



Epping Forest District

Local Plan 2011-2033

Part One

Adopted March 2023



**Epping Forest
District Council**

www.eppingforestdc.gov.uk

Contents

Part One of the Epping Forest District Local Plan should be read in conjunction with Part Two of the Local Plan, which is published as a separate document. Part Two of the Local Plan contains the Site Specific Policy Requirements and Designations. The Local Plan should be read as a whole.

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Foreword

The Epping Forest District Local Plan 2011-2033 was adopted by the Council on 6 March 2023. It represents an important milestone for the District. Adopting the Local Plan means that we can deliver much needed new homes and jobs whilst protecting the important natural and built environment which makes Epping Forest District so special.

The Local Plan forms part of the Council's Statutory Policy Framework and will help shape the future of the District by guiding where and how development will come forward. Importantly, it allocates land for the new homes (including affordable homes) and jobs to be delivered across the District, supported by new infrastructure, including for education, health and transport. The Plan's policies will be used to assess planning applications and other related development proposals, to ensure that new development is sustainable, well designed, and supported by the required infrastructure, for the future needs of residents and businesses in the District. It also provides protection for the District's important open spaces, and the natural and historic environment, setting a high bar for the creation of safe, healthy and accessible places.

Local Plan adoption provides the Council with an up-to-date and robust planning policy framework for decision-making based on local evidence, including a locally derived housing requirement. The Plan has been developed with the involvement of many important stakeholders including residents, businesses and key partners. It is based on a comprehensive suite of evidence reflecting the local circumstances, characteristics and issues relevant to the District.

We thank everyone who has helped us to create this Plan. We look forward to working with stakeholders to embrace its successful delivery for the benefit of the District, and to maximise its role in the implementation of other important strategic priorities, including the Council's Housing Strategy, Corporate Plan and Climate Change Action Plan.



Councillor Chris Whitbread
Leader of the Council



Councillor Nigel Bedford
Portfolio Holder for Place

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Chapter One

Introduction

The Purpose of the Local Plan

- 1.1 The Epping Forest District Local Plan sets out the strategy for meeting the District's needs from 2011 up to 2033. It is based on up-to-date evidence and the results of the previous consultations undertaken in 2010/11, 2012, and 2016.
- 1.2 The Local Plan sets out the approach and detailed policies for the whole District for the period up to 2033. It sets out:
- the Council's vision and objectives for the District's development over the Plan period;
 - policies to ensure that development delivers high quality and sustainable homes, built to a high quality of design and maintains our high quality built and natural environment;
 - the future distribution for housing growth and requirements for affordable homes;
 - policies to build a strong, competitive economy and set out the future distribution for new employment land space and thus new jobs;
 - policies to maintain and enhance the vibrancy and vitality of our town centres;
 - policies to support a sustainable transport and road infrastructure network; and
 - proposals for delivery, including Infrastructure Delivery Plans (IDPs), to demonstrate the infrastructure requirements necessary to support the site allocations and the delivery of the Harlow and Gilston Garden Town.
- 1.3 The Local Plan will shape how the District develops until 2033 attracting and guiding investment in the District from the private sector, the Council itself, and other public bodies. Such investment will include new homes, new offices and employment opportunities, colleges and schools, shops and leisure centres, GPs and clinics, as well as improvements to existing physical and green infrastructure. It will guide decision making on planning proposals to build or change the use of buildings and land. It will also provide the

strategic policies that form the context for any Neighbourhood Plans produced in the District.

- 1.4 The Local Plan includes the policies that the Council considers to be in line with the most suitable way to develop the District in the future. The Epping Forest District Local Plan replaces all of the surviving policies of the Local Plan 1998 and the 2006 Local Plan Alterations (see Appendix 2). Minerals and Waste Policy remains the responsibility of Essex County Council. The current Essex Minerals Local Plan was adopted in July 2014 and the Joint Essex and Southend-on-Sea Waste Local Plan was adopted in 2017. More information on which can be found on the Essex County Council website.

The Requirements of Plan-Making

- 1.5 The Epping Forest District Local Plan has been prepared under the legislative provision of the Planning and Compulsory Purchase Act 2004 and appropriate regulations including the Town and Country Planning (Local Planning) (England) Regulations 2012. The Local Plan has taken into account national planning policy set out in the National Planning Policy Framework (NPPF) (DCLG, 2012), Planning Policy for Traveller Sites (DCLG, 2015) and the web based published Planning Practice Guidance. The NPPF sets out a presumption in favour of sustainable development, which is the core aspect of national planning policy.
- 1.6 The Council's policies are backed up by credible, robust and proportionate evidence that supports the approach taken and justifies what is proposed. It is the Council's job to balance all of the evidence and find the most suitable way forward. The evidence base includes research on housing, employment, retail, health and wellbeing, the built and natural environment, accessibility and flooding as well as the views of local people, businesses, landowners and public agencies involved in the District.
- 1.7 The Council has identified need for development in an objective manner and sought to provide for this need. As well as meeting the identified need the proposals in the Local Plan

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are economically viable for delivery by the market and achievable.

- 1.8 In accordance with the 'Duty to Co-operate' set out in the Localism Act 2011 the Local Plan has been produced through close partnership working with the neighbouring authorities to ensure that sub-regional and cross boundary planning issues have been taken into account.
- 1.9 To ensure that the policies of the Local Plan are in line with the objective of sustainable development, a Sustainability Appraisal of the Local Plan has been undertaken. The appraisal assessed the impact of planning policies in terms of their social, economic and environmental impacts. The Sustainability Appraisal addressed the requirements of the European Union Strategic Environmental Assessment Directive (OJEC, 2001) and complied with the Habitats Directive (OJEC, 1992). An Equality Impact Assessment has been undertaken alongside the Sustainability Appraisal. The Equality Impact Assessment considered how the Local Plan impacts upon matters relating to gender, age, ethnicity, religion/belief, disability, sexuality and low disposable income.

The Plan-Making Process

- 1.10 The Council consulted throughout the preparation of the Local Plan, and in particular through three formal consultations: Community Visioning in 2010/2011, Community Choices in 2012; and Epping Forest District Draft Local Plan Consultation 2016. There was on-going consultation with Parish and Town Councils through a range of workshops and briefings. The results of the public consultations can be found on the Council's website at the following location: <http://www.efdclocalplan.org/>.
- 1.11 All of the comments received were considered during the production of the Local Plan.
- 1.12 Before a Local Plan can be formally adopted by a Council as the statutory development plan for a District it must be examined by a Government-appointed Inspector. The Council submitted the Local Plan Submission Version to Government in September 2018 for examination. Following

examination hearings in 2019, consultation upon specific changes to the Plan, known as Main Modifications, in 2021 and consultation on further Main Modifications to the Plan in 2022, the Planning Inspector concluded on 09 February 2023 that, with the incorporation of all outlined Main Modifications, the Epping Forest District Local Plan 2011–2033 was sound and legally compliant. The Council adopted the Local Plan as the statutory development plan for the District on 6 March 2023.

Neighbourhood Planning

- 1.13 Neighbourhood Plans were introduced through the Localism Act 2011. Communities can shape development in their areas through the production of Neighbourhood Development Plans, Neighbourhood Development Orders and Community Right to Build Orders. When made, following an examination and successful referendum, Neighbourhood Plans will become part of the development plan for the area. Locally distinctive Neighbourhood Plan policies must reflect the strategic policies of the Epping Forest District Local Plan. The strategic policies identified for the purpose of Neighbourhood Plan preparation and examination are those within:
- Chapter 2 'Strategic Policies' with the prefix 'SP';
 - Chapter 3 'Housing, Employment and Transport' with the prefix 'H', 'E' or 'T';
 - Chapter 5 'Places' with the prefix 'P'; and
 - Chapter 6 'Infrastructure and Delivery' Policies 'D1 to D5 and D7'.
- 1.14 There are Neighbourhood Plans in various stages of production across the District. The position on progress will change across the life of the Local Plan – details of the up-to-date position can be found on the Epping Forest District Council website.

The Plan Area

- 1.15 Epping Forest District is in the South West of Essex abutting both Greater London and Hertfordshire. The South West of the District is

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served by the London Underground Central Line (both the main line and the 'Hainault via Newbury Park' loop). Epping Station is the most eastern terminus and there are seven other stations in service in the District¹. There is one national railway station in the District at Roydon on the Liverpool Street to Stansted and Cambridge line, although other railway stations (Broxbourne, Sawbridgeworth, Harlow Town and Harlow Mill) are close to, and accessible from, the District. The Central Line previously ran further than Epping, through stations at North Weald and Blake Hall to the end of the line at Ongar. Blake Hall station closed in 1981 with the line closing in 1994. In recent years the 'Epping Ongar Railway' has been established as a heritage line along the former Central Line track. There is currently no operational rail connection between the heritage rail line and

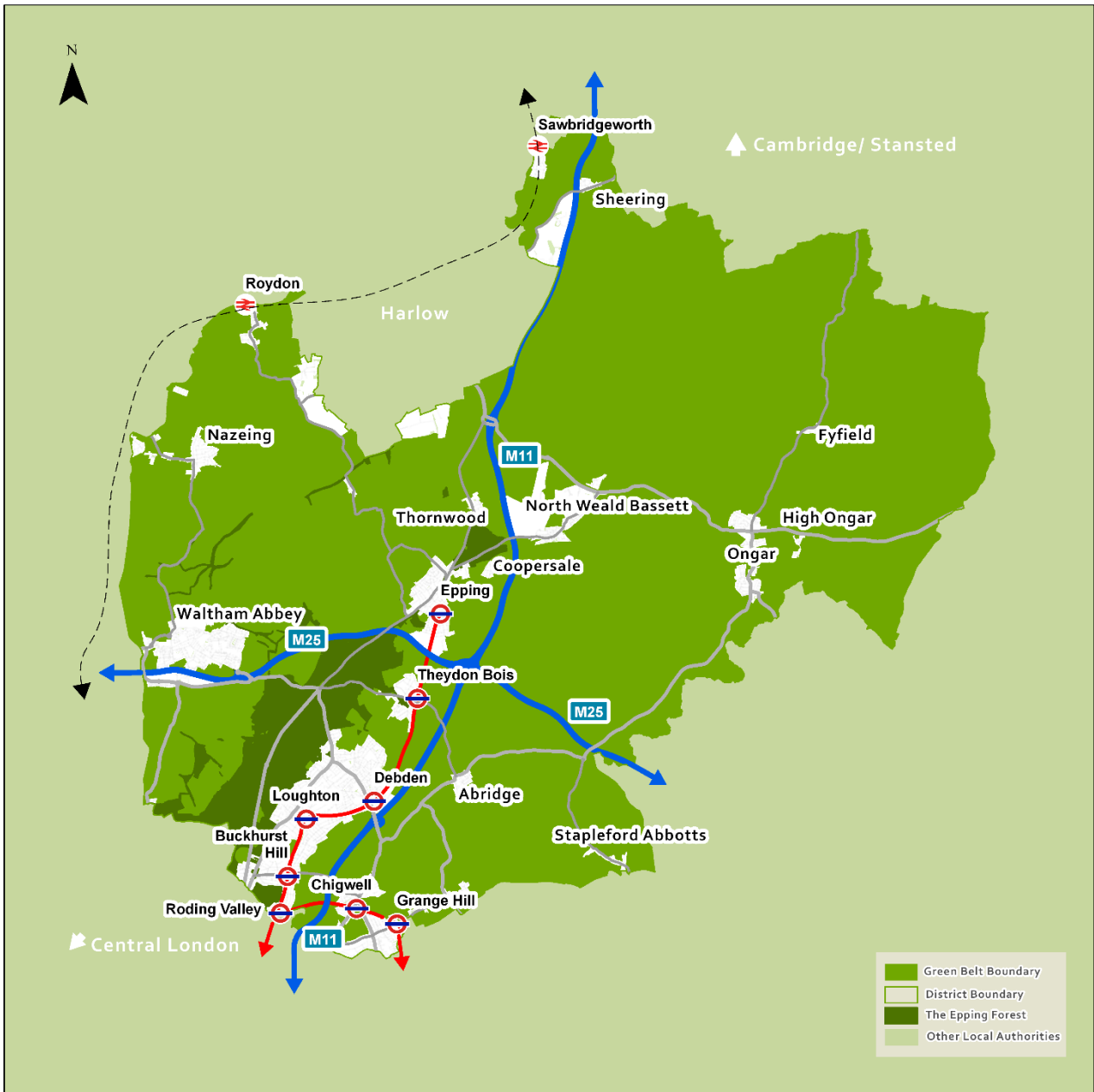
the Central Line track at Epping, but the 'Epping Ongar Railway' runs some shuttle bus services locally.

