must</u> should incorporate on-site replacement of the existing D21 Use Class community use."</p>
AM137	LOU.R18 Page 64	Factual updating	<p>Amend under 'Site Address' as follows: "9-11 High Beech Road, Loughton, Essex, IG10 4BN"</p>

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification										
AM138	LOU.E2A Page 67	Clarification	Amend section under ‘On-site Constraints’ as follows: “The site is identified as being at risk of noise and air quality impacts due to its proximity to the M11 motorway. Development proposals should <u>demonstrate that any identified noise and air quality impacts are mitigated</u> noise and air quality impacts through careful design and layout. <u>This Measures</u> could include orientating built development away from areas most affected, providing planting and earthworks to provide screening, and/or ensuring noise-insulating building materials are used.”										
Waltham Abbey Sites – New Section A (formerly pages 72-78, 84-85 & 87-89)													
AM139	Note under settlement map	Clarification	“ <u>Note: The employment designations identified in this map are detailed in Part Two: Section B. The Strategic Masterplan Area is detailed in Part One of the Local Plan.</u> ”										
AM140	Site allocations contents table	Clarification	<table> <tr> <td>“<u>Residential Site Allocations</u></td> <td><u>Page</u></td> </tr> <tr> <td><u>WAL.R4 Fire Station at Stewardstone Road</u></td> <td><u>0</u></td> </tr> <tr> <td><u>WAL.R5 Waltham Abbey Community Centre</u></td> <td><u>0</u></td> </tr> <tr> <td><u>WAL.R6 Land at Roundhills</u></td> <td><u>0</u></td> </tr> <tr> <td><u>Employment Site Allocations</u></td> <td><u>Page</u></td> </tr> </table>	“ <u>Residential Site Allocations</u>	<u>Page</u>	<u>WAL.R4 Fire Station at Stewardstone Road</u>	<u>0</u>	<u>WAL.R5 Waltham Abbey Community Centre</u>	<u>0</u>	<u>WAL.R6 Land at Roundhills</u>	<u>0</u>	<u>Employment Site Allocations</u>	<u>Page</u>
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			<p><u>WAL.E6A Land Adjacent to Galley Hill Road Industrial Estate</u> 0</p> <p><u>WAL.E8 Land North of A121</u> 0</p>
AM141	WAL.R4 Page 72	Factual updating	Amend under ‘Site Address’ as follows: “Sewardstone Road, Waltham Abbey, Essex, EN9 1PA”
AM142	WAL.R5 Page 74 - 75	Factual updating	<p>Amend under ‘Site Address’ as follows: “Saxon Way, Waltham Abbey, Essex, <u>EN9 1QD</u>”</p> <p>Amend under ‘Site Description’ as follows: “The site is a community centre. It is bounded by Saxon Way to the west <u>South</u>, Crooked Mile to the <u>West</u> and residential development to the <u>nNorth</u> and <u>eEast</u>.”</p>
		<p>To ensure clarity</p> <p>Review and update of requirements in response to commitment made during hearing sessions to generally review text.</p> <p>To ensure clarity</p>	<p>Amend section under ‘Heritage’ as follows: [...] Development proposals should <u>In doing so,</u> consideration should be given to layout, development form, density, height, scale, massing and materials, in order to mitigate <u>any impacts on the Conservation Area.</u>”</p> <p>Amend under ‘Infrastructure’ as follows: “Development proposals should incorporate the re-provision of the existing number of car parking spaces for users of the community centre in the development. Such car parking spaces should be integrated into the development through careful</p>

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
			design and layout, which may include basement or undercroft car-parking.
AM143	WAL.R6 Page 76 - 77	Factual updating	<p>Amend under 'Site Address' as follows: "<u>Former</u> Waltham Abbey Swimming Pool, Roundhills, EN9 1UP"</p> <p>Amend under 'Site Description' as follows: "The site is a <u>former</u> swimming pool and associated car park."</p>
		Clarification	<p>Amend under 'On-site Constraints' as follows:</p> <p>"The site is identified as being at risk of noise and air quality impacts due to its proximity to the M25 motorway. Development proposals should <u>demonstrate that any identified noise and air quality impacts are mitigated</u> noise and air quality impacts through careful design and layout. <u>This Measures</u> could include orientating built development away from areas most affected, providing planting and earthworks to provide screening, and/or ensuring noise-insulating building materials are used."</p>
AM144	WAL.E6A Page 85	Clarification	<p>Amend under 'Infrastructure' as follows: "The site has potential site access constraints. Development proposals should consider the need to upgrade/widen Galley Hill Road in order to ensure a safe access point which has sufficient capacity for the development it serves. The need for upgrades/widening should be co-ordinated with</p>

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
			the development proposals for the Waltham Abbey North Masterplan <u>Area</u> .”
AM145	WAL.E8 Page 88	Clarification	<p>Amend sections under ‘On-site Constraints’ as follows:</p> <p>“The site is identified as being at risk of noise and air quality impacts due to its proximity to the M25 motorway. Development proposals should <u>demonstrate that any identified noise and air quality impacts are mitigated</u> noise and air quality impacts through careful design and layout. This <u>Measures</u> could include orientating built development away from areas most affected, providing planting and earthworks to provide screening, and/or ensuring noise-insulating building materials are used.</p> <p>Vehicular access to the site should be limited to Dowding Way (A121) via Junction 26 of the M25 motorway. This access point should be capable of serving development on both e<u>E</u>astern and w<u>W</u>estern parts of the site. The layout of the proposals on the e<u>E</u>astern part of the site should facilitate the future development on the w<u>W</u>estern <u>part</u> of the site.</p> <p>The site includes an existing Public Right of Way, which is located to the w<u>W</u>est of Beechfield Walk and connects <u>Parklands and Mile Close to Halley Hill Road and Galley Hill Wood</u>. It and runs n<u>N</u>orth to s<u>S</u>outh across the site. <u>This connection should be retained as part of the development</u></p>

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification														
			Development proposals should seek to <u>and be integrated</u> the Public Right of Way within the development layout, and maintain w Where possible, <u>development proposals should seek</u> to improve connectivity with the wider network. This includes <u>ing</u> maximising opportunities to connect the development proposal in the e <u>E</u> astern part of the site with the Public Rights of Way network. Development proposals should, where appropriate, enhance the Public Right of Way to meet modern requirements in terms of safety, directness, attractiveness and convenience, having regard to the needs to of a wide range of users.”														
Ongar Sites – New Section A (formerly pages 92-101 & 106-108)																	
AM146	Note under settlement map	Clarification	“ <u>Note: The employment designation identified in this map is detailed in Part Two: Section B.</u> ”														
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<u>ONG.R5 Land at Greensted Road</u>	<u>0</u>																
<u>ONG.R6 Land Between Stanford Rivers Road and Brentwood Road</u>	<u>0</u>																
<u>ONG.R7 Land South of Hunters Chase and West of Brentwood Road</u>	<u>0</u>																
<u>ONG.R8 The Stag Pub</u>	<u>0</u>																

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
			<u>West Ongar Concept Framework Plan</u> 0”
AM148	ONG.R3 Page 92 - 93	Factual updating	Amend site name and header for site specific policy requirements as follows: “ONG.R3 Land South West of at <u>Fyfield Road</u> ”
		Factual updating	Amend Site Address as follows: “Land at <u>Fyfield Road</u> Geles-Glose , Ongar, CM5 0AY”
		Review and update of requirements in response to commitment made during hearing sessions to generally review text.	Amend section under ‘Design’ as follows: “Development proposals should <u>demonstrate that they have taken</u> take into consideration the amenity provided by the existing trees and dense vegetation on the site. They should seek to minimise <u>impacts upon and in particular the loss of trees</u> their loss including through sensitive layout, limiting the extent of development <u>and through sensitive construction methods</u> . As a minimum, development proposals should incorporate tree buffers along the n <u>N</u> orthern and w <u>W</u> estern edges of the site, focusing development to the s <u>S</u> outh in order to maintain the site’s rural aspect.”
		Review and update of requirements in response to commitment made during hearing sessions to generally review text.	Amend section under ‘On-site Constraints’ as follows: “The site has potential site access constraints. Vehicular access to the site must be shared with the existing Ongar War Memorial Medical Centre to the s <u>S</u> outh in order to retain adequate spacing

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
			between existing junctions on Fyfield Road <u>to ensure safe access from the highway network.</u> ”
AM149	ONG.R4 Page 94 - 95	Factual updating	<p>Amend under Site Address as follows:</p> <p>“Land North of Chelmsford Road, Ongar, <u>CM5 9LX</u>”</p> <p>Amend under Site Description as follows:</p> <p>“The site comprises agricultural land and scrubland. It is bounded by residential development to the wWest, nNorth wWest and sSouth, playing fields to the nNorth eEast and agricultural land to the west <u>East.</u>”</p>
		Review and update of requirements in response to commitment made during hearing sessions to generally review text. To ensure clarity/ correst grammar	<p>Amend section under ‘Trees’ as follows:</p> <p>“There are two trees on the nNorthern boundary of the site which are protected by Tree Preservation Orders. These <u>protected</u> trees should be incorporated into the development proposals to avoid the loss of, or damage to them. This could include <u>providing an appropriate buffer zone around the trees or incorporating them</u> trees within on-site open or amenity space.”</p>
		Review and update of requirements in response to commitment made during hearing sessions to generally review text.	<p>Amend sections under ‘Infrastructure’ as follows:</p> <p>“Development proposals <u>Any planning application should be accompanied by incorporate a</u> mMovement sStrategy which takes account of the requirements of this site and the sites comprising the West Ongar Concept Framework Plan. This</p>

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
			<p>should address both highways and active travel (walking and cycling) requirements.</p> <p><u>The Movement Strategy should be developed and agreed with the site promoters of the West Ongar Concept Framework Plan Area prior to the determination of any planning application. Prior to any planning application being submitted, the movement strategy should be developed and agreed with the promoters of the West Ongar Concept Framework Plan and</u></p> <p><u>The Movement Strategy should</u> address the following matters:</p> <ul style="list-style-type: none"> (i) the need for any highways upgrades to the A414 Four Wantz Junction, which should be agreed with Essex County Council; (ii) pedestrian and cycling routes between sites ONG.R1, ONG.R2 and ONG.R4, Ongar Small District Centre, and key services and facilities in the nNorthern part of Ongar; and (iii) how the proposed pedestrian and cycle routes will integrate with the existing pedestrian and cycle networks. <p>Any planning application should make provision for the delivery of any <u>on-site and off-site</u> works identified in the m<u>Movement s</u>Strategy as part of the development or make contributions to the Council or the H<u>Highways A</u>uthority (Essex County Council) in lieu. The costs borne in</p>

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
			implementing the m Movement s Strategy should be shared by the promoters of this site and the sites within the West Ongar Concept Framework Plan with appropriate measures being put in place to equalise the contributions.”
AM150	ONG.R5 Page 97	Factual updating	<p>Amend under ‘Site Address’ as follows:</p> <p>“Land at Greensted Road, Ongar, Essex, CM5 9HJ”</p> <p>Amend under ‘Site Description’ as follows:</p> <p>“The site is greenfield land. It is bounded by residential dwellings and associated gardens to the eEast and north west, scrubland/agricultural land to the nNorth and North West, <u>a detached residential dwelling and associated garden to the West</u> and Greensted Road to the sSouth and sSouth wWest.”</p>
		Clarification	<p>Amend under ‘On-site constraints’ as follows:</p> <p>“An Intermediate Pressure Gas Pipeline runs through the sSouthern part of the site. Development proposals should ensure that no permanent structures are built over or under this pipeline or within the zone specified in permanent agreements with National Grid. <u>Careful consideration should also be given to the design and layout of development proposals.</u> Consultation with National Grid may be required to identify additional site-specific requirements.”</p>
		Clarification	<p>Amend under ‘Infrastructure’ as follows:</p>

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
			<p><u>“Development proposals should create a new vehicular access for the site from Greensted Road. In designing the new vehicular access for this site, development proposals should consider how it would relate to interact with the existing vehicular access to the Chipping Ongar Primary School and existing traffic congestion experienced during peak travel hours. In addition, wider improvements to Greensted Road (which could include the existing vehicular access to the Chipping Ongar Primary School) will be required where identified as necessary by a Transport Statement or Transport Assessment. in order to make the development proposals acceptable.”</u></p>
AM151	ONG.R6 Page 99	Factual updating	<p>Amend ‘Site Address’ as follows: “Stanford Rivers Road, Ongar, Essex, <u>CM5 9BT</u>”</p>
AM152	ONG.R7 Page 101 - 102	Factual updating	<p>Amend ‘Site Address’ as follows: “<u>Land at Brentwood Road Hunters Chase</u>, Ongar, Essex, <u>CM5 9DQ</u>”</p> <p>Amend ‘Site Description’ as follows: “The site is greenfield land. <u>It</u> The site is surrounded by residential dwellings and associated gardens.”</p>
		<p>Review and update of requirements in response to commitment made during hearing sessions to generally review text.</p> <p>To ensure clarity/ correst grammar</p>	<p>Amend section under ‘Trees’ as follows: “There are two trees on the n<u>N</u>orthern boundary of the site which are protected by Tree Preservation Orders. These protected trees should be</p>

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
			incorporated into the development proposals to avoid the loss of, or damage to them. This could include <u>providing an appropriate buffer zone around the trees or incorporating the trees within on-site open or amenity space.</u> "
AM153	ONG.R8 Page 103 - 104	Correction of grammar and presentation.	Amend 'Site Description' as follows: "The site contains a public house with associated garden and car park to the rear. It The site is bounded to the n North and e East by Brentwood Road (A128) and to the s South and w West by residential development."
		Factual updating	Amend section under 'Trees' as follows: "There are two Veteran Trees on the site, one <u>both</u> of which is <u>are</u> protected by a Tree Preservation Order. These trees should be incorporated into the development proposals to avoid the loss of, or damage to, them. This could include providing an appropriate buffer zone around the trees or incorporating them within on-site open or amenity space."
AM154	West Ongar Concept Framework Plan Page 107 - 108	Clarification except for proposed main modification to bullet (vi), which is also addressed in the MM schedule.	Amend sections under 'Design' as follows: "The Concept Framework Plan and the development proposals for each site located within it should be considered and informed by the Quality Review Panel. The Concept Framework Plan should address the key place shaping issues for the Concept Framework Plan Area in accordance with Policy SP 3. In addition to the requirements set out in

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
			<p>Policy SP 3, the Concept Framework Plan should, address the following requirements: <u>“The Concept Framework Plan should address the place shaping issues identified in Policy SP2 and the following requirements:</u></p> <ul style="list-style-type: none"> i) the mix of homes to be provided including tenures, types and sizes; ii) the principles of the design including key design features, integration of the development into the wider landscape and materials palette; iii) the approach to amenity/greenspace provision and landscaping; iv) the approach to mitigating <u>minimising</u> the impact on the adjacent <u>and nearby</u> heritage assets; v) the m<u>M</u>ovement s<u>S</u>trategy for vehicles, pedestrians and cyclists. This should include connections within and between the sites as well as linkages with the wider area; and vi) the on-site and off-site infrastructure required to support the development proposals and how, subject to viability considerations, this will be provided ahead of or in tandem with the development it supports. <p><u>The Concept Framework Plan and development proposals for the sites located within the Concept</u></p>

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
			<p><u>Framework Plan Area should be considered and informed by the Quality Review Panel.</u></p>
		<p>Review and update of requirements in response to commitment made during hearing sessions to generally review text.</p> <p>To ensure clarity/ correct grammar</p>	<p>Amend section under 'Trees' as follows:</p> <p>“There are trees on and adjacent to the site which are protected by Tree Preservation Orders. Protected These trees should be incorporated into the development proposals to avoid the loss of, or damage to them. This could include <u>providing an appropriate buffer zone around the trees or incorporating trees within on-site open or amenity space.</u>”</p>
		<p>Review and update of requirements in response to commitment made during hearing sessions to generally review text.</p>	<p>Amend section under 'Infrastructure' as follows:</p> <p>Development proposals <u>Any planning application should be accompanied by incorporate a</u> Movement Strategy <u>which takes account of the requirements of this site Area and residential site allocation ONG.R4. This should address both highways and active travel (walking and cycling) requirements.</u></p> <p><u>The Movement Strategy should be developed and agreed with the site promoters of ONG.R4 prior to the determination of any planning application. Prior to any planning application being submitted, the movement strategy should be developed and agreed with the promoters of ONG.R4 and</u> <u>The Movement Strategy should address the following matters:</u></p>

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification						
			<p>(i) the need for any highways upgrades to the A414 Four Wantz Junction, which should be agreed with Essex County Council;</p> <p>(ii) pedestrian and cycling routes between sites ONG.R1, ONG.R2 and ONG.R4, Ongar Small District Centre, and key services and facilities in the Northern part of Ongar; and</p> <p>(iii) how the proposed pedestrian and cycle routes will integrate with the existing pedestrian and cycle networks.</p> <p>Any planning application should make provision for the delivery of any <u>on-site and off-site</u> works identified in the <u>mMovement sStrategy</u> as part of the development or make contributions to the Council or the <u>Hhighways Authority (Essex County Council)</u> in lieu. The costs borne in implementing the <u>mMovement sStrategy</u> should be shared by the promoters of these sites and residential allocation ONG.R4 with appropriate measures being put in place to equalise the contributions.”</p>						
Buckhurst Hill Sites – New Section A (formerly pages 111-116)									
AM155	Site allocations contents table	Clarification	<table border="0"> <tr> <td data-bbox="1429 1139 1845 1171"><u>“Residential Site Allocations</u></td> <td data-bbox="1980 1139 2051 1171"><u>Page</u></td> </tr> <tr> <td data-bbox="1429 1193 1845 1225"><u>BUCK.R1 Land at Powell Road</u></td> <td data-bbox="1980 1193 2002 1225"><u>0</u></td> </tr> <tr> <td data-bbox="1429 1248 1845 1279"><u>BUCK.R2 Queens Road Car Park</u></td> <td data-bbox="1980 1248 2002 1279"><u>0</u></td> </tr> </table>	<u>“Residential Site Allocations</u>	<u>Page</u>	<u>BUCK.R1 Land at Powell Road</u>	<u>0</u>	<u>BUCK.R2 Queens Road Car Park</u>	<u>0</u>
<u>“Residential Site Allocations</u>	<u>Page</u>								
<u>BUCK.R1 Land at Powell Road</u>	<u>0</u>								
<u>BUCK.R2 Queens Road Car Park</u>	<u>0</u>								

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
			<u>BUCK.R3 Stores at Lower Queens Road</u> 0”
AM156	BUCK.R1 Page 111	Facutal updating	<p>Amend under ‘Site Address’ as follows: “St Just, 1 Powell Road, Buckhurst Hill, Essex, IG9 5RD”</p> <p>Amend under ‘Site Description’ as follows: “The site is partially developed and comprises a large residential garden. It is bounded by Powell Road/Roebuck Lane to the wWest, residential development to the nNorth and sSouth and greenfield <u>Nature Reserve</u> land to the eEast.”</p>
AM157	BUCK.R2 Page 113 - 114	Facutal updating	<p>Amend under ‘Site Address’ as follows: “Queens Road, Lower Car Park, Buckhurst Hill, <u>IG9 5BZ</u>”</p>
		Clarification	<p>Amend under ‘Design’ as follows: “Development proposals should consider incorporating retail uses at the ground floor level, where they would complement the offer of the adjacent Small District Centre. If <u>retail uses are to be provided in the proposal</u>, any planning application should demonstrate how such retail <u>floorspace uses</u> will be serviced.”</p>
		Clarification	<p>Amend section under ‘On-site Constraints’ as follows: “The site is identified as being at risk of noise impacts due to its proximity to the London Underground Central Line. Development proposals should <u>demonstrate that any identified noise</u></p>