- 1.16 The M25 runs East West through the District, with a local road interchange at Waltham Abbey. The M11 runs North South, with a full interchange (Junction Seven) at Hastingwood just South of Harlow, and a Northward-off/Southward on interchange (Junction Five) at Loughton. There is also a motorway only interchange with the M25 South East of Epping (Junction Six). The A414 is a key East West route and this crosses the District from Harlow to Ongar on the way to Chelmsford and the Essex coast.
- 1.17 The District has 20 parish councils and town councils and covers an area of approximately 130 square miles.

¹ These are Theydon Bois, Debden, Loughton and Buckhurst Hill, together with the stations on the branch line at Roding Valley, Chigwell and Grange Hill.

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Figure 1.1 Epping Forest District

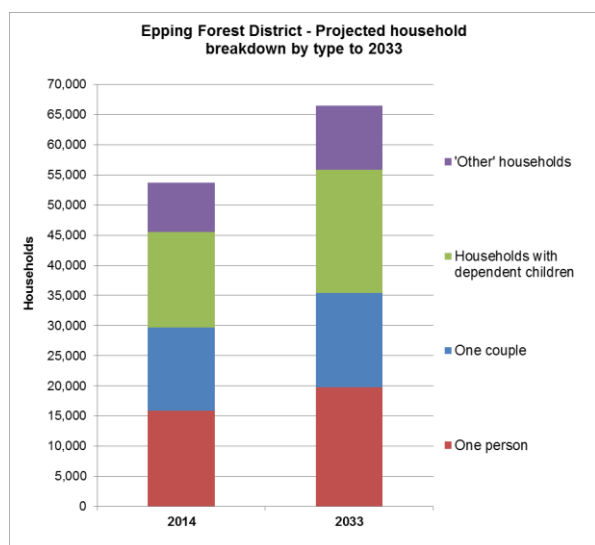


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Population Profile

- 1.18 The 2011 Census recorded a population of about 124,660 people making up 52,083 households.² In the 2016 projections these figures rose to 130,300 and 54,867 respectively.³ The population is therefore estimated to have increased by just over 5,000 over the period 2011 to 2016.
- 1.19 Compared to the rest of England, the District had higher levels of people aged 45–64 and 65 and over in 2011 with the proportion of people aged 65 and over in the District projected to grow substantially by 2033. Alongside this increase, the number of 30–64 year olds is projected to drop, with the number of 15–29 year olds projected to drop slightly and the proportion of people aged 0 to 14 to rise a little.
- 1.20 The number of households is projected to rise to 66,460 by 2033³. The numbers of households consisting of one person or a family with dependent children are expected to increase with fewer households consisting of one couple, as shown in Figure 1.2.

Figure 1.2 Projected household breakdown by type to 2033



- 1.21 Life expectancy both at birth and at age 65 in the District in 2010–12 was higher than the national and Essex averages, and similar to the rest of the East of England region. The District's

life expectancy at birth has risen since 2000 from 76 to 79 for males and from 81 to 83 for females. Births and deaths have remained relatively steady since 2007. There have been more births than deaths, contributing to a rise in population.

- 1.22 The District's population is affected by three main types of population change:
- natural change (the net gain of births minus deaths, of District residents);
 - internal migration (the net gain of people moving to the District from elsewhere in the UK, or vice versa); and
 - international migration (the net gain of people moving to the District from outside the UK, or vice versa).
- 1.23 Internal migration is projected to be the largest contributor of population growth as a result of the District's proximity and connections to London. Natural change has had a smaller but positive impact on population growth. Whilst future migration trends may be affected by the UK leaving the EU, it is currently unclear what the likely implications might be for international migration. However current projections show this element only makes up a small proportion of population change. The ONS 2014–based population data projects that the net international migration will decrease in the period from 2014–2015 to 2020–2021 by roughly 44%, so there is only a need to look at a decrease in housing provision if it exceeds this prediction.

Key Characteristics

- 1.24 The District is largely rural and over 90% of the land is designated as being in the Metropolitan Green Belt. Agriculture is mainly arable, particularly in the North East of the District. There is a significant amount of horse keeping in parts of the South and glasshouse horticulture is a prominent land use in parts of the Lee Valley especially in Roydon and Nazeing. The District has two Town Centres and four District Centres—Loughton High Road/Loughton Broadway and

² A household is defined as a single person who lives alone or a group of people who live together.

³ ONS population estimates and DCLG household projections

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Buckhurst Hill in the South, Waltham Abbey to the West, Epping in the centre of the District, and Ongar towards the East. Epping, Ongar and Waltham Abbey are market towns of medieval origin. Villages and rural communities are dispersed throughout the rest of the District. Several of these villages are also designated as Conservation Areas. There is a significant concentration of population in the South of the District.

- 1.25 The countryside of the District is gently undulating, dissected by two river valleys (the Lea and the Roding) and their tributaries. The District has an abundance of areas of importance for conservation and leisure for both the local and London's population. The Epping Forest, which is owned and managed by the City of London Corporation is a key natural feature of the District. The main part of the Epping Forest runs from Wanstead (in London) along the North West boundary of Buckhurst Hill, Loughton and Theydon Bois and extends to the Southern end of Epping. A separate area (The Lower Forest) abuts Epping on its North Eastern edge.
- 1.26 The whole of the Epping Forest South of Epping in the District 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 one of eight 'Sites of Special Scientific Interest' in the District which also affords a significant degree of protection. Nearby, the Turnford and Cheshunt Pits in the Lee Valley are a 'Special Protection Area' which falls partly within the District. Special Protection Areas are internationally important for birdlife, and in this instance for wetland birds. There is also a designated Lee Valley 'Ramsar' site (a wetland of international importance), covering the part of the Turnford and Cheshunt Pits within the District.
- 1.27 Nine Local Nature Reserves have been designated and the Essex Wildlife Trust has identified over 220 Local Wildlife Sites. In addition to the Epping Forest there are several

other Ancient Woodlands in the District, including remnants of Hainault Forest, together with a significant number of Ancient and Veteran Trees⁴, including hedgerow pollards.

- 1.28 Most of the Western edge of the District (excluding the built-up areas of Waltham Abbey and Nazeing) is included in the Lee Valley Regional Park (LVRP). This is managed by the LVRP Authority as a place for leisure, recreation, sport and nature conservation.
- 1.29 Built and natural heritage features are an important part of the character of the District. 25 Conservation Areas have been designated and there are over 1,300 statutorily Listed Buildings. There are currently a further 300 'Locally Listed' buildings. In addition, there are over 30 Scheduled Monuments ranging from the earthworks of a Norman castle, to a Second World War fortification. There are also several Registered Parks and Gardens.
- 1.30 Construction from the mid to the late 19th century of what is now part of the London Underground Central Line, and the proximity to London, have greatly influenced the scale and location of development in the District. Significant growth of Buckhurst Hill and Loughton/Loughton Broadway and, to a lesser extent, Chigwell, Epping and Theydon Bois, followed the development of the railway. The post-World War II London overspill estates led to considerable expansion of Waltham Abbey and Loughton Broadway (also known as Debden).
- 1.31 The District's two Town Centres: Epping and Loughton High Road and four District Centres: Loughton Broadway, Ongar, Buckhurst Hill and Waltham Abbey are the main retail/service centres. These centres are all fairly small compared with much larger centres nearby – notably Brookfield Shopping Park (in Broxbourne Borough), Chelmsford, Harlow Town, Romford and Westfield Stratford City; this causes significant and growing competition. In common with all other main retail/service centres, the growth of internet shopping is also

⁴ "An ancient tree is in its third or final stage of life.... A veteran tree is usually in its second or mature stage of its

life". (The Woodland Trust, <http://www.woodlandtrust.org.uk>).

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an increasing threat to the viability and vitality of the District’s retail/service centres.

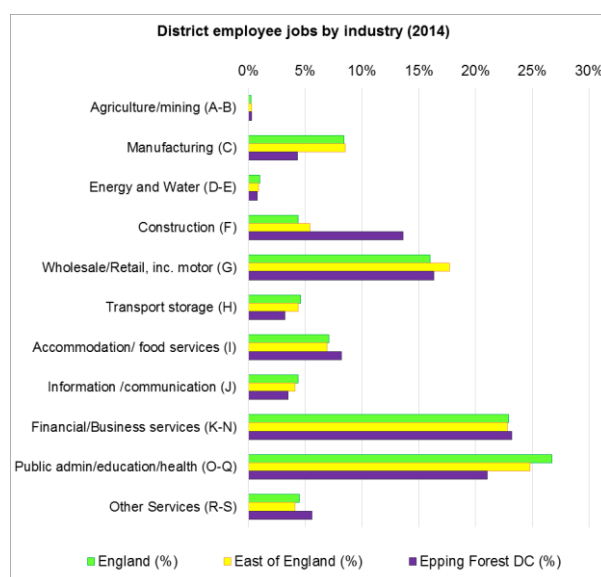
Economic Profile

- 1.32 Economic activity rates in the District are high for both men and women, with 78.5% of 16–64 year olds in employment which is similar to the average for England (78%) and slightly lower than the East of England average (80.2%)⁵. Within this, male employment (81%) is higher than female employment (76.1%). At 17%, self-employment makes up a significant proportion of overall employment and is higher than the East of England and England averages.
- 1.33 There is a large proportion of ‘micro’⁶ and ‘small’⁷ businesses in the District in comparison to the averages for Essex, East of England and whole of England, which shows their importance to the District economy. There is also a high level of business start-ups in the District and this number rose by 11.7% from 2009 to 2014, which is higher than the Essex (7.6%), East of England (6.45%) and England (9.57%) increase over the same time period. In comparison to the East of England, there are more ‘higher’ classification jobs such as managers and professional occupations in the District.
- 1.34 The horticultural glasshouse industry has a long-standing and visible presence in the District, as the larger part of a concentration of activity in the Lee Valley that produce significant crops for the London and UK markets.
- 1.35 In 2015, the proportion of the District’s residents with no qualifications was lower than the average for the East of England and for England as a whole; the level of District residents with NVQ4 and above was higher than the regional and national averages; however qualifications from NVQ1 and above to NVQ3 and above were lower than the averages.
- 1.36 In addition to the main retail/service centres, the main employment sites within the District

are in Loughton Broadway, Epping, Nazeing, North Weald Bassett (including the Airfield) and Waltham Abbey, where the larger industrial estates are located. Around half of the District’s working residents commute out of the District for work, with the largest proportion travelling to London. There is evidence of proportionally high levels of working from home in the District⁸.

- 1.37 The majority of people who commute into the District come from Harlow and the London Borough of Redbridge, and the greatest number of District residents commuting out go to Westminster. In 2014 there were 44,100 employee jobs based in the District, of which approximately 64.8% were full-time and 35.2% part-time. The financial and business services, public administration, education and health, wholesale and retail and construction sectors are the most common in the District, as shown in Figure 1.3.

Figure 1.3 District employee jobs by industry



- 1.38 Large employers in the District include: Kier and Higgins (with headquarters in Loughton Broadway); Sainsbury’s (with a distribution

⁵ NOMIS, Labour Market Profile for Epping Forest District, downloaded November 2017, data relating to the period of July 2016-July 2017

⁶ 0 to 9 employees – one person who is self-employed and has no employees counts as zero

⁷ 11- 49 employees

⁸ 4.05% of employed residents, 2011 Census

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centre in Waltham Abbey and stores in Loughton, Loughton Broadway and Ongar), Tesco in Waltham Abbey, Epping Forest District Council, Sports and Leisure Management (Places for People, which manages the Council's leisure centres), Essex County Council, the National Health Service, the Bank of England Printing Works, Epping Forest College and the working glasshouses which form the Epping Forest District part of the Lee Valley glasshouse industry.

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

1.40 Using the Government's Indices of Deprivation (2015), the majority of the District experiences less 'deprivation' than the rest of the country. However, there are pockets of deprivation within the District when looking at factors including access to housing and services, and adult skills. Similarly, when considering health measures overall the indicators are good however there is variation at a more localised level. For instance, life expectancy is higher than the national average when considering the District level; however it varies significantly in different areas within the District – the difference can be up to 5.3 years lower (males) and 4.6 years lower (females) in the most deprived areas compared to the least deprived areas in the District.