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
		<p>Clarification</p> <p>Review and update of requirements in response to commitment made during hearing sessions to generally review text.</p>	<p>impacts are mitigated noise impacts through careful design and layout. This <u>Measures</u> could include orientating built development away from areas most affected, providing planting to provide screening, and/or ensuring noise-insulating building materials are used.”</p> <p>Amend section under ‘Infrastructure’ as follows: “Development proposals should <u>must</u> incorporate the re-provision of the existing number of car parking spaces for London Underground customers and users of the Small District Centre in the development. Such car-parking spaces should be integrated into the development through careful design and layout, which may include basement or undercroft car-parking.”</p> <p>Amend section under ‘Infrastructure’ as follows: “This site is <u>located</u> within a 400m radius of a London Underground Station. <u>Measures must be adopted</u> to promote sustainable transport modes and encourage active transport. development proposals for residential development should limit the provision of on-site residents’ car parking to that required to service the essential needs of the development. Provision should be made on-site for car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders. Contributions will be sought for implementing</p>

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
			<p><u>Controlled Parking Zones in the vicinity of the site. Such measures should include:</u></p> <ul style="list-style-type: none"> (i) <u>limiting the provision of on-site residents' car parking to that required to service the essential needs of the development, such as visitor parking and parking for blue badge holders;</u> (ii) <u>on-site provision for car clubs/car sharing or pooling arrangements; and</u> (iii) <u>providing contributions for implementing/amending Controlled Parking Zones on-site and/or in the vicinity of the site as necessitated by the development proposals."</u>
AM158	BUCK.R3 Page 115 - 116	Factual updating	<p>Amend under 'Site Address' as follows: <u>"2-7 Lower Queens Road, Buckhurst Hill, Essex IG9 4DL"</u></p>
		Clarification	<p>Amend section under 'On-site constraints' as follows:</p> <p>"The site includes an existing Public Right of Way to the wWest of the site which connects the site to the London Underground Station via a pedestrian foot-tunnel. This <u>connection</u> should be retained as part of the development. Development proposals should, where appropriate, enhance the Public Right of Way to meet modern requirements in terms of safety, directness, attractiveness and convenience, having regard to the needs of a wide range of users."</p>

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
		Review and update of requirements in response to commitment made during hearing sessions to generally review text.	<p>Amend section under 'Infrastructure' as follows:</p> <p><u>"This site is located within a 400m radius of a London Underground Station. Measures must be adopted to promote sustainable transport modes and encourage active transport. development proposals for residential development should limit the provision of on-site residents' car parking to that required to service the essential needs of the development. Provision should be made on-site for car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders. Contributions will be sought for implementing Controlled Parking Zones in the vicinity of the site. Such measures should include:</u></p> <ul style="list-style-type: none"> i. <u>limiting the provision of on-site residents' car parking to that required to service the essential needs of the development, such as visitor parking and parking for blue badge holders;</u> ii. <u>on-site provision for car clubs/car sharing or pooling arrangements; and</u> iii. <u>providing contributions for implementing/amending Controlled Parking Zones on-site and/or in the vicinity of the site as necessitated by the development proposals."</u>
Chigwell Sites – New Section A (formerly pages 126-143)			
AM159	Site allocations contents table	Clarification	<u>"Residential Site Allocations</u> <u>Page</u>

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
			<p><u>CHIG.R4 Land between Froghall Lane and Railway Line</u> <u>0</u></p> <p><u>CHIG.R5 Land at Chigwell Nurseries</u> <u>0</u></p> <p><u>CHIG.R8 Land at Fencepiece Road</u> <u>0</u></p> <p><u>CHIG.R9 Land at Grange Court</u> <u>0</u></p> <p><u>CHIG.R10 The Maypole</u> <u>0</u></p> <p><u>CHIG.R11 Land at Hainault Road</u> <u>0</u></p>
AM160	CHIG.R4 Page 129 - 130	Factual updating	<p>Amend site name as follows:</p> <p>“CHIG.R4 Land between Froghall Lane and Railway Line “</p> <p>Amend under ‘Site Address’ as follows:</p> <p>“Land West of Froghall Lane and South of Chigwell Cemetery, Chigwell, Essex, <u>IG7 4JX</u>”</p> <p>Amend under ‘Site Description’ as follows:</p> <p>“The site is predominantly greenfield land with some hardstanding and buildings to the south. It is bounded by the cemetery to the n<u>N</u>orth, London Underground Central Line to the s<u>S</u>outh, agricultural fields to the e<u>E</u>ast and greenfield residential development land <u>to the w</u>est.”</p>

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
		Review and update of requirements in response to commitment made during hearing sessions to generally review text.	<p>Amend section under 'Infrastructure' as follows:</p> <p>“This site is located within a 400m radius of a London Underground Station. Measures must be adopted to promote sustainable transport modes and encourage active transport. development proposals for residential development should limit the provision of on-site residents' car parking to that required to service the essential needs of the development. Provision should be made on-site for car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders. Contributions will be sought for implementing Controlled Parking Zones in the vicinity of the site. Such measures should include:</p> <ul style="list-style-type: none"> <li data-bbox="1563 820 2096 1018">(i) <u>limiting the provision of on-site residents' car parking to that required to service the essential needs of the development, such as visitor parking and parking for blue badge holders;</u> <li data-bbox="1563 1034 2096 1129">(ii) <u>on-site provision for car clubs/car sharing or pooling arrangements; and</u> <li data-bbox="1563 1145 2096 1337">(iii) <u>providing contributions for implementing/amending Controlled Parking Zones on-site and/or in the vicinity of the site as necessitated by the development proposals.”</u>

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
AM161	CHIG.R5 Page 131	Factual updating	<p>Amend under ‘Site Address’ as follows: “245 High Road, Chigwell, Essex, IG7 5BL”</p> <p>Amend under ‘Site Description’ as follows: “The site comprises part of an existing nursery and garden centre. It is bounded by High Road to the s<u>South</u>, residential development to the w<u>West</u>, the remainder of the nursery<u>ies</u> to the e<u>East</u> and greenfield land/scrub to the n<u>North</u>.”</p>
AM162	CHIG.R8 Page 135	Factual updating Clarification – to reflect that there is no need for site specific policy requirements for this site allocation.	<p>Amend under ‘Site Address’ as follows: “105 Manor Road/281 Fencepiece Road, Chigwell, Essex, IG7 5PN”</p> <p>Amend under ‘Site Description’ as follows: [...] <u>There are no site specific policy requirements for this site.</u>”</p>
AM163	CHIG.R9 Page 137 - 138	Factual updating	<p>Amend under ‘Site Address’ as follows: “Grange Court, 72 High Road, Chigwell, Essex, IG7 6PT”</p>
		Factual updating	<p>Amend under ‘On-site Constraints’ as follows: “The site includes an existing Public Right of Way along its s<u>South</u> w<u>Western</u> boundary <u>which connects Manor Way and High Road</u>. This <u>connection</u> should be retained as part of the development. Development proposals should, where appropriate, enhance the Public Right of Way to meet modern requirements in terms of</p>

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification						
			safety, directness, attractiveness and convenience, having regard to the needs of a wide range of users.”						
AM164	CHIG.R10 Page 139	Factual updating	Amend under ‘Site Address’ as follows: “The Maypole, 171 Lambourne Road, Chigwell, Essex , IG7 6EF”						
AM165	CHIG.R11 Page 141 - 142	Factual updating	Amend under ‘Site Address’ as follows: “Amar Nivas, 146 Hainault Road, Chigwell, Essex , IG7 5DL”						
		To ensure clarity/ correct grammar	Amend header and section under ‘Ecology and Trees’ as follows: “Ecology and Trees There are two trees on the western boundary of the site which are protected by Tree Preservation Orders. These <u>protected</u> trees should be incorporated into the development proposals to avoid the loss of, or damage to them. This could include <u>providing an appropriate buffer zone around the trees or incorporating them</u> trees within on-site open or amenity space.”						
Theydon Bois Sites – New Section A (formerly pages 146-150)									
AM166	Site allocations contents table	Clarification	<table> <tr> <td><u>“Residential Site Allocations</u></td> <td><u>Page</u></td> </tr> <tr> <td><u>THYB.R1 Land at Forest Drive</u></td> <td><u>0</u></td> </tr> <tr> <td><u>THYB.R2 Theydon Bois London Underground Car Park</u></td> <td><u>0</u></td> </tr> </table>	<u>“Residential Site Allocations</u>	<u>Page</u>	<u>THYB.R1 Land at Forest Drive</u>	<u>0</u>	<u>THYB.R2 Theydon Bois London Underground Car Park</u>	<u>0</u>
<u>“Residential Site Allocations</u>	<u>Page</u>								
<u>THYB.R1 Land at Forest Drive</u>	<u>0</u>								
<u>THYB.R2 Theydon Bois London Underground Car Park</u>	<u>0</u>								

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
			<u>THYB.R3 Land at Coppice Row</u> <u>0"</u>
AM167	THYB.R1 Page 147	Clarification	<p>Amend under ‘On-site Constraints’ as follows:</p> <p>“The site is identified as being at risk of noise impacts due to its proximity to the London Underground Central Line. Development proposals should <u>demonstrate that any identified noise impacts are mitigated</u> noise impacts through careful design and layout. <u>This Measures</u> could include orientating built development away from areas most affected, providing planting to provide screening, and/or ensuring noise-insulating building materials are used.”</p>
		Review and update of requirements in response to commitment made during hearing sessions to generally review text.	<p>Amend section under ‘Infrastructure’ as follows:</p> <p>“Theis site is identified as being <u>located</u> within a 400m radius of a London Underground Station. <u>Measures must be adopted</u> to promote sustainable transport modes and encourage active transport, development proposals for residential development should limit the provision of on-site residents’ car parking to that required to service the essential needs of the development. Provision should be made on-site for car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders. Contributions will be sought for implementing Controlled Parking Zones in the vicinity of the site. Such measures should include:</p> <p>(i) <u>limiting the provision of on-site residents’ ear parking to that required to service the essential</u></p>

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
			<p><u>needs of the development, such as visitor parking and parking for blue badge holders;</u></p> <p>(ii) <u>on-site provision for car clubs/car sharing or pooling arrangements; and</u></p> <p>(iii) <u>providing contributions for implementing/amending Controlled Parking Zones on-site and/or in the vicinity of the site as necessitated by the development proposals.</u></p>
AM168	THYB.R2 Page 148 - 149	Factual updating Correction of grammar and presentation	<p>Amend under ‘Site Address’ as follows: “Station Approach, Theydon Bois, Essex, CM16 7HR”</p> <p>Amend under ‘Site Description’ as follows: “The site is a car park. It is bounded by the London Underground Central Line to the e<u>E</u>ast of the site and residential development to a n<u>N</u>orth, s<u>S</u>outh and w<u>W</u>est.”</p>
		Clarification	<p>Amend section under ‘Design’ as follows: “Development proposals should consider<u>give consideration to</u> incorporating retail uses at the ground floor level in close proximity <u>which relate positively</u> to the Theydon Bois London Underground Station. <u>Development proposals must demonstrate that the provision of retail uses has been fully explored.</u> If <u>retail uses are to be</u> provided, any planning application should</p>

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
			demonstrate how such retail floorspace <u>uses</u> will be serviced.”
		Clarification	<p>Amend under ‘On-site Constraints’ as follows:</p> <p>“The site is identified as being at risk of noise impacts due to its proximity to the London Underground Central Line. Development proposals should <u>demonstrate that any identified noise impacts are mitigated</u> noise impacts through careful design and layout. <u>This Measures</u> could include orientating built development away from areas most affected, providing planting to provide screening, and/or ensuring noise-insulating building materials are used.”</p>
		To ensure consistency/ correct grammar	<p>Amend section under ‘Flood Risk’ as follows:</p> <p>“Theis site has been identified as being at risk of surface water flooding. The design and layout of any development proposals should reduce the vulnerability and consequences of surface water flooding to the site and its surroundings. This could include developing the s<u>S</u>outhern parts of the site which are at most risk for less sensitive uses such as ear parking and incorporate appropriate surface water drainage measures.”</p>
		Clarification	<p>Amend under ‘Infrastructure’ as follows:</p> <p>“Development proposals should <u>must</u> incorporate the re-provision of the existing number of ear parking spaces for London Underground customers in the development. Such ear parking</p>

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
		Review and update of requirements in response to commitment made during hearing sessions to generally review text.	<p>spaces should be integrated into the development through careful design and layout, which may include surface or decked parking in areas subject to surface water flooding, or basement or undercroft car parking.”</p> <p>Amend section under ‘Infrastructure’ as follows:</p> <p>“This site is located within 400m of a London Underground Station. Measures must be adopted to promote sustainable transport modes and encourage active transport, development proposals for residential development should limit the provision of on-site residents’ car parking to that required to service the essential needs of the development. Provision should be made on-site for car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders. Contributions will be sought for implementing Controlled Parking Zones in the vicinity of the site. Such measures should include:</p> <ul style="list-style-type: none"> <li data-bbox="1464 1078 2096 1246">(i) <u>limiting the provision of on-site residents’ car parking to that required to service the essential needs of the development, such as visitor parking and parking for blue badge holders;</u> <li data-bbox="1464 1254 2096 1324">(ii) <u>on-site provision for car clubs/car sharing or pooling arrangements; and</u>

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
			(iii) <u>providing contributions for implementing/amending Controlled Parking Zones on-site and/or in the vicinity of the site as necessitated by the development proposals.</u>
AM169	THYB.R3 Page 150	Factual updating	Amend under ‘Site Address’ as follows: “Wain, Coppice Row, Theydon Bois, Epping, Essex, CM16 7ER”
Roydon Sites – New Section A (formerly pages 154-161)			
AM170	Site allocations contents table	Clarification	<u>“Residential Site Allocations</u> <u>Page</u> <u>ROYD.R1 The Old Coal Yard</u> <u>0</u> <u>ROYD.R2 Land at Kingsmead School</u> <u>0</u> <u>ROYD.R4 Land at Parklands Nursey</u> <u>0”</u>
AM171	ROYD.R1 Page 155	Factual updating	Amend under ‘Site Address’ as follows: “32 High Street, Roydon, Essex, CM19 5EA”
		Clarification	Amend under ‘On-site Constraints’ as follows: “The site has potential site access constraints. Development proposals should consider <u>assess</u> the need to widen the existing access from High Street in order to ensure a safe access point which has sufficient capacity for the development it serves.”
AM172	ROYD.R2	Factual updating	Amend under ‘Site Address’ as follows: “Epping Road, Roydon, Essex, CM19 5HU”

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
	Page 156 - 157	Clarification	Amend under 'Trees' as follows: "There is an Ancient and Veteran t Tree and trees which are protected by Tree Preservation Orders on the site. These trees should be incorporated into the development proposals to avoid the loss of, or damage to, them. This could include providing an appropriate buffer zone around the trees or incorporating trees within on-site open or amenity space."
		Factual updating Clarification	Amend header and section as follows: "Infrastructure-On-Site Constraints" The site has potential site access constraints. Development proposals should consider <u>assess</u> the need to upgrade the existing narrow access from Epping Road in order to ensure a safe access point which has sufficient capacity for the development it serves."
AM173	ROYD.R4 Page 160 - 161	Factual updating	Amend under 'Site Address' as follows: "Parklands Nursery, Parkfields, Roydon, Essex , CM19 5JB"
		Clarification	Amend section under 'Ecology and Trees' as follows: "There are trees in the n North w Western corner of the site which are protected by Tree Preservation Orders. Protected <u>These</u> trees should be incorporated into the development proposals to avoid the loss of, or damage to, them. This could include <u>providing an appropriate buffer zone</u>

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
			around the trees or incorporating trees within on-site open or amenity space.”
		Clarification	<p>Amend section under ‘On-site Constraints’ as follows:</p> <p>“The site includes an existing Public Right of Way along the eEastern edge and connects Parkfield to Low Hill Road. This connection should be retained as part of the development. Development proposals should, where appropriate, enhance the Public Right of Way to meet modern requirements in terms of safety, directness, attractiveness and convenience, having regard to the needs of a wide range of users.”</p>
Nazeing Sites – New Section A (formerly pages 164-165 & 172-173)			
AM174	Note under settlement map	Clarification	“ <u>Note: The employment designations identified in this map are detailed in Part Two: Section B.</u> ”
AM175	Site allocations contents table	Clarification	<p>“<u>Residential Site Allocations</u> <u>Page</u></p> <p><u>NAZE.R2 The Fencing Centre at Pecks Hills</u> <u>0</u></p> <p><u>South Nazeing Concept Framework Plan</u> <u>0</u>”</p>
AM176	NAZE.R2 Page 164 - 165	Factual updating	<p>Amend site name and header for site specific policy requirements as follows:</p> <p>“NAZE.R2 The Fencing Centre at Pecks Hills”</p> <p>Amend under ‘Site Address’ as follows:</p>

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
		Clarification	<p data-bbox="1417 268 2063 331">“<u>The Fencing Centre</u>, Pecks Hill, Nazeing, Essex, EN9 2NY”</p> <p data-bbox="1417 352 2063 852">Amend under ‘On-site Constraints’ as follows: "The site includes an existing Public Right of Way along the n<u>N</u>orthern boundary of the site <u>and connects Pecks Hill to Hoe Lane. This connection should be retained as part of the development and be</u> Development proposals should seek to <u>integrated</u> within the development layout, and maintain and wwhere possible, development proposal should seek to improve connectivity with the wider network. Development proposals should, <u>and</u> where appropriate, enhance the Public Right of Way to meet modern requirements in terms of safety, directness, attractiveness and convenience, having regard to the needs of a wide range of users.”</p>
AM177	South Nazeing Concept Framework Plan	Factual updating	Amend site name of NAZE.R1 as follows: “Site Allocations included in Concept Framework Plan: NAZE.R1 Land at Perry Hill <u>Land at St. Leonards Road</u> ”
	Page 173 - 174	Clarification except for proposed main modification to bullet (vi), which is also addressed in the MM schedule.	<p data-bbox="1417 1034 2063 1161">“The Concept Framework Plan and the development proposals for each site located within it should be considered and informed by the Quality Review Panel.</p> <p data-bbox="1417 1177 2063 1295">The Concept Framework Plan should address the key place shaping issues for the Concept Framework Plan Area in accordance with Policy SP 3. In addition to the requirements set out in</p>