1.41 Table 1.1 gives an overview of the 78 Lower Super Output Areas (LSOAs) in the District and how they fall into the national categories of deprivation. None of the areas within the District ranked within the ten percent most deprived nationally (also known as the 1st decile). Parts of Loughton Alderton and Waltham Abbey Paternoster wards were ranked within the 20% most deprived (2nd decile), with parts of Grange Hill, Waltham Abbey North East

and Waltham Abbey High Beach wards in the 30% most deprived (3rd decile). The District's pockets of deprivation are found both in urban and rural areas. The rural areas often (but not exclusively) score worse on the Index of Multiple Deprivation solely due to sub rankings relating to the distance to specific local services and access to affordable homes.

Table 1.1 Rankings of areas within the District by Indices of Deprivation

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

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

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

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1.44 There is a significant need for additional affordable homes within the District as set out in the Strategic Housing Market Assessment (SHMA) 2015. Table 1.2 sets out unmet need for

affordable homes between 2011 and 2016, and the District’s future need for affordable homes for the period 2016–2033 based on the 2017 update of the SHMA.

Table 1.2 Need for Affordable Homes in Epping Forest District 2011-2033

Epping Forest District Need for Affordable Homes (Households)	
Unmet need for affordable homes 2011 – 2016	665
Future need for affordable homes 2016–33	2,186
Total need for affordable homes 2016–33	2,851

Key Issues for the Local Plan to Address

1.45 There are a number of important issues that the Local Plan addresses. More detail about them is found in Chapters 2–6. They include:

- ensuring that sustainable development is achieved, and that climate change is considered in the policies and proposals of the Local Plan;
 - how to manage and accommodate the needs of the current and future population and the future economic needs of the District. This will need to be supported by necessary infrastructure;
 - there is very little land remaining in the District within the settlements that is not already developed, in order to plan properly for the future, a District-wide review of the Green Belt was undertaken to identify the potential for future development;
 - the continued protection of the remaining Green Belt, and in particular preventing the merging of settlements and checking the unrestricted sprawl of large built-up areas;
 - a recognised need for significant regeneration of Harlow, including through the delivery of Harlow and Gilston Garden Town;
 - the need to ensure a housing stock that matches the needs of the population,
- including catering for an ageing population and more single person households, providing affordable homes and starter homes for those who cannot afford market prices and providing for the traveller communities;
 - providing the right type of sites for jobs in the right locations;
 - establishing which existing employment sites should be released for other purposes;
 - encouraging new uses and activities to ensure the survival, vitality and viability of the District’s six Town and District Centres, in response to growing competition;
 - protecting local services in the District’s rural areas and facilities in villages;
 - providing for future rural retail and commercial development, rural employment and supporting agriculture and horticulture whilst ensuring that unused horticultural and other agricultural buildings are reused;
 - addressing the transport needs of current and future populations in rural and urban areas along with many other infrastructure needs such as health, education, community spaces and places, faith, culture, sport and leisure opportunities;
 - to enable the step change that is required for a modal shift towards more sustainable

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transport patterns and sustainable travel behaviour;

- the management of congestion, Heavy Goods Vehicles (HGVs) on local roads and provision of opportunities for walking, cycling and public transport, in addition to the management of commuter parking around London Underground stations;
- protecting and improving the impressive range and quality of places for enjoyment of the outdoors, sport and nature conservation in the District; and
- protecting and enhancing the historic environment, protected trees, hedgerows and landscape.

1.46 The Council has produced this Plan in close co-operation with partner organisations such as Essex County Council, the Environment Agency, Historic England, National Highways, Natural England, Strategic Housing Market Area partners and adjoining authorities. The successful implementation of the Local Plan depends upon a range of agencies and organisations as well as the private sector and developers. The Epping Forest District Local Plan will provide the future framework for the District up until 2033.

Finding Your Way Around This Document

1.47 The Plan consists of two parts, Part One is structured as follows:

- Chapter 2 explains the broader context of the Local Plan, and the overall vision and objectives for the Plan together with the strategic policies which set out:
 - how much development is to be planned for;
 - where that development should be located together with major transport infrastructure;
 - policies for the Garden Town and allocations for Garden communities;
 - Green Belt boundaries and policy; and

- green and blue infrastructure networks.

- Chapter 3 contains policies on housing, employment and transport;
- Chapter 4 contains development management policies including natural environment, historic environment, design and environmental policies;
- Chapter 5 contains policies that apply to specific places and has a section on each of the main settlements and town centres;
- Chapter 6 sets out the infrastructure policies and approach for seeking contributions from developers as well as how the Local Plan will be delivered and monitored;

- the Appendices include a range of key supporting information:

- Appendix 1: Acronyms and Glossary

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

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

- Appendix 4: List of Policy Designations

- Appendix 5: Housing, Employment and Traveller Trajectories.

1.48 Part Two sets out the Site Specific Policy Requirements and Designations:

- 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 included within Part One of the Local Plan); and
- Section B – presents more detailed mapping of the employment designations identified in Chapter 5 of Part One of the Local Plan.

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

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Chapter Two

Strategic Policies

Strategic Context

2.1 This section sets out the strategic context, including the vision and objectives against which the policies of the Local Plan have been developed. It includes the key policies which set the strategic direction of the Local Plan including a positive approach to sustainable development, the amount of development needed in the District and the associated infrastructure requirements, the proposed spatial distribution of this development, policies for the Harlow and Gilston Garden Town and the delivery of new communities in the Garden Town, the approach to the Green Belt and the green and blue infrastructure networks (including the Epping Forest and the Lee Valley Regional Park (LVRP)).

Strategic Planning and Meeting the Duty to Co-operate

2.2 National planning policy requires that public bodies have a Duty to Co-operate on planning issues that cross administrative boundaries, particularly those which relate to the strategic priorities. Local authorities need to demonstrate evidence of having effectively co-operated to plan for issues with cross-boundary impacts. This could be by way of plans or policies prepared as part of a joint committee, a memorandum of understanding or a jointly prepared strategy which is presented as evidence of an agreed position. Co-operation should be a continuous process of engagement from initial thinking through to implementation resulting in a final position where plans are in place to provide the land and infrastructure necessary to support current and projected future levels of development.

2.3 This Local Plan has taken into account the Duty to Co-operate in section 33A of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) and national policy on the Duty to Co-operate. Section 33A of the 2004

Act places a legal duty on local planning authorities, county councils and specified public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in relation to strategic cross boundary matters¹.

2.4 There are ten adjoining local authority neighbours, four in Essex (Brentwood, Chelmsford, Harlow and Uttlesford), two in Hertfordshire (Broxbourne and East Herts), and four London Boroughs (Enfield, Havering, Redbridge and Waltham Forest) together with Essex and Hertfordshire County Councils and the Greater London Authority. There are in addition, a wide range of organisations that have an interest in strategic planning in the District. These organisations include important partners such as Historic England, the Environment Agency, National Highways, Natural England, the LVRP Authority, the City of London Corporation (as the Conservators of Epping Forest) and others.

2.5 The Councils established the Co-operation 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 development and other cross boundary issues across the area. In January 2017 Epping Forest District, Harlow District and East Herts District Councils were given Garden Town status for the Harlow and Gilston Garden Town. A Garden Town Member Board has been established with representatives from these authorities and the two County Councils to consider issues specifically associated with the Garden Town.

2.6 The District Council is a member of many partnership groups containing different mixes of these partners, and others, depending upon the relevant matters. These groups are working to address the strategic matters set out in this Plan. In brief the matters are:

- the amount, type and distribution of housing across the Strategic Housing Market Area;

¹PPG Ref ID: 61-029-20190315

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

2.7 A number of critical pieces of evidence for the Local Plan have been commissioned on a joint basis across administrative boundaries. Key partners such as Essex County Council, National Highways, the City of London Corporation, the LVRP Authority, Historic England, the Environment Agency and Natural England have been engaged in developing the policies in the Local 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 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.

London Stansted Cambridge Corridor Core Area Strategic Vision

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

Vision for the London Stansted Cambridge Corridor Core Area

The Core Area will build on its key strengths including its skilled workforce in sectors such as health, life sciences and pharmaceuticals, advanced engineering and aerospace, its high quality environment and education opportunities. Together

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with London Stansted Airport, the local authorities will deliver sustainable growth which supports the economic ambition of the LSCC and the UK through:

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

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

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

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

- 2.13 The Local Plan has taken into account the wider context within which it is located, and therefore the need to reflect the aspirations and opportunities identified in the LSCC Vision.

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

- 2.14 Epping Forest, East Herts, Harlow and Uttlesford District Councils together with the two County Councils have a substantial history of co-ordinated working on strategic planning issues, not least on assessing housing need and planning for future growth.
- 2.15 Three Strategic Housing Market Assessments (SHMAs), published in 2010, 2012 and 2015 have been undertaken for the combined area of East Herts, Epping Forest, Harlow and Uttlesford Districts. The 2015 SHMA gives an up-to-date

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and policy compliant assessment of housing need over the Housing Market Area (HMA) for the period 2011-2033. Further partial updates were also undertaken in 2016 and 2017.

- 2.16 The four authorities have also commissioned joint economic and employment studies, to consider the Objectively Assessed Economic Need (OAEN) of the FEMA, which has been found to be the same as the HMA and inform the future distribution of growth.
- 2.17 A Memorandum of Understanding (MoU) has been agreed by the four District Councils, and supported by Essex County Council, Hertfordshire County Council and Highways England (now National Highways) in respect of the 'Distribution of Objectively Assessed Need across the West Essex/East Herts Housing Market Area' in March 2017. This forms part of the mechanism for delivering the LSCC Vision. Further MoUs were agreed in 2017 by the four authorities, Essex County Council, Hertfordshire County Council and Highways England (now National Highways) in relation to the provision of Strategic Highways and Transport Infrastructure to support the delivery of the strategic housing and economic needs of the wider area, and with Natural England and the Conservators of Epping Forest to ensure that the Epping Forest Special Area of Conservation (SAC) is monitored to ensure that the growth does not adversely affect air quality in the Forest. A fourth MoU in May 2018 agreed the distribution of economic growth across the FEMA. These four MoUs are available as part of the evidence base for the Local Plan

Lee Valley Regional Park

- 2.18 The LVRP was created by a unique Act of Parliament in 1966 as a "green lung" for London, Essex and Hertfordshire. It follows the course of the River Lea for almost 23 miles (37 km) from the Southern edge of Ware in Hertfordshire to the River Thames at East India Dock Basin and comprises some 4,000 hectares of open space interspersed with various leisure facilities with some pockets of residential, industrial or horticultural developments.

- 2.19 The main body of the Regional Park extends from Ware to Leyton, with a substantial area lying within Epping Forest District (1,590 hectares or 39.75%, of which 97.97% is in the Green Belt) including the River Lee Country Park, recreational open space resources at Nazeing, Glen Faba and Roydon, a range of family orientated visitor facilities located at Fishers Green and Hayes Hill Farm, well established sailing facilities at Nazeing lagoons, and angling, walking and cycling facilities throughout. Important ecological resources including parts of the Lee Valley Special Protection Area (SPA) and Ramsar site provide opportunities to enjoy and learn about nature with good access for all abilities. Further visitor and educational opportunities are provided by the key heritage assets at Waltham Abbey Gardens, Royal Gunpowder Mills and Royal Gunpowder Park. The Lee Valley White Water Centre lies just across the District border in Broxbourne.
- 2.20 The Lee Valley Regional Park Act 1966 (the Park Act) defined the boundary of the Park and established the LVRP Authority. It has a statutory responsibility to either provide directly or work with partners to provide facilities for sport, recreation, leisure, entertainment and nature conservation throughout the 4,000 hectares of the Park. It has an appointed board of 28 Members. The Members are elected and nominated to the LVRP Authority by their own constituent authorities. Epping Forest District Council has two members appointed to the Board.
- 2.21 Section 14 (1) of the Park Act requires the LVRP Authority to prepare a Plan setting out proposals for the future management and development of the Regional Park (the Park Plan). Local planning authorities whose areas are included within the Park are subject to a statutory duty to include those parts of the Park Plan affecting their area within their development plan (Section 14(2) (a)); although inclusion shall not be treated as indicating the approval of the local planning authority to the Park Plan (Section 14 (2) (b)).

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2.22 The LVRP Authority has adopted a suite of documents, the Park Development Framework (PDF), which sets out its aspirations and specific proposals for the future use and development of the Regional Park. The adopted documents include the Vision, Strategic Aims and Principles (2010), a series of Thematic Proposals, Strategic Policies, a revised Landscape Strategy and a series of more detailed park wide Area Proposals.

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

- Policy SP5 Green Belt and Local Greenspace;
- Policy SP6 The Natural Environment, Landscape Character and Green and Blue Infrastructure;
- Policy E4 The Visitor Economy;
- Policy DM1 Habitat Protection and Improving Biodiversity;
- Policy DM2 Epping Forest SAC and the Lee Valley SPA;
- Policy DM3 Landscape Character, Ancient Landscapes and Geodiversity; and
- Policy DM9 High Quality Design.

2.25 The LVRP Authority has prepared specific proposals for the future use and development of individual sites and areas that collectively form the totality of the Regional Park. In this respect, the Park is divided into eight areas. Parts of Epping Forest District are included within the adopted Area proposals for Areas Five, Six and Seven. The most up-to-date information on Area Proposals can be found on the LVRP Authority's website.

Lee Valley Regional Park Vision

A. Lee Valley Regional Park – A world class leisure destination

This is supported by six strategic aims:

- (i) Visitors: A Park that is a high quality and regionally unique visitor destination.
- (ii) Sport and Recreation: A Park that delivers a range of high quality opportunities for sport and recreation.
- (iii) Biodiversity: A Park that delivers a high quality biodiversity resource for the region.
- (iv) Community: A Park that helps people improve their wellbeing.
- (v) Landscape and Heritage: A Park landscape that embraces the physical, cultural and social heritage of the area.
- (vi) Environment: A Park that contributes to the environmental sustainability of the region.

2.24 The Vision for the LVRP is included in the Local Plan under section 14(2)(a) of the Park Act. The delivery of the Vision is supported by the Local Plan through a number of policies including:

Conservators of Epping Forest

2.26 The Conservators of Epping Forest are charged with the duties and responsibilities for conserving and protecting Epping Forest under the Epping Forest Act 1878. Epping Forest Land covers 5% of the District, and together with the Buffer Lands, over 7% of the District. It is a major public recreation and tourist destination, which makes a major contribution to the provision of open space within the District. The Forest is protected by Site of Special Scientific Interest (SSSI) status and is designated as a SAC. As the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), the Council is subject to statutory duties to ensure that plans and projects will not adversely affect the integrity of the Epping Forest SAC and the reasons for its designation. There are identified issues in relation to poor air quality in and around the Forest and also pressures as a result of its recreational opportunities. The Council is

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committed to continuing to work with partners to address these issues.

2.27 The future conservation and enhancement of the Epping Forest through the management of potential impacts as a result of development and potential opportunities to enhance its biodiversity is supported by the Local Plan. A MoU to manage the impacts of growth within the 'West Essex/East Hertfordshire Housing Market Area on Epping Forest SAC' was agreed in March 2017. Policies in the Local Plan which support the objectives include:

- Policy SP6 The Natural Environment, Landscape Character and Green and Blue Infrastructure;
- Policy E4 The Visitor Economy;
- Policy T1 Sustainable Transport Choices;
- Policy DM1 Habitat Protection and Improving Biodiversity;
- Policy DM2 Epping Forest SAC and the Lee Valley SPA; and
- Policy DM9 High Quality Design.

Vision and Objectives for Epping Forest District to 2033

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

Vision for the District

- A. By 2033 Epping Forest District will be a place where:
- (i) residents continue to enjoy a **healthy, happy and good quality of life**;
 - (ii) **new homes of an appropriate mix of sizes, types and tenures** to meet local needs will be provided and well integrated communities created;
 - (iii) development **respects the attributes** of the different towns and villages;
 - (iv) development needs will be met in the most **sustainable locations**;

- (v) **Epping Forest** will be conserved and enhanced;
- (vi) the **historic environment** will be preserved or enhanced;
- (vii) the recreational and nature conservation aims of **Lee Valley Regional Park** will be supported;
- (viii) a more **sustainable local economy** including tourism, aviation, research and development, construction and food production will be developed;
- (ix) a **distinctive and attractive network** of town and village centres will have been maintained;
- (x) the **natural environment and landscape character** will be protected and opportunities to improve access to the countryside will be taken, including by enhancing the District's green and blue infrastructure networks;
- (xi) **public transport, walking and cycling infrastructure** will be promoted to residents of new and existing developments to encourage **sustainable travel**;
- (xii) **significant residential development** will be located around Harlow to support the economic regeneration of the town; and
- (xiii) **air quality** will be improved.

How we will achieve this?

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

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

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- 2.31 The District's economy will continue to have strong links with London whilst supporting significant economic growth planned for Harlow and London Stansted Airport. This will contribute to the wider economy whilst developing a more sustainable local economy which builds on its strengths and assets including tourism, aviation, research and development, construction and food production, as well as the variety of small businesses and skills of local people.
- 2.32 The District will maintain a distinctive and attractive network of town and village centres which can be accessed by public transport, walking and cycling as an alternative to the car, and which support local communities. All new development will be built to a high quality design and development opportunities within existing settlements will be maximised without compromising their distinctiveness and attractiveness. In order to cater for the housing and economic needs of both the District and the wider area, including supporting regeneration and economic growth at Harlow, a significant proportion of new homes will be located around Harlow through the creation of new sustainable communities.
- 2.33 In addition, the settlements within the District will play a role in the delivery of the Spatial Development Strategy by accommodating some development on new sites in order to cater for more local needs, provide choice and support the achievement of mixed and balanced communities.

Local Plan Objectives

A. Environment and Design

- (i) to protect the Metropolitan Green Belt within its revised boundary, and to encourage the re-use of previously developed land;
- (ii) to conserve and enhance the Epping Forest and its setting, including the Buffer Lands;
- (iii) to protect, and encourage appropriate management of other designated wildlife sites in the District, including the Lee Valley Special Protection Area, Sites of Special

Scientific Interest, Local Nature Reserves and Local Wildlife Sites;

- (iv) to protect and encourage the enhancement of the historic environment including Scheduled Monuments, statutorily and Locally Listed Buildings, Registered Parks and Gardens, and Conservation Areas;
- (v) to ensure that the design, density, layout and landscaping of new development is sensitive to the character of the surrounding area, is of a high quality, incorporates green and blue infrastructure, protects and enhances biodiversity to deliver a net gain where appropriate, and is designed so as to reduce opportunities for crime and anti-social behaviour;
- (vi) to ensure new development takes full account of, and mitigates or improves, where necessary, or appropriate, potential problems from air pollution, land contamination and noise; and
- (vii) to ensure new development supports healthy living through its design and provides opportunities for physical activity and access to quality open spaces and employment opportunities.

B. Housing

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

C. Economic Development

- (i) to make provision for the objectively assessed economic and town centre needs in the District to the extent that this is compatible with national planning policy;
- (ii) to diversify the District's two Town Centres (Epping and Loughton High Road) and four District Centres (Loughton Broadway,

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Ongar, Waltham Abbey and Buckhurst Hill) to support their future vitality and viability by encouraging other forms of town centre uses including residential, cultural, leisure, tourist and commercial activities appropriate to their roles;

- (iii) to encourage the growth of local businesses and start-ups, through supporting home-working, provision of a range of flexible and affordable business facilities and the provision of high-speed broadband across the District;
- (iv) to support the diversification of the agricultural economy, including the expansion of the glasshouse horticulture industry, subject to appropriate environmental considerations; and
- (v) to support tourism in the District through the promotion of, and improving access to, a wide range of existing attractions in the District including the Epping Forest, the Lee Valley Regional Park, the Royal Gunpowder Mills site, the historic towns, village centres and countryside, and through the provision of new visitor accommodation.

D. Infrastructure and Movement

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

E. Air Quality, Climate Change and Flood Risk

- (i) to locate new development where there are the greatest opportunities for utilising public transport and cycling and walking instead of private car use;

- (ii) to require development to meet high standards of energy efficiency and utilise renewable energy;
- (iii) to ensure new development makes full provision for recycling and, where appropriate, encourages the production of energy from waste; and
- (iv) to ensure that new development is located away from areas at risk of flooding, and that such development will not increase flood risk elsewhere.

The Strategic Policies

- 2.34 The Council has a key role to play in supporting the London Stansted Cambridge Corridor Core Area Strategic Vision. This includes the allocation of land to provide for new employment floorspace to support its economic role; and facilitating the delivery of new homes and necessary infrastructure and services to support the needs of existing and future residents, which will also support the economic performance of the area. The Council, through the development of this Local Plan has responded to this within the context of a District significantly constrained by Metropolitan Green Belt, and the need to protect the environmental assets within the District, including the Epping Forest and the Lee Valley.
- 2.35 The Council has worked with East Herts, Harlow and Uttlesford District Councils to ensure that the spatial distribution of new homes and employment opportunities across the aligned HMA and FEMA support these strategic priorities through the Co-Op Board established in 2014. Through this Board four MoUs have been agreed relating to the distribution of housing, economic growth, transport infrastructure and the impact on the Epping Forest.
- 2.36 These strategic priorities have influenced the approach that this Local Plan has taken in both its policy development and site allocations (both in terms of quantum and location) whilst understanding and taking into account the more local needs of the District.

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2.37 The Spatial Development Strategy therefore provides for new homes around Harlow recognising its strategic role from an economic perspective and the need to support job creation as a result of the relocation of Public Health England and the establishment of an Enterprise Zone. Such an approach also contributes to creating sufficient new housing that will support the provision of strategic infrastructure (particularly for transport), opportunities for the relocation of Princess Alexandra Hospital, and providing choice in terms of new homes. The growth identified in and around Harlow has provided the right conditions for creating sustainable communities as evidenced through the designation of the Harlow and Gilston Garden Town.

2.38 The Council recognises the opportunities that existing employment areas can contribute to jobs growth through regeneration and intensification. A core focus of the Local Plan therefore is to protect and encourage regeneration of existing employment areas through designation to provide market confidence to attract investment, and to minimise the need to take land out of the Green Belt. The scale and location of new employment land has taken account of local market information, the need to ensure flexibility to accommodate a range of uses and sizes of units, the opportunity to maximise accessibility, provide jobs to existing and new homes to support sustainable patterns of movement, provide choice within the market and to complement rather than compete with employment opportunities in adjoining local authority areas.

2.39 The allocation of land for new homes and the opportunities for delivering the associated supporting infrastructure around Harlow is not sufficient to provide the number of new homes required in the District to support the requirements across the HMA. The Spatial Development Strategy underpinning the Local Plan therefore focuses on opportunities for accommodating new homes within existing urban areas. This provides only limited opportunities in terms of overall numbers and

so the Council has identified a range of sites to create sustainable communities of different sizes and which can support sustainable transport choices to reduce the need to travel by car, thus reducing impacts on the Epping Forest in particular. The Local Plan has also sought to recognise and reflect the emerging work of a number of Neighbourhood Plans. In doing so the Local Plan provides a balance between supporting the Council's strategic priorities, reducing any likely significant effects on environmental assets, minimising the need as much as possible to develop on Green Belt land whilst supporting local priorities and opportunities.

2.40 The overarching strategy of the Local Plan is contained in the following six policies. These sit within the context of the Local Plan's vision and objectives. The policies set out the overall approach to facilitating the delivery of development in the District and in particular the amount of new homes and jobs that the Local Plan seeks to achieve, the distribution of that development between settlements, the overall approach to locating new homes and jobs, the development and delivery of Garden Communities around Harlow, the future protection of the Green Belt and the approach to the natural environment and green and blue infrastructure for new development. It also explains the approach of the Local Plan to addressing sustainable development and climate change. These threads of the strategy are viewed as equally important.

Sustainable Development

2.41 The fundamental purpose of the Local Plan is to deliver the vision, objectives and strategy for the District for the Plan period up to 2033 whilst contributing to sustainable development. The Council will take a positive approach to the consideration of development proposals, reflecting the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). The Council will work proactively with applicants to find solutions for development proposals that

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help to improve the economic, social and environmental condition in the District.

- 2.42 The Council recognises the importance of pursuing sustainable development for the District, as noted in national planning policy. This highlights that sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life including but not limited to: making it easier for jobs to be created in cities, towns and villages; moving from a net loss of biodiversity to achieving net gains for nature; replacing poor design with better design; improving the conditions in which people live, work, travel and take leisure; and widening the choice of high quality homes.
- 2.43 The Council is committed to help achieve sustainable development and will give favourable consideration to proposals which will contribute towards delivering: a strong, flexible and sustainable economy; the protection and enhancement of the natural, built and historic environment; the prudent use of natural resources; mitigation and adaptation to climate change; and which support strong, vibrant and healthy communities. This approach is reflected in all Policies in the Local Plan and planning decisions made by the Council.

The Spatial Development Strategy

- 2.44 This section looks at the number of new homes and amount of additional employment floorspace that the Council will facilitate delivery of over the Plan period. Other types of development will also be needed in the District over the Plan period. This includes retail growth, as well as the provision of infrastructure, community facilities, and services necessary to support development. These requirements are explored further in the Places chapter (Chapter 5) and the Infrastructure and Delivery chapter (Chapter 6).