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
			<p>Policy SP 3, the Concept Framework Plan should, address the following requirements:</p> <p><u>The Concept Framework Plan should address the place shaping issues identified in Policy SP2 and the following requirements:</u></p> <ul style="list-style-type: none"> (i) the mix of homes to be provided including tenures, types and sizes; (ii) the principles of the design including key design features, integration of the development into the wider landscape and materials palette; (iii) the approach to amenity/greenspace provision and landscaping; (iv) the approach to mitigating <u>minimising</u> the impact on the adjacent <u>and nearby</u> heritage assets; (v) the m<u>Movement s</u>Strategy for vehicles, pedestrians and cyclists. This should include connections within and between the sites as well as linkages with the wider area; and (vi) the on-site and off-site infrastructure required to support the development proposals and how, subject to viability considerations, this will be provided ahead of or in tandem with the development it supports. <p>The Concept Framework Plan and the development proposals for each <u>the</u> sites located within the <u>the</u> Concept Framework Plan Area should</p>

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification						
			be considered and informed by the Quality Review Panel.”						
			<p>Amend sections under ‘On-site Constraints’ as follows:</p> <p>“The Concept Framework Plan Area includes existing Public Rights of Way, which cross NAZE.R1 e<u>East</u> to w<u>West</u> and NAZE.R3 n<u>North</u> to s<u>South</u>. <u>They connect St Leonards Road with Perry Hill, Old House Lane and Laundry Lane.</u> <u>These connections should be retained as part of the development and should be .</u> Development proposals should seek to integrated the Public Rights of Way within the development layout, and maintain and wWhere possible, <u>development proposals should seek to improve connectivity with the wider network.</u> Development proposals should, and where appropriate, enhance the Public Right of Way to meet modern requirements in terms of safety, directness, attractiveness and convenience, having regard to the needs of a wide range of users.”</p>						
Thornwood Sites – New Section A (formerly pages 178-181)									
AM178	Note under settlement map	Clarification	“ <u>Note: The employment designations identified in this map are detailed in Part Two: Section B.</u> ”						
AM179	Site allocations contents table	Clarification	<table border="0"> <tr> <td><u>“Residential Site Allocations</u></td> <td><u>Page</u></td> </tr> <tr> <td><u>THOR.R1 Land at Tudor House</u></td> <td><u>0</u></td> </tr> <tr> <td><u>THOR.R2 Land West of High Road</u></td> <td><u>0”</u></td> </tr> </table>	<u>“Residential Site Allocations</u>	<u>Page</u>	<u>THOR.R1 Land at Tudor House</u>	<u>0</u>	<u>THOR.R2 Land West of High Road</u>	<u>0”</u>
<u>“Residential Site Allocations</u>	<u>Page</u>								
<u>THOR.R1 Land at Tudor House</u>	<u>0</u>								
<u>THOR.R2 Land West of High Road</u>	<u>0”</u>								
AM180	THOR.R1	Factual updating	Amend under ‘Site Address’ as follows:						

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
	Page 178	Correction of grammar and presentation	<p>“High Road, Thornwood, Essex<u>CM16 6LU</u>”</p> <p>Amend under ‘Site Description’ as follows:</p> <p>“The site is contains a single dwelling set in extensive grounds. It is bounded by a garden centre to the n<u>North</u>, residential development to the w<u>West</u> and s<u>South</u> and agricultural land to the e<u>East</u>.”</p>
AM181	THOR.R2 Page 180 - 181	Factual updating	<p>Amend site name and header for site specific policy requirements as follows:</p> <p>“THOR.R2 Land East <u>West</u> of High Road”</p> <p>Amend under ‘Site Address’ as follows:</p> <p>“High Road, Thornwood, Essex<u>CM16 6LU</u>”</p> <p>Amend under ‘Site Description’ as follows:</p> <p>“The site contains a single dwelling and associated gardens and greenfield land. It is bounded by the High Road (B13993) to the e<u>East</u>, employment site uses to the n<u>North</u>, residential development to the s<u>South</u> and greenfield land to the w<u>West</u>.”</p> <p>Amend header and section under ‘Ecology and Trees’ as follows:</p> <p>“Ecology and Trees</p> <p>There are trees on the boundary of the site which are protected by Tree Preservation Orders. These protected trees should be incorporated into the</p>

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
			development proposals to avoid the loss of, or damage to, them. This could include incorporating <u>providing an appropriate buffer zone around the trees or the trees within on-site open or amenity space-</u> ”
Coopersale Site – New Section A (formerly pages 188-189)			
AM182	Site allocations contents table	Clarification	“ <u>Residential Site Allocations</u> <u>Page</u> <u>COOP.R1 Land at Parklands</u> <u>0</u> ”
AM183	COOP.R1 Page 188	Factual updating Clarification – to reflect that there is no need for site specific policy requirements for this site allocation.	Amend under ‘Site Address’ as follows: “28-91 Parklands, Coopersale, Essex , CM16 7RE” Amend under ‘Site Description’ as follows: “[...]” <u>There are no site specific policy requirements for this site.”</u>
Fyfield Sites – New Section A (formerly pages 190-191)			
AM184	Site allocations contents table	Clarification	“ <u>Residential Site Allocations</u> <u>Page</u> <u>FYF.R1 Land at Gypsy Mead</u> <u>0</u> ”
AM185	FYF.R1 Page 192 - 193	Factual updating	Amend under ‘Site Address’ as follows: “Ongar Road, Fyfield, Essex , CM5 0RB” Amend under ‘Site Description’ as follows: “The site contains retail and industrial uses and associated car park. It is bounded by Ongar Road (B184), <u>Moreton Road</u> and residential buildings to

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
			the s <u>South</u> and e <u>East</u> , agricultural land to the w <u>West</u> and residential development to the n <u>North</u> .”
		Clarification	Amend under ‘Trees’ as follows: “There are trees on the site which are protected by Tree Preservation Orders. Protected <u>These</u> trees should be incorporated into the development proposals to avoid the loss of, or damage to, them. This could include <u>providing an appropriate buffer zone around the trees or incorporating trees within on-site open or amenity space.</u> ”
High Ongar Site – New Section A (formerly pages 196-197)			
AM186	Note under settlement map	Clarification	“ <u>Note: The employment designation identified in this map is detailed in Part Two: Section B.</u> ”
AM187	Site allocations contents table	Clarification	“ <u>Residential Site Allocations</u> <u>Page</u> <u>HONG.R1 Land at Mill Lane</u> <u>0</u> ”
AM188	HONG.R1 Page 197	Clarification	Amend under ‘Trees’ as follows: “There are trees on the <u>Western part of the</u> site which are protected by Tree Preservation Orders, one of which is also a Veteran Tree. These trees should be incorporated into the development proposals to avoid the loss of, or damage to, them. This could include providing an appropriate buffer zone around the trees or incorporating them within on-site open or amenity space.”
Lower Sheering Sites – New Section A (formerly pages 201-202)			
AM189	Note under settlement map	Clarification	“ <u>Note: The employment designation identified in this map is detailed in Part Two: Section B.</u> ”

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
AM190	Site allocations contents table	Clarification	<u>“Residential Site Allocations</u> <u>Page</u> <u>LSHR.R1 Land at Lower Sheering</u> <u>0”</u>
AM191	LSHR.R1 Page 201 - 202	Factual updating	Amend ‘Site Address’ as follows: “Sheering Lower Road, Lower Sheering, Essex <u>CM21 9HZ”</u>
		To address grammar	Amend section under ‘Flood Risk’ as follows: “ The is site has been identified as being at risk of surface water flooding. The design and layout of any development proposals should reduce the vulnerability and consequences of surface water flooding to the site and its surroundings.”
Sheering Sites – New Section A (formerly pages 210-215)			
AM192	Site allocations contents table	Clarification	<u>“Residential Site Allocations</u> <u>Page</u> <u>SHR.R1 Land at Daubneys Farm</u> <u>0</u> <u>SHR.R2 Land East of the M11</u> <u>0</u> <u>SHR.R3 Land North of Primley Lane</u> <u>0”</u>
AM193	SHR.R1 Page 210 - 211	Factual updating	Amend ‘Site Address’ as follows: “The Street, Sheering, Essex , CM22 7LU”

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
		Clarification	<p>Amend section under ‘On-site Constraints’ as follows:</p> <p>“The site includes an existing Public Right of Way <u>on the Eastern edge of the site</u> along the access road to Daubneys Farm <u>which connects The Street to Sawbridgeworth Road</u>. This <u>connection</u> should be retained as part of the development. Development proposals should, where appropriate, enhance the Public Right of Way to meet modern requirements in terms of safety, directness, attractiveness and convenience, having regard to the needs of a wide range of users.”</p>
AM194	SHR.R2 Page 212 - 213	Factual updating	<p>Amend ‘Site Address’ as follows:</p> <p>“The Street, Sheering, Essex, CM22 7LU”</p> <p>Amend ‘Site Description’ as follows:</p> <p>“The site is greenfield land. It is bounded by the M11 to the wWest, <u>Crown Close to the North</u>, residential development to the north and eEast and The Street (B183) to the sSouth.”</p>
		Clarification	<p>Amend section under ‘On-site Constraints’ as follows:</p> <p>“The site is identified as being at risk of noise and air quality impacts due to its proximity to the M11 motorway. Development proposals should <u>demonstrate that any identified noise and air quality impacts are mitigated</u> noise and air quality impacts through careful design and layout. <u>This Measures</u> could include orientating built</p>