Housing

- 2.45 The Council has worked closely with East Herts, Harlow and Uttlesford District Councils to understand the level of housing need across the

local authority areas. This has enabled agreement to be reached on how this would be best distributed in order to meet overall need whilst recognising the differing environmental, policy and infrastructure constraints and support strategic objectives. Part of the evidence to inform this has been through the commissioning of technical work set out in the SHMAs.

- 2.46 The purpose of the SHMA is to objectively assess housing need taking into account population and household projections, need for affordable homes, jobs growth and market signals on the cost of new homes. A full review of earlier SHMAs was published in 2015. However, in 2016, following the completion of that work the Office of National Statistics and Department for Communities and Local Government issued further population and household projections. It is important that the authorities use the most up-to-date information available wherever possible in order to ensure that the needs of existing and future residents across the whole of the HMA are met. The local authorities have considered the most recent population and household projections. They have identified the potential to increase the level of housing to be delivered across the HMA but the level of infrastructure constraints, as well as environmental and policy designations are such that the full objectively assessed housing need based on the 2016 figures can almost be met whilst also according with other policies set out in national planning policy. Evidence on transport constraints has shown that the maximum amount of growth for the Plan period is around 51,100 homes for the HMA.
- 2.47 The latest updates to the 2015 SHMA were published in July 2017. This assessed the 2016 national population and household projections data together with further sensitivity testing specific to local circumstances, including for migration. This update has indicated that the full objectively assessed need for housing across the HMA amounts to some 51,700 new homes over the period 2011-2033. It then identified that for the District some 12,573 new homes

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were needed within that period. However, this figure is a 'starting point' and does not take into account environmental, policy and infrastructure constraints. It is for Local Plans to consider the most appropriate spatial distribution for achieving the full objectively assessed need across the HMA. The four local authorities across the HMA have worked together to inform the development of their individual Local Plans within this context.

- 2.48 Taking this into account the agreed distribution in the MoU identified a requirement for the District to accommodate approximately 11,400 homes over the Plan period 2011-2033.

Travellers

- 2.49 Through the Local Plan the Council will plan to meet the future needs of travellers and travelling showpeople in accordance with national planning policy. The Council has assessed the accommodation needs of travellers and travelling showpeople alongside the settled population in order to develop a strategy that addresses future needs. Travelling is an integral part of cultural identity for gypsy and traveller households. Gypsies and travellers are recognised ethnic groups and are entitled to the same access to housing as the settled community.
- 2.50 The Local Plan establishes how the Council will meet traveller and travelling showpeople accommodation needs in the District until 2033 including setting pitch requirements for travellers and travelling showpeople based on local evidence. The most up-to-date local evidence has identified a need for 64 pitches to support the needs of the gypsy and traveller community and one yard to support the needs of travelling showpeople over the period of the Local Plan (2011-2033). This does not include an allowance for those who have a need to live in a caravan whatever their race or origin who do not meet the definition of travellers set out in the national planning policy but who are members of recognised ethnic groups with needs relevant to their ethnicity and culture that must be considered having regard to the statutory duties under the Equality Act 2010. In

addition, need is likely to fluctuate over the Plan period. It is for these reasons, and to give flexibility the Plan provides for a higher number of pitches than for those meeting the planning definition. More information in respect of the development of the evidence base can be found in the Epping Forest District Council Gypsy, Traveller and Travelling Showpeople Assessment (September 2017 baseline 2016). This evidence demonstrates that very special circumstances apply such as to require allocations to be made within the Green Belt.

- 2.51 In order to meet this level of need the Local Plan has allocated a number of sites including provision within the strategic sites identified in Policies SP3 and SP4. Sites in other areas of the District are set out in the individual sections in Chapter 5.

The Economy

- 2.52 The Council has worked with its neighbouring authorities in order to understand the strategic employment and economic needs of the wider area. The FEMA aligns with the HMA and so this work has also involved East Herts, Harlow and Uttlesford District Councils. As with housing, work has been commissioned to better understand the level of employment land needed to support jobs growth.
- 2.53 The latest FEMA assessment has factored in local knowledge regarding the current operation of the economy together with known jobs growth opportunities including the relocation of Public Health England and the establishment of an Enterprise Zone at Harlow, known growth at Stansted Airport and growth in service sector jobs as a result of future population increases. This has identified a need for some 51,000 jobs over the period 2011–2033. Factoring in job changes between 2011-2016 the level from 2016-2033 is some 32,100 jobs.
- 2.54 This equates to a requirement for approximately 465 new jobs per annum for the FEMA. This translates into an employment land requirement between 2016-2033 of 9-22 hectares of new office space and 65 hectares of new industrial space, across the area. These

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figures take account of the fact that approximately half of the future accommodation needs at the FEMA level will be provided through the regeneration of existing office and industrial sites.

- 2.55 For the District this provides a figure of some 10,800 jobs from 2011 – 2033. This includes 7,900 jobs for the 2016-2033 period. This translates into between 2-5 hectares of land for new office uses and 14 hectares for new industrial uses.
- 2.56 The FEMA authorities are committed to working together to ensure that adequate provision for employment uses is 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.

Approach

Housing: The Strategic Spatial Option

- 2.57 In order to develop a robust strategic spatial approach to the distribution of housing across the HMA that is achievable and deliverable a range of technical assessments were undertaken to support the Co-Op Board in agreeing the MoU. This included strategic transport modelling, sustainability appraisal, habitats regulations assessment and strategic site assessment.
- 2.58 The strategic spatial option and distribution to deliver approximately 51,100 net new homes was agreed by the Co-Op Board as the most sustainable choice for the HMA in light of the evidence available. The distribution to achieve this is set out in Table 2.1 below.

Table 2.1 Housing Distribution

Local authority	Net new dwellings 2011-2033
East Herts District Council	~18,000
Epping Forest District Council	~11,400
Harlow District Council	~9,200
Uttlesford District Council	~12,500
Total across the HMA	~51,100
...of which the area in and around Harlow ² will provide	~16,100

- 2.59 The distribution was agreed through the signing of a MoU in March 2017.
- 2.60 The work that underpinned the development of the MoU distribution focused on the housing projections set out in the SHMA 2015 which were lower than the most recent figure identified in the July 2017 update based on the assessment undertaken after the publication of the latest population and household projections in 2016. The number of net new homes proposed in the MoU distribution equates broadly to the full objectively assessed housing need of approximately 51,700 new homes

² 'in and around Harlow' refers to development in Harlow town as well as around Harlow in adjoining Districts

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across the HMA as identified in the July 2017 SHMA Update.

- 2.61 The MoU distribution recognises that Harlow represents the most sustainable location within the HMA at which to focus development given its role as a sub-regional centre for employment (especially in technology); its Enterprise Zone status; the need to rejuvenate the town centre; the opportunity to capitalise on its transport connections (for example, good rail links to London, London Stansted Airport and Cambridge) and deliver North South and East West sustainable transport corridors traversing the town; its important location on the London Stansted Cambridge Corridor; and, above all, the wider economic growth aspirations for the town.
- 2.62 The Council is fully committed to meeting its contribution to the HMA's objectively assessed housing need which has been identified as a requirement for 11,400 net new homes over the Plan period for the District. A key component of this is contributing to the provision of a total of ~16,100 dwellings identified in and around Harlow, of which ~3,900 are allocated in this Local Plan on sites within the District.
- 2.63 The remaining housing requirement identified for the District will be delivered across the rest of the District on a range of sites. In allocating these sites there has been a need to recognise that the overall level of delivery in the early years of the Local Plan period (2011-16) has been less than the 518 new homes per annum needed to meet the housing requirement.
- 2.64 In such cases national planning policy sets out an expectation that this undersupply is taken into account in future years. It is recognised that in order to rectify this undersupply and provide for a five year supply of housing sites moving forward there are greater opportunities to achieve the speedy delivery of the new homes through the identification of smaller sites across the District. These smaller sites are less reliant on the provision of strategic infrastructure (for example, with respect to the delivery of highway improvements) and provide choice within the market.

- 2.65 This approach has a further benefit in that it provides the opportunity for much needed homes to be delivered as early as possible rather than being dependent on a small number of strategic sites which will not begin delivering new homes until later in the Plan period. The Council has also sought to reflect the reality that some of these sites, both large and small, may not come forward as anticipated.
- 2.66 The level of housing that the Council is planning to deliver through this Plan represents a step change from both that identified through previous plans and strategies and previous rates of delivery achieved. The planned Garden Communities will make a significant contribution over the Plan period but will not supply much over the first five years of the Local Plan. Seeking to address the undersupply that has occurred in the first five years of the Plan period would result in a potentially significant increase in the level of homes built in the District. This could not be supported by the necessary infrastructure and services and could have significant impacts on vulnerable environmental designations including the Epping Forest SAC and undermine the strategic objectives of the Metropolitan Green Belt.
- 2.67 There is a need to be realistic in terms of when landowners and developers have said that sites are capable of being delivered. It is vital that these matters are taken into consideration in determining the approach to addressing the identified undersupply. The Council has therefore adopted a smoother and more realistic approach by addressing this over a longer period. The detailed approach is set out in the stepped housing trajectory in Policy SP1 and the Housing Trajectory set out in Appendix 5.

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

Table 2.2 Proposed sites in and around Harlow

Epping Forest District	Latton Priory	~ 1,050
	Water Lane Area	~ 2,100
	East of Harlow *	~ 750
	Total	~ 3,900
East Herts District	Gilston	~ 3,050
Harlow District	East of Harlow*	~ 2,600
	Total in proposed sites	~ 9,550

*In addition Harlow District will deliver ~ 6,600 units on sites not included in the Strategic Sites Assessment

* The East of Harlow area is split between Harlow and Epping Forest Districts.

2.69 The commitments within Harlow District including completions/permissions, urban brownfield and the redevelopment of the Princess Alexandra Hospital site provide for some 6,600 new homes. This Local Plan allocates sites around Harlow as identified through the outcome of this work with our HMA partners (including making provision for travellers) to support the vision for the London Stansted Cambridge Corridor.

2.70 The Local Plan allocates the remaining housing requirement identified for the District by taking a sequential approach to where new homes will be provided. In determining the appropriate sites for allocation, 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.

The approach to the allocation of sites has been to take each settlement and consider the most appropriate sites in accordance with the following order of priority:

- 1 a sequential flood risk assessment – proposing land in Flood Zone 2 and 3 only where need cannot be met in Flood Zone 1;
 - 2 sites located on previously developed land within settlements;
 - 3 sites located on greenfield land within settlements where such selection would maintain adequate open space provision within the settlement;
 - 4 previously developed land within the Green Belt;
 - 5 greenfield/Green Belt land on the edge of settlements:
 - a. of least value to the Green Belt if the land is otherwise suitable for development
 - b. of greater value to the Green Belt if the land is otherwise suitable for development
 - c. of most value to the Green Belt if the land is otherwise suitable for development;
 - 6 agricultural land:
 - a. Of Grade 4-5 if the land meets other suitable criteria for development
 - b. Of Grade 1-3 if the land meets other suitable criteria for development;
 - 7 enable small-scale sites in rural communities to come forward where there is a demonstrable local need which supports the social and economic well being of that community.
- 2.71 The Council will resist the net loss of existing homes unless they are part of a wider scheme where there is an overall gain in the number of homes provided.

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Table 2.3 Housing land supply: 2011-2033³

The components of housing land supply over the period 2011-2033 are as follows:	
Minimum number of homes required to be built 2011-2033: 518 x 22 years	~11,400
Homes Built (Completions) 2011-2022 up to 31 March 2022	3,023
What is available in the future (supply)	
Sites with planning permission up to 31 March 2022 + 10% non-delivery rate	1,665
Windfalls 35 x 6 years	210
Requirement met through Garden Communities around Harlow within the District	3,400*
Requirement met through allocations outside the Garden Communities within the District	3,901
Total Supply	12,199
*Note: The Plan allocates ~3,900 homes in the Garden Communities around Harlow within the District. For the purposes of determining housing land supply it is considered that 3,400 homes will be delivered within the Plan period to 2033.	

- 2.72 The Council recognises that land is a finite resource, and that the District is subject to policy and environmental constraints. It is therefore critical that land for development is used in an efficient and effective way as set out in Policy SP1. Consequently, it is expected that all new development will maximise densities on housing sites, whilst recognising that different density levels will be appropriate for different sites in different locations as set out in Policy SP2.
- 2.73 The identified housing supply to 2033 exceeds the requirement. This provides a contingency to allow for flexibility. Contingency planning is necessary to allow for eventualities beyond the Council's control, including the economic cycle

and factors relating to specific sites or developers, which could result in stalled sites. New homes will be delivered in accordance with the stepped trajectory as set out in this Policy. A breakdown of the housing supply is included at Appendix 5.

- 2.74 The Council's positive approach to housing delivery may require it to use its compulsory purchase powers under section 226 of the Town and Country Planning Act 1990. That power gives the Council a positive tool to help to assemble land where this is necessary to implement proposals in the Local Plan or where strong planning justifications for their use exist. For the circumstances in which those powers may be exercised, see the Department for Communities and Local Government's Compulsory Purchase Process and the Crichel Down Rules: Guidance.
- 2.75 The Council recognises the importance of delivering housing to meet the requirements set out in this Policy and ensuring that the Local Plan includes sufficient flexibility to respond to unanticipated changes in circumstances including the unforeseen failure of site(s) to deliver as planned. As a result, the Council is committed to monitoring and reviewing the Local Plan following adoption.
- 2.76 The Council will monitor housing delivery against the housing trajectory (Appendix 5 and Housing Implementation Strategy) for the District using the indicators specified in the Monitoring Framework set out in the Local Plan. If the Authority Monitoring Report demonstrates that annual housing delivery is less than 75% of the annualised requirement or the projected completion rate (whichever is the lower) for three consecutive years, the Council will undertake a partial review of this Plan. In undertaking this review, the Council will ensure that sufficient infrastructure capacity is available and that the potential allocation of additional

³ Please note that the figures may not add up due to rounding. A 10% non-implementation rate has been applied to sites with planning permission.

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housing sites will not prejudice delivery of the infrastructure required by the Local Plan.

Travellers

2.77 The Local Plan allocates sufficient sites for the traveller and travelling showpeople communities in order to meet the identified need for additional provision over the Local Plan period. Taking this approach will help to minimise the number of unauthorised sites within the District. Taking into account the Planning Policy for Traveller Sites published by DCLG in August 2015 the Council has taken a proactive and sequential approach in selecting sites for traveller accommodation:

- 1 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;
- 2 sites with temporary permissions or unauthorised sites suitable for regularisation;
- 3 intensification of existing traveller sites and/or sites which could be regularised (unauthorised sites or sites with temporary permission);
- 4 extension of existing traveller sites and/or sites which could be regularised (unauthorised sites or sites with temporary permission);
- 5 new traveller sites in non-Green Belt areas;
- 6 new traveller sites in Green Belt areas;
- 7 where sufficient provision to meet identified need for additional pitches could not be found from the above sources, provision has been made by allocating traveller pitches within Garden Communities around Harlow or on other residential allocations.

Table 2.4 Traveller and travelling showpeople requirement: 2011-2033

The components of traveller and travelling showpeople requirement over the period 2011-2033 are as follows:	
Number of pitches required 2011-2033 based on 2016 Gypsy and Traveller Accommodation Assessment	64 pitches and 1 yard
No of pitches completed 2011 - 2022	46
Remaining requirement to be provided	18 pitches and 1 yard (identified in Policy SP4 and Chapter 5 of the Plan)
See paragraph 2.78 regarding the Council's approach to ethnic travellers who do not meet the Planning Policy for Traveller Sites definition of traveller.	

2.78 The approach to traveller site provision for those travellers who meet the definition including size, number of pitches and location is set out in the Report on Site Selection (2018). Additionally, the Council is aware of its duties under Section 8 of the Housing Act 1985 (as amended). As such the Council is committed to providing pitches to meet the need identified in the Gypsy Traveller Accommodation Assessment for those ethnic travellers who do not meet the definition, in accordance with all relevant Policies in this Local Plan, including Policy H1.

2.79 The approach to accommodating traveller needs is that sites of no more than five pitches provide the most appropriate approach for new sites. Intensification or extension of existing sites should not normally exceed ten pitches subject to detailed consideration of the suitability of each site and site specific justification, where, for example it supports a known need arising from the site.

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The Economy

- 2.80** 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 2017 West Essex and East Hertfordshire Assessment of Employment Needs. 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. Table 2.5 sets out the employment land requirements for the District as reported in the 2017 West Essex and East Hertfordshire Assessment of Employment Needs. These requirements take into account delivery in the early part of the Plan period between 2011 and 2016.
- 2.81** The sites allocated provide for this need and are capable of accommodating a range of office, light industrial and research and development (within Use Class E) and Use Class B2/B8 uses, but with a focus on light industrial (within Use Class E)/B2 and B8 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 ‘grow-on’ accommodation to support developing companies that need room to expand.
- 2.82** The spatial distribution of the sites has also sought to reflect the employment needs identified across the District, particularly taking into account the need for additional space to serve employment markets in the South of the District, including at Loughton and Waltham Abbey. Significant employment opportunities already exist at Harlow through the relocation of Public Health England and the Enterprise Zone, and further small-scale employment uses will be provided within the Garden Communities to promote the sustainable growth of Harlow and reduce out-commuting.
- 2.83** It is important that the District makes provision for employment in other areas where new homes are to be provided, where there is market appetite to develop and to manage the

level of traffic growth generated in order to minimise pressure on the roads through the Epping Forest. Taking this approach makes a positive contribution toward the delivery of the LSCC Vision, the employment needs across the FEMA, and the needs of the District.

- 2.84** The Council also recognises that a significant proportion of new floorspace is capable of coming forward through the regeneration and/or intensification of existing employment sites. Therefore in order to both protect existing stock wherever possible and provide certainty for future investors, the Plan designates existing employment sites where it has been appropriate to do so.

Table 2.5 Employment Land Requirements: 2016-2033

The components of employment land requirement over the period 2016-2033 are as follows:	
Employment land required 2016-2033 for offices (within Use Class E)	2-5 hectares
Employment land required 2016-2033 for industrial (within Use Classes E, B2 and B8).	14 hectares
Residual requirement to be provided	16-19 hectares

Infrastructure and Delivery

- 2.85** When development occurs, it places additional demands on infrastructure, including on utilities, roads and public transport, education and healthcare as well as open space and green and blue infrastructure. The delivery of key infrastructure will be vital to support the number of homes and jobs required over the Plan period. The sequential approach for their delivery seeks to make the best use of existing infrastructure as well as 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.

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Policy SP1 Spatial Development Strategy 2011-2033

- A. Within the period 2011-2033 the Local Plan will provide for a minimum of 11,400 new homes, including a minimum of 2,851 new affordable homes between 2016 – 2033.
- B. New homes will also be delivered in accordance with Part D of this Policy and the following stepped trajectory:

Period	Projected housing requirement
2011/12 – 2021/22	3,023 (275 per annum)
2022/23 – 2026/27	2,500 (500 per annum)
2027/28 – 2032/33	5,880 (980 per annum)
Total	11,400 (518 per annum)

Note: Totals do not sum due to rounding

- C. The new homes will be distributed across the District as follows:

Settlement	Allocated Housing
Sites around Harlow	~ 3,900
Epping	~ 709
Loughton	~ 455
Waltham Abbey	~ 836
Ongar	~ 590
Buckhurst Hill	~ 87
North Weald Bassett	~ 1,050
Chigwell	~ 206
Theydon Bois	~ 57
Roydon	~ 48
Nazeing	~ 118
Thornwood	~ 172
Coopersale, Fyfield, High Ongar, Lower Sheering, Sheering and Stapleford Abbots	~ 161

- D. The new homes will be delivered by:
- (i) permitting development proposals within the defined settlement boundaries where they comply with all other relevant Policies of the Local Plan;
 - (ii) the development of Garden Communities around Harlow and at other settlements as allocated through this Local Plan (as identified in Policy SP4 and Chapter 5);
 - (iii) permitting rural exception sites in accordance with Policy H3 and all other relevant Policies of the Local Plan;
 - (iv) the delivery of sites identified in made Neighbourhood Plans;
 - (v) making the best use of land by ensuring that development densities are appropriate to the location and size of the site in accordance with Policy SP2; and
 - (vi) resisting developments which would result in a net loss of homes, unless it can be demonstrated that the benefits of doing so will materially outweigh the harm.
- E. The Council will demonstrate a rolling five-year supply of deliverable housing land, in accordance with national planning policy throughout the Plan period. The Council will monitor this through its Authority Monitoring Report which is published annually.
- F. Within the period 2011-2033 the Local Plan will provide for a minimum of 64 pitches and one yard to accommodate the needs of travellers and travelling showpeople as identified in Policy SP4 and Chapter 5. This provision will be delivered through the following sequential approach:
- (i) the regularisation of existing sites with temporary permissions or other unauthorised sites where appropriate;
 - (i) making the best use of existing traveller sites through intensification and/or extension, and the review of personal permissions where appropriate;
 - (ii) new sites in locations outside the Green Belt which are appropriately located in terms of access to healthcare, education and other services;
 - (iii) new traveller sites in the Green Belt which are appropriately located in terms of

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access to healthcare, education and other services;

(iv) the provision of land as part of the development of the Garden Communities around Harlow and other allocated sites in this Local Plan; and

(v) permitting additional traveller sites in accordance with Policy H4.

G. Within the period 2011-2033 the Local Plan will maximise opportunities for jobs growth, with the aim of achieving a minimum of 10,800 new jobs in the District up to 2033. This includes making provision for:

(i) retaining and enhancing existing employment sites and premises where appropriate;

(i) 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 the District's needs, to meet the economic needs of the wider sub-region, and complement Harlow Enterprise Zone; and

(ii) promoting new small-scale employment opportunities within mixed-use developments, including at the Garden Communities.

H. In addition, the Council will:

(i) promote and support Town and District Centre development and regeneration;

(i) encourage Town and District Centres to complement other larger sub-regional and regional comparison retail destinations outside of the District;

(ii) support growth in the food production and glasshouse industry;

(iii) support growth in the tourism industry and visitor economy;

(iv) seek to provide suitable training and skills development for local residents, to provide them with the skills needed to access future employment opportunities both within and outside the District;

(v) seek to increase workforce participation and encourage older workers to continue to work; and

(vi) attract new businesses, encourage start-ups, and help growing businesses.

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

Place Shaping

2.86 Place shaping aims to bring together all the component parts of a successful place. It encourages an integrated approach to development by focusing on, and creating better social, physical, economic and natural environments.

2.87 National planning policy emphasises the importance of high quality design and place shaping. Well designed places exhibit qualities that benefit occupiers, users and the wider area. Development should ensure that new or changing places:

- function well;
- support mixed uses and tenures;
- include successful public spaces;
- are adaptable and resilient;
- have a distinctive character;
- are attractive; and
- encourage ease of movement by active and sustainable modes.

2.88 Allocations in the Local Plan (as identified in Policy SP4 and Chapter 5) need to be planned carefully to ensure that they become successful places. The Local Plan has an important role to play in the creation of sustainable communities. It is important that areas work as places and are attractive, prosperous and encourage safe communities where people want to live, work or visit.

Approach

2.89 The Council's approach to place shaping seeks to achieve successful and desirable developments. This Policy sets out the framework and key principles that will guide future development within the District, including the site allocations in the Local Plan (as identified in Policy SP4 and Chapter 5).

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- 2.90 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.
- 2.91 The Council is committed to working with Harlow District Council, Uttlesford District Council and East Herts District Council, Hertfordshire County Council and Essex County Council, in partnership with relevant Local Enterprise Partnerships to bring forward transformational growth in and around Harlow. The Councils have a strong collective commitment to achieving Garden City principles in strategically planned development. The partners understand and recognise the need to promote high quality, cohesive growth, supporting the core ethos and objectives set out in the Town and Country Planning Association's key guiding principles. Policy SP3 seeks to ensure that these aspirations are achieved.
- 2.92 Housing density is crucial to realising the optimum potential of sites. It is not appropriate to apply density ranges set out in Policy SP2 mechanically. Development density should be appropriate to the location taking account of relevant factors to optimise potential including the local context, design, transport and social infrastructure.
- 2.93 In order to promote sport and encourage active lifestyles, development proposals should have regard to the ten principles of Active Design developed by Sport England in partnership with Public Health England.