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification						
			development away from areas most affected, providing planting and earthworks to provide screening, and/or ensuring noise-insulating building materials are used.”						
AM195	SHR.R3 Page 214	Factual updating	Amend ‘Site Address’ as follows: “Primley Lane, Sheering, Essex <u>CM22 7NH</u> ”						
Stapleford Abbots Sites – New Section A (formerly pages 218-221)									
AM196	Note under settlement map	Clarification	“ <u>Note: The employment designation identified in this map is detailed in Part Two: Section B.</u> ”						
AM197	Site allocations contents table	Clarification	<table border="0"> <tr> <td><u>“Residential Site Allocations</u></td> <td><u>Page</u></td> </tr> <tr> <td><u>STAP.R1 Land at Oak Hill Road</u></td> <td><u>0</u>”</td> </tr> </table>	<u>“Residential Site Allocations</u>	<u>Page</u>	<u>STAP.R1 Land at Oak Hill Road</u>	<u>0</u> ”		
<u>“Residential Site Allocations</u>	<u>Page</u>								
<u>STAP.R1 Land at Oak Hill Road</u>	<u>0</u> ”								
AM198	STAP.R1 Page 218	Factual updating	Amend ‘Site Address’ as follows: “Oak Hill Road, Stapleford Abbots, Essex , RM4 1JH”						
Eastern Rural Sites – New Section A (formerly pages 225-227 & 247-248)									
AM199	Note under settlement map	Clarification	“ <u>Note: The employment designations identified in this map are detailed in Part Two: Section B.</u> ”						
AM200	Site allocations contents table	Clarification	<table border="0"> <tr> <td><u>“Residential Site Allocations</u></td> <td><u>Page</u></td> </tr> <tr> <td><u>RUR.T4 Land at Valley View</u></td> <td><u>0</u></td> </tr> <tr> <td><u>RUR.T6 Land at Lakeview</u></td> <td><u>0</u>”</td> </tr> </table>	<u>“Residential Site Allocations</u>	<u>Page</u>	<u>RUR.T4 Land at Valley View</u>	<u>0</u>	<u>RUR.T6 Land at Lakeview</u>	<u>0</u> ”
<u>“Residential Site Allocations</u>	<u>Page</u>								
<u>RUR.T4 Land at Valley View</u>	<u>0</u>								
<u>RUR.T6 Land at Lakeview</u>	<u>0</u> ”								
AM201	RUR.R1 Page 225	AM201 is now redundant – no Additional Modifications are proposed							

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification										
AM202	RUR.T4 Page 247	Factual updating	Amend ‘Site Address’ as follows: “Curtis Mill Lane, Stapleford Abbots, Essex, RM4 1HS”										
AM203	RUR.T6 (previously MORE.T1) Page 206	Factual updating – to aid readability, the additional modifications identified comprise the changes proposed in comparison to the wording contained within the Local Plan Submission Version for MORE.T1.	Amend ‘Site Address’ as follows: “Lakeview, Moreton, <u>CM5 0GQ</u> ” Amend ‘Site Description’ as follows: “The site comprises an existing travelling showpeople site with nine yards and a central area for maintenance and storage. There is a vacant yard land in at the nNorth of the site. It is bounded by Harlow Road to the wWest, undeveloped land to the nNorth, agricultural land to the eEast and residential development to the sSouth.”										
Western Rural Sites – New Section A (formerly pages 257-264)													
AM204	Note under settlement map	Clarification	<u>“Note: The employment designations identified in this map are detailed in Part Two: Section B.”</u>										
AM205	Site allocations contents table	Clarification	<table> <thead> <tr> <th><u>Residential Site Allocations</u></th> <th><u>Page</u></th> </tr> </thead> <tbody> <tr> <td><u>RUR.T1 Land at Sons Nursery</u></td> <td><u>0</u></td> </tr> <tr> <td><u>RUR.T2 Land at Ashview</u></td> <td><u>0</u></td> </tr> <tr> <td><u>RUR.T3 Land at James Mead</u></td> <td><u>0</u></td> </tr> <tr> <td><u>RUR.T5 Land at Stoneshot View</u></td> <td><u>0</u></td> </tr> </tbody> </table>	<u>Residential Site Allocations</u>	<u>Page</u>	<u>RUR.T1 Land at Sons Nursery</u>	<u>0</u>	<u>RUR.T2 Land at Ashview</u>	<u>0</u>	<u>RUR.T3 Land at James Mead</u>	<u>0</u>	<u>RUR.T5 Land at Stoneshot View</u>	<u>0</u>
<u>Residential Site Allocations</u>	<u>Page</u>												
<u>RUR.T1 Land at Sons Nursery</u>	<u>0</u>												
<u>RUR.T2 Land at Ashview</u>	<u>0</u>												
<u>RUR.T3 Land at James Mead</u>	<u>0</u>												
<u>RUR.T5 Land at Stoneshot View</u>	<u>0</u>												
AM206	RUR.T1 Page 257	Factual updating	Amend ‘Site Address’ as follows: “Sons Nursery, Hamlet Hill, <u>CM19 5JZ</u> ” Amend ‘Site Description’ as follows:										

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
			“The site has temporary planning permission for two pitches. It is bounded by Hamlet Hill to the s South, open land to the n North, glasshouses, <u>a residential dwelling and garden</u> to the w West and residential development to the e East.”
AM207	RUR.T3 Page 261 - 262	Factual updating	Amend ‘Site Address’ as follows: “Waltham Road, Long Green, Nazeing, Essex , EN9 2LU”
		Clarification	Amend under ‘On-site Constraints’ as follows: “The site includes an existing Public Right of Way along the n North w Western and s South w Western edges of the site <u>which connects Middle Street to Waltham Road</u> . This <u>connection</u> should be retained as part of the development. Development proposals should, where appropriate, enhance the Public Right of Way to meet modern requirements in terms of safety, directness, attractiveness and convenience, having regard to the needs of a wide range of users.”
AM208	RUR.T5 Page 263 - 264	Factual updating	Amend ‘Site Address’ as follows: “Hoe Lane, Nazeing, Essex- <u>EN9 2DB</u> ” Amend header for site requirements table as follows: “RUR.T <u>65</u> Land at Stoneshot View”
		Factual updating (to correct previous error)	
		Clarification	Amend under ‘On-site Constraints’ as follows:

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
			<p>“The site has potential site access constraints. Development proposals should <u>must</u> be served by the access to the adjacent existing traveller site- <u>in order to ensure a safe access point which has sufficient capacity for the development it serves.</u> To facilitate this access, reconfiguration of the existing traveller site will likely be required.</p> <p>The site includes an existing Public Right of Way which crosses the n<u>North e</u>Eastern tip of the site <u>and connects Hoe Lane/Tinkers Lane with Hamlet Hill, and joins the Bridleway on Tinkers Lane which connects with Tylers Road. This <u>connection</u> should be retained as part of the development. Development proposals should, where appropriate, <u>enhance the Public Right of Way to meet modern requirements in terms of safety, directness, attractiveness and convenience, having regard to the needs of a wide range of users.</u>”</u></p>
New Section B - General			
AM209	Section B – header	Clarification	“ Appendix 6: Part Two: Section B: Site Specific Requirements for Site Allocations <u>Employment Designations</u>”
AM210	Section B – title page	Clarification	“ <u>Section B</u> <u>Employment Designations</u> ”

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification										
AM211	Section B – site information table (all sites)	Correction of grammar and presentation	“Size (Ha Hectares)”										
AM212	Section B – site information table (all sites)	Clarification	“ Proposed Existing Use: Employment”										
AM213	Section B – note under site information table (all sites)	Clarification	“ When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements. ”										
Epping Sites – New Section B (formerly pages 25-28)													
AM214	Note under settlement map	Clarification	“ <u>Note: The site allocations identified in this map are detailed in Part Two: Section A. The Strategic Masterplan Area is detailed in Part One of the Local Plan.</u> ”										
AM215	Employment designations contents table	Clarification	<table border="0"> <thead> <tr> <th><u>Employment Designations</u></th> <th><u>Page</u></th> </tr> </thead> <tbody> <tr> <td><u>EPP.E1 Land at Eppingdene</u></td> <td><u>0</u></td> </tr> <tr> <td><u>EPP.E2 Land at Coopersale Hall</u></td> <td><u>0</u></td> </tr> <tr> <td><u>EPP.E3 Falconry Court</u></td> <td><u>0</u></td> </tr> <tr> <td><u>EPP.E4 Bower Hill Industrial Estate</u></td> <td><u>0</u></td> </tr> </tbody> </table>	<u>Employment Designations</u>	<u>Page</u>	<u>EPP.E1 Land at Eppingdene</u>	<u>0</u>	<u>EPP.E2 Land at Coopersale Hall</u>	<u>0</u>	<u>EPP.E3 Falconry Court</u>	<u>0</u>	<u>EPP.E4 Bower Hill Industrial Estate</u>	<u>0</u>
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<u>EPP.E3 Falconry Court</u>	<u>0</u>												
<u>EPP.E4 Bower Hill Industrial Estate</u>	<u>0</u>												
AM216	EPP.E4 Page 28	Correction of grammar and presentation	Amend under ‘Site Description’ as follows:										