Policy SP2 Place Shaping

- A. Strategic Masterplans, Concept Framework Plans and all development proposals must reflect and demonstrate that the following place shaping principles have been adhered to having had regard to their relevance within the context of the scale and nature of the development proposed:
- (i) strong vision, leadership and community engagement;
 - (ii) provide for the long term stewardship of assets;

- (iii) provide mixed tenure homes and a range of housing types and sizes;
- (iv) ensure a robust range of employment opportunities are provided with a variety of jobs within easy commuting distance of homes by sustainable or active transport modes in preference to single occupancy car use;
- (v) provide high quality and imaginatively designed homes with gardens or access to usable and accessible amenity space, combining the very best of urban and rural living to promote healthy and active lifestyles and vibrant communities;
- (vi) ensure generous, well connected and biodiverse rich green and open space provision;
- (vii) extend, enhance and reinforce strategic green and blue infrastructure assets and the public realm;
- (viii) ensure that development enhances the natural environment;
- (ix) deliver strong local cultural, recreational, social (including health and education where required) and retail facilities to support day-to-day needs in walkable neighbourhoods;
- (x) ensure positive integration and connection with adjacent rural and urban communities thereby contributing to the revitalisation of existing neighbourhoods;
- (xi) maintain and enhance the important features, character and assets of existing settlements;
- (xii) conserve and positively enhance key landscapes, habitats and biodiversity;
- (xiii) provide for sustainable movement and access to local and strategic destinations (including rail, bus, walking and cycling);
- (xiv) positively respond to sustainable water management; and
- (xv) have regard to the Active Design principles and support healthy living through their design by providing opportunities for physical activity and sport, access to quality open spaces, and employment opportunities.

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- B. To ensure the best and most efficient use of land as a guide the Council will normally expect:
- (i) a greater density of development at places with good public transport accessibility;
 - (ii) densities above 50 dwellings per hectare in towns and large village centres, and along main transport routes and/or close to transport nodes;
 - (iii) in areas outside town and large village centres, new residential development should achieve densities of between 30 and 50 dwellings per hectare, and should enhance the distinctive character and identity of the area;
 - (iv) notwithstanding Part B(ii) and (iii) above, lower density developments may be appropriate in urban areas, villages and rural communities where they are particularly sensitive to the impact of intensification and redevelopment because of the prevailing character of the area and the sensitive nature of the surrounding countryside or built form. Where lower densities than those at Part B(ii) and (iii) above are proposed, suitable justification needs to be provided.

Strategic Masterplans

- 2.94 The Council requires a joined-up, collaborative, cohesive and proactive approach to be taken to the planning and implementation of key strategic sites across the District.
- 2.95 The following Strategic Masterplans will be required to guide the planning, design and implementation of the Garden Communities (as specified in Policies SP3 and SP4 below):
- East of Harlow Masterplan;
 - Latton Priory Masterplan; and
 - Water Lane Area Masterplan.
- 2.96 The following Strategic Masterplans will be required to guide the planning, design and implementation of development in other areas of the District (as specified in the Places Policies of the Local Plan in Chapter 5)
- South Epping Masterplan;
 - Waltham Abbey North Masterplan;

- North Weald Bassett Masterplan; and
- North Weald Airfield Masterplan.

- 2.97 Strategic Masterplan Areas are defined on the maps included in this Chapter, Chapter 5, and the Policies Map. The precise nature and detail of each Strategic Masterplan will vary depending upon the context, including the complexity of the sites, the scale of development proposed, as well as constraints and infrastructure requirements.
- 2.98 The production of Strategic Masterplans will ensure that development proposals are front-loaded and where possible accelerated, recognising the scale and complexity of delivering development and infrastructure at these locations. The Council has developed a Strategic Masterplanning Briefing Note (2018) which provides guidance on how to approach the development of a Strategic Masterplan.
- 2.99 Epping Forest District Council (and Harlow District Council for the Garden Communities) will oversee the production of Strategic Masterplans. Planning applications and any other consenting mechanisms for development located within a Strategic Masterplan Area 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.
- 2.100 Strategic Masterplans will be produced by the landowners/promoters of identified sites, in partnership with the Council and relevant stakeholders (including adjacent landowners, relevant Town and Parish Councils, infrastructure providers and statutory consultees).
- 2.101 In producing Strategic Masterplans, the Council requires ongoing and widespread engagement to be undertaken with the local community (including Town and Parish Councils) and stakeholders. The Strategic Masterplan and subsequent applications should be considered

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and informed by the Quality Review Panel and be subject to public consultation, including in respect of Masterplans, consultation with all those with a development interest in the defined area.

2.102 This should include an early engagement event to inform option development, and public consultation on the draft Strategic Masterplan prior to finalisation. Strategic Masterplans must be prepared in a form and manner which means that they are capable of adoption as Supplementary Planning Documents.

2.103 Strategic Masterplans should be produced to accord with Policy SP2 (Place Shaping) and all other relevant Policies of the Local Plan. Specific requirements for the Garden Communities Strategic Masterplans are set out in Policies SP3 and SP4. Specific requirements for the Strategic Masterplans in other areas of the District are set out within relevant Policies in Chapter 5 of the Local Plan.

Design Codes

2.104 The Council requires Design Codes to be produced which accord with the principles established by the endorsed Strategic Masterplans. The Design Codes must be approved by the Council and inform detailed proposals for individual sites. Design Codes may be required on other sites in consultation with the Council.

Concept Framework Plans

2.105 The Council recognises that in some cases the production of Concept Framework Plans provides a more proportionate and pragmatic approach, whilst still ensuring that a comprehensive and cohesive approach is taken to the planning, design and implementation of development. Concept Framework Plans will be required for:

- West Ongar; and
- South Nazeing.

2.106 Concept Framework Plans will be produced by the landowners/promoters of relevant allocated sites. 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. Detailed design proposals must be reviewed and informed by the Quality Review Panel (QRP). Concept Framework Plans will relate to multiple allocation sites, whereby it is expected that these are undertaken jointly with all applicants of the site allocations subject to the Concept Framework Plan. Details of the specific requirements of each Concept Framework Plan can be found within the site specific requirements set out in Part Two of the Local Plan.

Quality Review Panel

2.107 The production of Strategic Masterplans, Concept Framework Plans, Design Codes and where appropriate other proposals should be informed through early review at appropriate stages by the Harlow and Gilston Garden Town or the Council's Quality Review Panel (QRP). The Council will require schemes of more than 50 homes or 5,000 square metres of employment/other floorspace to be informed by review. Other smaller schemes which are complex or locally sensitive may also be appropriate for review.

2.108 The Terms of Reference for the Harlow and Gilston Garden Town and the Council's QRP each note the principles of quality review, Panel remit and role, details of different review formats, Panel membership and QRP dates. The Panels are agile to best meet the needs of the wide range of proposals coming forward in terms of both timing of review and format of review that is proportionate to the scale and nature of the proposed scheme. A schedule of QRP reviews is coordinated to ensure that schemes are seen at the appropriate stage. For key schemes, such as Strategic Masterplans, Concept Framework Plans and large scale development, the early establishment of a Planning Performance Agreement (PPA) enables such schemes to be given priority for confirmed

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QRP dates. The Panels will be monitored and evaluated on a regular basis to ensure that they remain effective and to instigate any necessary revisions such as an increase in scheduled review dates to meet demand.

Planning Performance Agreements

2.109 To promote efficient and effective joint working and to front-load the planning process, the use of PPAs will be strongly encouraged for large scale development (schemes of more than 50 homes or 5,000 square metres of employment/other floorspace), particularly for sites located within a Strategic Masterplan Area. This will promote joint working between all parties, including statutory consultees, and will assist in identifying the issues that will need to be addressed prior to the submission of planning applications.

Harlow and Gilston Garden Town

2.110 Epping Forest District Council, Harlow District Council and East Herts District Council are working in partnership together with Hertfordshire County Council, Essex County Council, relevant Local Enterprise Partnerships, landowners and promoters to bring forward transformational growth in the form of the Harlow and Gilston Garden Town.

2.111 On 2 January 2017 the Government announced its support for the Expression of Interest submitted to the locally-led Garden Towns prospectus on behalf of the Councils. The Councils share a bold vision and set of objectives for the area in and around Harlow, recognising that it presents a number of opportunities to deliver growth of considerable scale and significance. Such growth is key not only to meet growing pressures of housing and infrastructure need locally, but also in delivering broader regeneration and change for Harlow.

2.112 The Garden Town lies in the LSCC Core Area - one of the most important and fastest growing economic regions in the country.

2.113 The Garden Town represents a major opportunity to accommodate around 16,000 homes up to 2033 between the global centres of

London and Cambridge. The Garden Town will also provide a mix of development, including employment, schools and community facilities.

2.114 Harlow and Gilston Garden Town comprises the whole of Harlow together with four new Garden Communities:

- East of Harlow;
- Latton Priory;
- Water Lane Area; and
- Gilston.

2.115 Three of these Communities (East of Harlow, Latton Priory and Water Lane Area) lie within or partially within Epping Forest District and are central to the Spatial Development Strategy for this Local Plan.

Approach

2.116 The planning and delivery of the Garden Communities will be framed by the objectives set out in the Town and Country Planning Association's (TCPA) nine Garden City principles.

2.117 The level of strategic growth proposed across the Garden Communities, and the holistic, comprehensive approach to planning and delivery will enable the development proposals to achieve 'Garden City' ambitions, whilst delivering development in an efficient and timely manner.

2.118 The approach to delivery of the Garden Town means that the Garden Communities will not only provide a long term supply of new homes, but will also deliver a quality of development, environment, infrastructure, services and community that would not otherwise be possible. In line with the TCPA's principles, the planned development will enhance the natural environment and offer high quality affordable homes and locally accessible work in beautiful, healthy and sociable communities.

2.119 Alongside the new homes that will be provided, the Garden Town will deliver a range of new community facilities, employment opportunities, schools and healthcare facilities. This includes provision made for the potential relocation of the Princess Alexandra Hospital

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from its current site in Harlow to land within the East of Harlow Garden Community.

- 2.120 The Garden Communities will benefit from access to sub-regional retail services at Harlow Town Centre and local employment opportunities helping to create a sustainable and self-supporting Garden Town.
- 2.121 To facilitate the delivery of the Garden Communities the Councils have prepared a Garden Town Spatial Vision and Garden Town Design Guide. They 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 set out how design principles will be applied. The Garden Town Vision and Garden Town Design Guide Charter will be implemented and secured through Strategic Masterplans, Design Codes and planning applications.
- 2.122 The Harlow and Gilston Garden Town QRP will guide development proposals across the Garden Town, to help secure the exceptional development quality standards that are required. The recommendations of the Panel will be a key material planning consideration in the production of Strategic Masterplans, Design Codes and planning applications. They will also ensure that the principles and requirements of the Garden Town are upheld.
- 2.123 The Councils have prepared a Sustainable Transport Corridor Study for the Garden Town and endorsed the Harlow and Gilston Garden Town Transport Strategy. The provision of sustainable transport options together with a significant modal shift from car to non-car use (including walking, cycling and public transport) are central to the successful growth of the Garden Town. The Councils share an ambition to enhance established transport corridors and to create new travel corridors, in order to help manage overall travel demand and to help integrate the new Garden Town Communities into the existing built-up Harlow area. Provision of access to employment opportunities via non-car modes is critical to this. The Councils aspire to see 60% of journeys to and from the Garden Communities to be made by non-car modes.