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification								
			"The site is an industrial estate predominantly with [...]"								
Loughton Sites – New Section B (formerly pages 66-67)											
AM217	Note under settlement map	Clarification	" <u>Note: The site allocations identified in this map are detailed in Part Two: Section A.</u> "								
AM218	Employment designations contents table	Clarification	<table> <thead> <tr> <th><u>Employment Designations</u></th> <th><u>Page</u></th> </tr> </thead> <tbody> <tr> <td><u>LOU.E1 Oakwood Hill Industrial Estate</u></td> <td><u>0</u></td> </tr> <tr> <td><u>LOU.E2B Langston Road Industrial Estate</u></td> <td><u>0</u></td> </tr> <tr> <td><u>LOU.E3 Buckingham Court</u></td> <td><u>0</u></td> </tr> </tbody> </table>	<u>Employment Designations</u>	<u>Page</u>	<u>LOU.E1 Oakwood Hill Industrial Estate</u>	<u>0</u>	<u>LOU.E2B Langston Road Industrial Estate</u>	<u>0</u>	<u>LOU.E3 Buckingham Court</u>	<u>0</u>
<u>Employment Designations</u>	<u>Page</u>										
<u>LOU.E1 Oakwood Hill Industrial Estate</u>	<u>0</u>										
<u>LOU.E2B Langston Road Industrial Estate</u>	<u>0</u>										
<u>LOU.E3 Buckingham Court</u>	<u>0</u>										
AM219	LOU.E1 Page 65	Correction of grammar and presentation	<p>Amend under 'Site Description' as follows:</p> <p>"The site is an industrial estate comprising office and <u>other employment, and uses, also containing leisure uses.</u>"</p>								
Waltham Abbey Sites – New Section B (formerly pages 84-85)											
AM220	Note under settlement map	Clarification	" <u>Note: The site allocations identified in this map are detailed in Part Two: Section A. The Strategic Masterplan Area is detailed in Part One of the Local Plan.</u> "								
AM221	Employment designations contents table	Clarification	<table> <thead> <tr> <th><u>Employment Designations</u></th> <th><u>Page</u></th> </tr> </thead> <tbody> <tr> <td><u>WAL.E1 Howard Business Park</u></td> <td><u>0</u></td> </tr> <tr> <td><u>WAL.E2 Land at Breeches Farm</u></td> <td><u>0</u></td> </tr> </tbody> </table>	<u>Employment Designations</u>	<u>Page</u>	<u>WAL.E1 Howard Business Park</u>	<u>0</u>	<u>WAL.E2 Land at Breeches Farm</u>	<u>0</u>		
<u>Employment Designations</u>	<u>Page</u>										
<u>WAL.E1 Howard Business Park</u>	<u>0</u>										
<u>WAL.E2 Land at Breeches Farm</u>	<u>0</u>										

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
			<u>WAL.E3 Land at Woodgreen Road</u> <u>0</u> <u>WAL.E4 Cartersfield Road/Brooker Road Industrial Estate</u> <u>0</u> <u>WAL.E5 Meridian Business Park and Sainsbury's Distribution Centre</u> <u>0</u> <u>WAL.E6B Galley Hill Road Industrial Estate</u> <u>0"</u>
AM222	WAL.E1 Page 79	Factual updating	Amend under 'Site Description' as follows: "The site comprises a business park containing office and leisure uses, as well as associated car parking and residential dwellings. The site is bounded by <u>residential development to the West, by Farm Hill Road to the North, by Howard Close to the East, and by a car park and residential development to the South.</u> on all sides by office and residential development. "
AM223	WAL.E5 Page 83	Clarification	Amend Site Address as follows: "Meridian Business Park and Sainsbury's Distribution Centre, Waltham Abbey, EN9 3BZ" Amend Site Description as follows: "The site comprises existing office and industrial uses <u>and a distribution centre</u> with associated car parking and areas of hardstanding [...]"
AM224	WAL.E6B Page 84	Factual updating	Amend under 'Site Address' as follows: "Galley Hill Road, Waltham Abbey, Essex , EN9 2AG"
Ongar Sites – New Section B (formerly page 105)			

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification										
AM225	Note under settlement map	Clarification	<u>“Note: The site allocations identified in this map are detailed in Part Two: Section A.”</u>										
AM226	Employment designations contents table	Clarification	<table> <tr> <td><u>“Employment Designations</u></td> <td><u>Page</u></td> </tr> <tr> <td><u>ONG.E1 Essex Technology and Innovation Centre”</u></td> <td><u>0</u></td> </tr> </table>	<u>“Employment Designations</u>	<u>Page</u>	<u>ONG.E1 Essex Technology and Innovation Centre”</u>	<u>0</u>						
<u>“Employment Designations</u>	<u>Page</u>												
<u>ONG.E1 Essex Technology and Innovation Centre”</u>	<u>0</u>												
North Weald Bassett Sites – New Section B (formerly page 122)													
AM227	Note under settlement map	Clarification	<u>“Note: The Strategic Masterplan Areas identified in this map are detailed in Part One of the Local Plan.”</u>										
AM228	Employment designations contents table	Clarification	<table> <tr> <td><u>“Employment Designations</u></td> <td><u>Page</u></td> </tr> <tr> <td><u>NWB.E1 New House at Vicarage Lane</u></td> <td><u>0</u></td> </tr> <tr> <td><u>NWB.E2 Tylers Green Industrial Area</u></td> <td><u>0</u></td> </tr> <tr> <td><u>NWB.E3 Weald Hall Farm and Commercial Centre</u></td> <td><u>0</u></td> </tr> <tr> <td><u>NWB.E4B Bassett Business Park and Merlin Way Industrial Estate</u></td> <td><u>0”</u></td> </tr> </table>	<u>“Employment Designations</u>	<u>Page</u>	<u>NWB.E1 New House at Vicarage Lane</u>	<u>0</u>	<u>NWB.E2 Tylers Green Industrial Area</u>	<u>0</u>	<u>NWB.E3 Weald Hall Farm and Commercial Centre</u>	<u>0</u>	<u>NWB.E4B Bassett Business Park and Merlin Way Industrial Estate</u>	<u>0”</u>
<u>“Employment Designations</u>	<u>Page</u>												
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<u>NWB.E2 Tylers Green Industrial Area</u>	<u>0</u>												
<u>NWB.E3 Weald Hall Farm and Commercial Centre</u>	<u>0</u>												
<u>NWB.E4B Bassett Business Park and Merlin Way Industrial Estate</u>	<u>0”</u>												
AM229	NWB.E3 Page 121	Factual updating	Amend under ‘Site Address’ as follows: <u>“Canes Lane, Weald Hall Lane, North Weald Bassett, CM16 6FJ”</u>										
Nazeing Sites – New Section B (formerly pages 166-172)													
AM230	Note under settlement map	Clarification	<u>“Note: The site allocations identified in this map are detailed in Part Two: Section A.”</u>										

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
AM231	Employment designations contents table	Clarification	<p><u>“Employment Designations</u> <u>Page</u></p> <p><u>NAZE.E1 The Old Waterworks</u> <u>0</u></p> <p><u>NAZE.E2 Land West of Sedge Green</u> <u>0</u></p> <p><u>NAZE.E3 Bridge Works and Glassworks at Nazeing New Road</u> <u>0</u></p> <p><u>NAZE.E4 Hillgrove Business Park</u> <u>0</u></p> <p><u>NAZE.E5 Birchwood Industrial Estate</u> <u>0</u></p> <p><u>NAZE.E6 Millbrook Business Park</u> <u>0</u></p> <p><u>NAZE.E7 Land at Winston Farm</u> <u>0”</u></p>
AM232	NAZE.E1 Page 166	Factual updating	Amend under ‘Site Address’ as follows: “Green Lane, Nazeing, Essex , EN10 6RS”
AM233	NAZE.E2 Page 167	Factual updating	Amend under ‘Site Address’ as follows: “Sedge Green, Nazeing, Essex , CM19 5JR”
AM234	NAZE.E3 Page 168	Factual updating	Amend under ‘Site Address’ as follows: “Nazeing New Road, Nazeing, Essex , EN10 6SY”
AM235	NAZE.E4 Page 169	Factual updating	Amend under ‘Site Address’ as follows: “Nazeing Road, Nazeing, Essex , EN9 2HB”
AM236	NAZE.E5 Page 170	Factual updating	<p>Amend under ‘Site Address’ as follows: “Hoe Lane, Nazeing, Essex, EN9 2RJ”</p> <p>Amend under ‘Site Description’ as follows:</p>

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification								
			“The site comprises buildings/structures in industrial use and associated hardstanding, with an area of greenfield land in the west. It is bounded by glasshouses to the s <u>South</u> and agricultural fields to the w <u>West</u> , n <u>North</u> and e <u>East</u> .”								
AM237	NAZE.E6 Page 171	Factual updating	Amend under ‘Site Description’ as follows: “The site comprises a business park with a mixture of office and industrial uses, including associated car parking. It is bounded by Winston Farm to the w <u>West</u> , Hoe Lanes to the n <u>North</u> , residential development to the s <u>South</u> and the Nazeing Brook to the e <u>East</u> .”								
AM238	NAZE.E7 Page 172	Clarification – to reflect amended site boundary Factual updating	Amend under ‘Site Description’ as follows: “The site comprises industrial uses. It is bounded by Winston Farm <u>industrial uses</u> to the n <u>North</u> , residential development to the w <u>West</u> , the Nazeing Brook to the e <u>East</u> and agricultural land to the s <u>South</u> .”								
Thornwood Sites – New Section B (formerly pages 182-185)											
AM239	Note under settlement map	Clarification	“ <u>Note: The site allocations identified in this map are detailed in Part Two: Section A.</u> ”								
AM240	Employment designations contents table	Clarification	<table border="0"> <thead> <tr> <th><u>Employment Designations</u></th> <th><u>Page</u></th> </tr> </thead> <tbody> <tr> <td><u>THOR.E1 Camfaud Concrete Pumps</u></td> <td><u>0</u></td> </tr> <tr> <td><u>THOR.E2 Lands at Esgors Farm</u></td> <td><u>0</u></td> </tr> <tr> <td><u>THOR.E3 Woodside Industrial Estate</u></td> <td><u>0</u></td> </tr> </tbody> </table>	<u>Employment Designations</u>	<u>Page</u>	<u>THOR.E1 Camfaud Concrete Pumps</u>	<u>0</u>	<u>THOR.E2 Lands at Esgors Farm</u>	<u>0</u>	<u>THOR.E3 Woodside Industrial Estate</u>	<u>0</u>
<u>Employment Designations</u>	<u>Page</u>										
<u>THOR.E1 Camfaud Concrete Pumps</u>	<u>0</u>										
<u>THOR.E2 Lands at Esgors Farm</u>	<u>0</u>										
<u>THOR.E3 Woodside Industrial Estate</u>	<u>0</u>										

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
			<u>THOR.E4 Weald Hall Lane Industrial Area</u> 0”
AM241	THOR.E1 Page 182	Factual updating	<p>Amend under ‘Site Address’ as follows: “High Road, Thornwood, Essex, CM16 6LZ”</p> <p>Amend under ‘Site Description’ as follows: “The site comprises sheds/buildings in office and industrial uses, with hardstanding and an area of greenfield land to the rear. It is bounded by High Road (B13993) to the eEast, employment uses and residential development to the nNorth, residential development to the sSouth and greenfield land to the wWest.”</p>
High Ongar Site – New Section B (formerly page 198)			
AM242	Note under settlement map	Clarification	<u>“Note: The site allocation identified in this map is detailed in Part Two: Section A.”</u>
AM243	Employment designations contents table	Clarification	<u>“Employment Designations</u> Page <u>HONG.E1 Nash Hall Industrial Estate</u> 0”
AM244	HONG.E1 Page 198	Factual updating	<p>Amend under ‘Site Address’ as follows: <u>“The Street, High Ongar, Essex, CM5 9NL”</u></p>
Lower Sheering Sites – New Section B (formerly page 203)			

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
AM245	Note under settlement map	Clarification	<u>"Note: The site allocation identified in this map is detailed in Part Two: Section A."</u>
AM246	Employment designations contents table	Clarification	<u>"Employment Designations</u> <u>Page</u> <u>L SHR.E1 Land at The Maltings</u> <u>0</u> "
Stapleford Abbotts Sites – New Section B (formerly page 222)			
AM247	Note under settlement map	Clarification	<u>"Note: The site allocation identified in this map is detailed in Part Two: Section A."</u>
AM248	Employment designations contents table	Clarification	<u>"Employment Designations</u> <u>Page</u> <u>STAP.E1 Land at High Willows</u> <u>0</u> "
AM249	STAP.E1 Page 222	Factual updating Correction of grammar and presentation	Amend under 'Site Address' as follows: "Murthering Lane, Stapleford Abbotts, Essex, RM4 1JT" Amend under 'Site Description' as follows: "The site is comprises industrial uses. It is bounded by residential dwellings to the s <u>South</u> and agricultural land to the n <u>North</u> , e <u>East</u> and w <u>West</u> ."
Eastern Rural Sites – New Section B (formerly pages 228-246)			
AM250	Note under settlement map	Clarification	<u>"Note: The site allocations identified in this map are detailed in Part Two: Section A."</u>
AM251	Employment designations contents table	Clarification	<u>"Employment Designations</u> <u>Page</u> <u>RUR.E1 Brickfield House</u> <u>0</u> <u>RUR.E2 Land at Kingston's Farm</u> <u>0</u> "

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification	
			<u>RUR.E3 Matching Airfield South</u>	<u>0</u>
			<u>RUR.E4 Land at London Road</u>	<u>0</u>
			<u>RUR.E6 Land at Housham Hall Farm</u>	<u>0</u>
			<u>RUR.E7 Land at Searles Farm</u>	<u>0</u>
			<u>RUR.E8 Fosters Croft</u>	<u>0</u>
			<u>RUR.E9 Horseshoe Farm at London Road</u>	<u>0</u>
			<u>RUR.E10 Land at Little Hyde Hall Farm</u>	<u>0</u>
			<u>RUR.E11 Land at Quickbury Farm</u>	<u>0</u>
			<u>RUR.E12 New House Farm</u>	<u>0</u>
			<u>RUR.E14 Matching Airfield North</u>	<u>0</u>
			<u>RUR.E15 Land at Rolls Farm Barns</u>	<u>0</u>
			<u>RUR.E18 Land at Dunmow Road</u>	<u>0</u>
			<u>RUR.E19B Dorrington Farm</u>	<u>0</u>
			<u>RUR.E20 Land at Stewarts Farm</u>	<u>0</u>
			<u>RUR.E21 Land at Paslow Hall Farm</u>	<u>0</u>
			<u>RUR.E22 Hastingwood Business Centre</u>	<u>0</u>
			<u>RUR.E23 Hobbs Cross Business Centre</u>	<u>0</u>
			<u>RUR.E24 Land at Holts Farm</u>	<u>0"</u>

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification
AM252	RUR.E1 Page 228	Factual updating	Amend under 'Site Address' as follows: "High Road, Thornwood, Essex , CM16 6TH"
AM253	RUR.E3 Page 230	Correction of grammar and presentation	Amend under 'Site Description' as follows: "The site is largely developed, comprising industrial uses and associated hardstanding, and areas of greenfield land. The site is surrounded by agricultural land- and <u>is</u> bounded by hedgerows and trees."
AM254	RUR.E9 Page 235	Factual updating	Amend under 'Site Description' as follows: "The site comprises buildings in industrial use and associated hardstanding. The site is bounded by London Road (B1393) <u>to the West</u> , and a residential dwelling to the <u>South wWest</u> , residential dwellings to the south , and agricultural fields and/or structures to the <u>South East</u> , e <u>East</u> and n <u>North</u> ."
AM255	RUR.E10 Page 236	Factual updating	Amend under 'Site Address' as follows: " Hatfield Heath Road <u>Sawbridgeworth Road</u> , <u>Sawbridgeworth</u> , CM21 9HX"
AM256	RUR.E15 Page 240	Factual updating	Amend under 'Site Address' as follows: " Hastingwood Road , Magdalen Laver , Essex , CM5 0EN"
AM257	RUR.E20 Page 242	Factual updating	Amend under 'Site Address' as follows: "School Road, Stanford Rivers, Ongar, Essex , CM5 9PT"

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification						
AM258	RUR.E22 Page 244	Factual updating	Amend under ‘Site Address’ as follows: “1 Willow Place, Hastingwood, Essex, CM17 9GD” Amend under ‘Site Description’ as follows: “The site predominantly comprises office and industrial uses and associated hardstanding. It is bounded by agricultural land to the n <u>North</u> and e <u>East</u> , and residential dwellings to the w <u>West</u> and Hastingwood Road to the s <u>South</u> .”						
AM259	RUR.E23 Page 245	Factual updating	Amend under ‘Site Address’ as follows: “Hobbs Cross Road, Theydon Garnon, CM16 7NY” Amend under ‘Site Description’ as follows: “The site comprises a business park predominantly in industrial uses, with associated hardstanding and a small area of greenfield land in the s <u>South</u> . It is bounded to the w <u>West</u> by Hobbs Cross Road Lane, to the n <u>North</u> by agricultural buildings/storage and to the e <u>East</u> and s <u>South</u> by agricultural land.”						
Western Rural Sites – New Section B (formerly pages 255-256)									
AM260	Note under settlement map	Clarification	“ <u>Note: The site allocations identified in this map are detailed in Part Two: Section A.</u> ”						
AM261	Employment designations contents table	Clarification	<table border="0"> <thead> <tr> <th><u>Employment Designations</u></th> <th><u>Page</u></th> </tr> </thead> <tbody> <tr> <td><u>RUR.E5 Land at Hayleys Manor</u></td> <td><u>0</u></td> </tr> <tr> <td><u>RUR.E13 Warlies Park House</u></td> <td><u>0</u></td> </tr> </tbody> </table>	<u>Employment Designations</u>	<u>Page</u>	<u>RUR.E5 Land at Hayleys Manor</u>	<u>0</u>	<u>RUR.E13 Warlies Park House</u>	<u>0</u>
<u>Employment Designations</u>	<u>Page</u>								
<u>RUR.E5 Land at Hayleys Manor</u>	<u>0</u>								
<u>RUR.E13 Warlies Park House</u>	<u>0</u>								

AM No.	LPSV Policy/PageNo.	Reason for Change	Proposed Additional Modification						
AM262	RUR.E5 Page 255	Factual updating	Amend under 'Site Address' as follows: "Upland Road, Essex, CM16 6PQ"						
AM263	RUR.E13 Page 256	Factual updating	Amend under 'Site Address' as follows: "Horseshoe Hill, Essex, EN9 3SL" Amend under 'Site Description' as follows: "The site comprises office uses. It is surrounded by <u>agricultural open land associated with the Warlies Park Estate.</u> "						
Southern Rural Sites – New Section B (formerly pages 251-252)									
AM264	Employment designations contents table	Clarification	<table border="0"> <tr> <td><u>Employment Designations</u></td> <td><u>Page</u></td> </tr> <tr> <td><u>RUR.E16 Taylors Farm</u></td> <td><u>0</u></td> </tr> <tr> <td><u>RUR.E17 Brookside Garage</u></td> <td><u>0</u></td> </tr> </table>	<u>Employment Designations</u>	<u>Page</u>	<u>RUR.E16 Taylors Farm</u>	<u>0</u>	<u>RUR.E17 Brookside Garage</u>	<u>0</u>
<u>Employment Designations</u>	<u>Page</u>								
<u>RUR.E16 Taylors Farm</u>	<u>0</u>								
<u>RUR.E17 Brookside Garage</u>	<u>0</u>								
AM265	RUR.E16 Page 251	Factual updating	Amend under 'Site Address' as follows: "Gravel Lane, <u>Chigwell</u> , Essex, IG7 6DQ"						
AM266	RUR.E17 Page 252	Factual updating	Amend under 'Site Address' as follows: "Gravel Lane, <u>Chigwell</u> , Essex, IG7 6DQ" Amend under 'Site Description' as follows: "The site comprises a number of buildings/structures predominantly in industrial use, and associated hardstanding. It is bounded by a stream to the n <u>North</u> and partially to the w <u>West</u> , Gravel Lane partially to the w <u>West</u> , residential dwellings to the s <u>South</u> and agricultural land to the e <u>East</u> ."						