- 2.124 The growth plans for the Garden Town require the implementation of a new junction (Junction 7A) on the M11, which was completed in June 2022. In order to maximise the promotion and use of active and sustainable transport modes, it will be necessary for sustainable transport provision, including, as appropriate, connection into and contributions towards the Sustainable Transport Corridor network, to be commensurate with the phasing of development of Garden Communities. This is required to prevent the establishment of unsustainable travel behaviour, and to provide viable alternatives to private car use. The Council will secure the necessary measures through the use of planning obligations or other relevant mechanisms as appropriate.
- 2.125 The planning and delivery of the Garden Communities requires a coordinated approach across local authority boundaries, necessitating the involvement of a range of partners, including the site owners/promoters, local communities, infrastructure providers and other stakeholders. A number of delivery models are being considered, and an appropriate tailored approach will be established for each of the Garden Communities. This approach will help the Councils to secure the Garden Town place shaping objectives, whilst ensuring the coordinated and timely delivery of development and infrastructure.
- 2.126 To provide this coordinated approach, Harlow District 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) 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

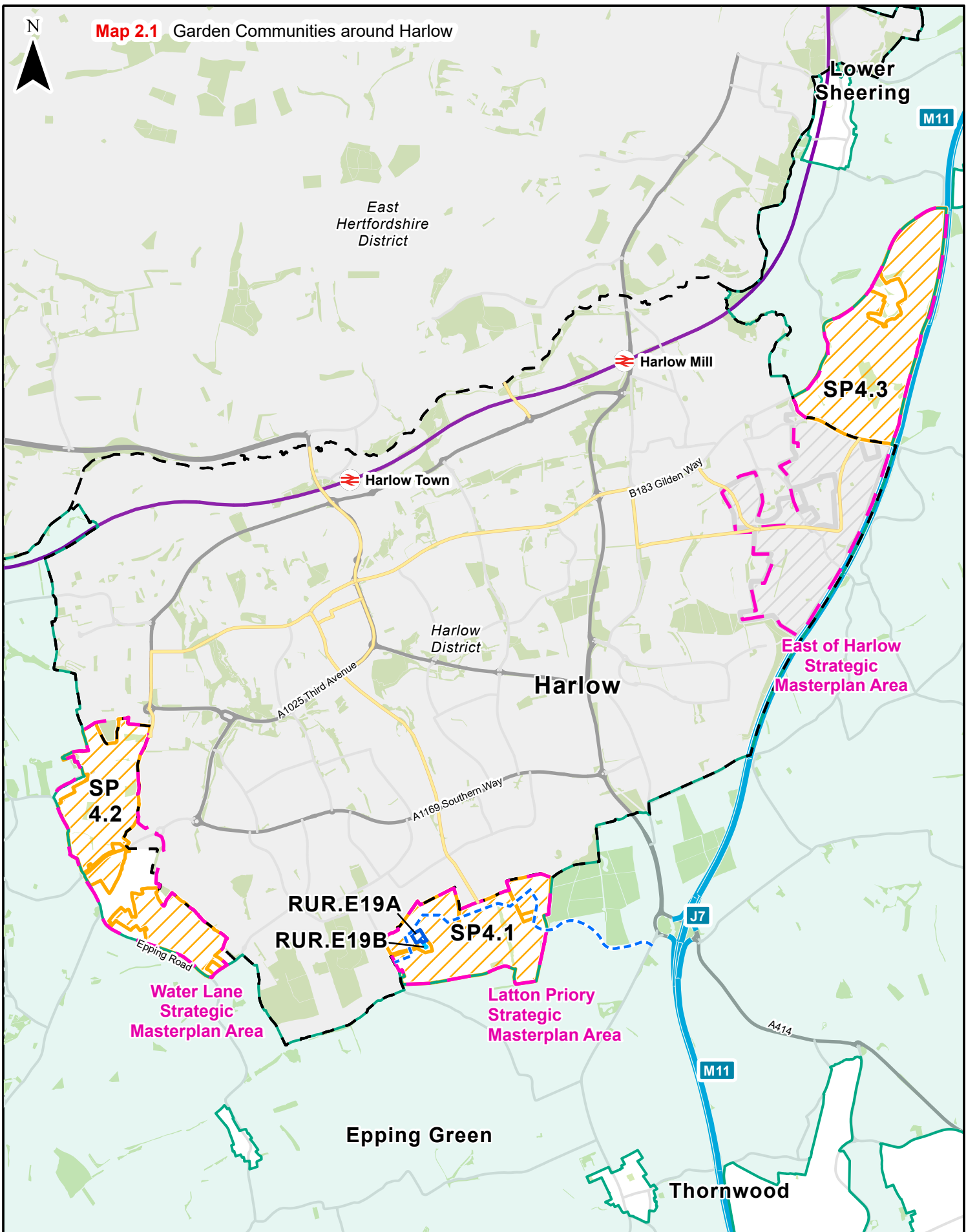
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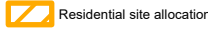
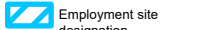
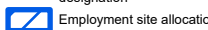
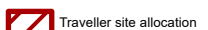
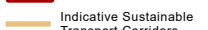
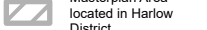

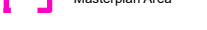
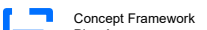
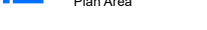
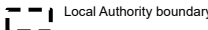
Councils to assist in funding the infrastructure items which serve more than one Garden Community. IDPs are 'live documents' updated regularly to ensure they reflect current infrastructure requirements. Updates made at the District-level will be cognisant of the Garden Town and vice versa.

2.127 Policy SP3 sets out the overarching requirements for the three Garden Communities located, or part located, within Epping Forest District. A similar Garden Town policy is contained within Harlow District Council's Local Development Plan, which will ensure a consistent approach across the Garden Town, and particularly the East of Harlow Garden Community which straddles the two administrative areas.

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

Map 2.1 Garden Communities around Harlow



<p>Epping Forest District Local Plan 2011-2033</p> 	<p>Map 2.1</p>	<p>Garden Town Communities around Harlow</p>	<p>Legend</p> <ul style="list-style-type: none">  Residential site allocation  Employment site designation  Employment site allocation  Traveller site allocation  Indicative Sustainable Transport Corridors  Masterplan Area located in Harlow District  Masterplan Area  Concept Framework Plan Area  Green Belt Boundary  Indicative access road for Latton Priory  Local Authority boundary 		
	<p>Date: February 2023</p>	<p>Contains Ordnance Survey & Royal Mail Data © Crown Copyright & Database Right 2023 EFDC Licence No: 100018534 2023 © Royal Mail Copyright & Database Right 2023 © Environment Agency, © Copyright Geo Perspectives, © Natural England 2023 Reproduced with the permission of Natural England The Local Plan should be read as a whole. Proposals will be judged against all relevant policies.</p>	<p>This legend shows only the key Local Plan policy designations. A full legend can be found in Appendix 6: Site Specific Requirements for Site Allocations.</p>		
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Policy SP3 Development & Delivery of Garden Communities in the Harlow and Gilston Garden Town

- A. The following three Garden Communities are planned in the Harlow and Gilston Garden Town within Epping Forest District:
- (i) **Latton Priory;**
 - (ii) **Water Lane Area; and**
 - (iii) **East of Harlow**
- B. Development within the Garden Communities will be holistically and comprehensively planned with a distinct identity that responds directly to its context and is of sufficient scale to incorporate a range of homes, employment, education and community facilities, greenspace and other uses to enable residents to meet the majority of their day-to-day needs. Delivery of each new Garden Community will be phased and underpinned by a comprehensive package of infrastructure as set out within the Infrastructure Delivery Plan Schedules.
- C. The design, development and phased delivery of each Garden Community must accord with the following principles:
- (i) The public sector will work pro-actively and collaboratively with the private sector to design, and bring forward the Garden Communities to: (a) secure a high quality of place shaping; (b) ensure the timely delivery of both the on-site and off-site infrastructure required to address the impact of these new communities; and (c) provide and fund a mechanism for future stewardship, management, maintenance and renewal of community infrastructure and assets;
 - (ii) Community and stakeholder empowerment will be embedded in the design and delivery of each Garden Community from the outset and include a long term community engagement strategy;
 - (iii) Inclusion of opportunities for community-led housing development and a requirement to deliver a mixture of tenures for new dwellings;
 - (iv) Agreeing appropriate and sustainable long term governance and stewardship

- arrangements for community assets including heritage assets, greenspace, the public realm areas and community and other relevant facilities prior to the determination of outline planning applications. Such arrangements will be funded by the development and include community representation to ensure residents have a stake in long term development, stewardship and management of their community;
- (v) A Strategic Masterplan will be developed for each of the Garden Communities setting out the key development, design and delivery principles and to guide proposals. Planning applications and any other consenting mechanisms for the Garden Communities should be accompanied by Strategic Masterplans which demonstrate that the development requirements set out in the Policy have been accommodated and which have been endorsed by the Council and where appropriate Harlow District Council. Endorsed Strategic Masterplans will be taken into account as an important material consideration in the determination of any planning applications;
 - (vi) Be consistent with and adhere to any relevant Design Code(s) which has been approved by Epping Forest District Council and where appropriate Harlow District Council;
 - (vii) Strategic Masterplans and subsequent applications should be considered and informed by the Quality Review Panel for the Harlow and Gilston Garden Town and be subject to public consultation, including in respect of Masterplans, consultation with all those with a development interest in the defined area;
 - (viii) Promotion and execution of the highest quality of planning, design and management of the built and public realm so that the Garden Communities are characterised as distinctive places that capitalise on local assets and establish environments that promote health, happiness and well being. Proposals should have regard to the Harlow and Gilston Garden Town Vision and Design Guide, and

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have regard to the original guiding principles established by Sir Frederick Gibberd's Masterplan for Harlow, including the Green Wedge Network;

- (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, meet the needs of residents and establish sustainable travel patterns;
- (x) Provide for balanced and inclusive communities through a mix of homes of different sizes, tenures and types. Provision should be made for self and custom-built homes and the needs of an ageing population;
- (xi) Provide and promote appropriate opportunities for small-scale employment generating uses;
- (xii) Ensure the provision of integrated and sustainable transport systems for Harlow and Gilston Garden Town that put walking, cycling and public transport networks and connections at the heart of growth in the area, to create a step change in modal shift through providing for, encouraging and actively promoting more sustainable travel patterns;
- (xiii) Contribute to the delivery of the Sustainable Transport Corridors and the establishment of an integrated, accessible and safe transport system which maximises the use of the sustainable transport modes of walking, cycling and public/community transport, and reduces single occupancy car use, in order to improve air quality, reduce emissions and promote healthy lifestyles. Development must provide high quality, safe and direct walking and cycling routes and linkages to and from Harlow which give priority over vehicular traffic;
- (xiv) Create sociable, vibrant, healthy and walkable neighbourhoods with access for all to local employment opportunities, a range of community services and facilities including health, education, retail, culture, community meeting spaces, multi-functional open space, the Green Wedge Network, sports and leisure facilities and to high quality digital infrastructure;

(xv) Develop and comply with specific Garden Town 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;

(xvi) Create distinctive environments which relate to the surrounding area, take full account of topography and landform, protect or enhance the natural and historic landscapes and systems and wider historic environment, provide a multi-functional green and blue infrastructure network to support habitat protection, improve biodiversity, and connect to existing corridors and networks;

(xvii) Develop a positive and coordinated approach towards the conservation and enhancement of heritage assets and their settings in accordance with national policy;

(xviii) Integrate a sustainable approach to design and construction that secures net gains in biodiversity and the highest standards of energy efficiency and innovation in technology;

(xix) Ensure that appropriate measures are put in place to equalise and apportion the cost of shared infrastructure and associated land contributions; and

(xx) Ensure key transport interventions (such as highway improvements and provision of sustainable transport providing viable alternatives to the private car) are provided commensurate with the phasing of development; and as a prerequisite of the occupation of development, where this is necessary to avoid significant harm. Measures to ensure future upkeep/maintenance of sustainable transport provision will be required.

2.128 In addition to the overarching requirements set out in Policy SP3, Policy SP4 sets out more detailed on-site requirements for each of the three Garden Communities that lie within Epping Forest District. The requirements have been identified in close consultation with Harlow District Council and other local authorities within the Harlow and Gilston Garden Town in order to

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ensure coordination and compatibility with other emerging Local Plans and workstreams.

- 2.129 The Garden Communities will provide flagship development, and Epping Forest District will work jointly with Harlow District Council to resolve any cross-boundary issues in delivery. The development will also provide opportunities to promote high environmental standards in terms of energy efficiency, design and low carbon technologies, and set an example for future major developments in Epping Forest District.
- 2.130 All sites will provide a significant amount of multi-functional green and blue infrastructure, serving strategic and local purposes. Green and blue infrastructure will be required to provide a high quality context for the development and provide mitigation towards impacts arising from growth in relation to the Epping Forest SAC. It will retain and improve habitats for wildlife, including the safeguarding of protected species in line with statutory requirements, and provide good recreational opportunities for local people. There will be connections for walking and cycling to other recreational opportunities in Harlow and Epping Forest District.
- 2.131 Details of site specific infrastructure requirements are provided within the Infrastructure Delivery Plan Schedules.

Latton Priory

- 2.132 The Latton Priory allocation provides capacity for a minimum of 1,050 homes, alongside community facilities, early years provision, a new primary school (including provision of land) and appropriate contributions towards a secondary school (including the provision of land) to serve the needs arising from new development. In addition five traveller pitches will be provided.
- 2.133 Approximately one hectare of employment land for office and research and development uses (within Use Class E) will be provided at Dorrington Farm (at site allocation RUR.E19A). Alongside the existing one hectare of designated Use Class B2 and B8 employment land (site RUR.E19B), this will provide opportunities for comprehensive redevelopment and the provision of high quality employment uses to be incorporated within the Garden Town, helping to promote sustainability

whilst also linking to Harlow Town Centre. The Council recognises that through the detailed masterplanning process at Latton Priory it may become apparent that the required employment uses may be better located elsewhere in the Masterplan Area to deliver a comprehensively planned development.

Water Lane Area

- 2.134 The Water Lane Area allocation provides capacity for a minimum of 2,100 homes, alongside community facilities, early years provision, a new primary school (including provision of land) and appropriate contributions towards a secondary school to serve the needs arising from new development. In addition five traveller pitches will be provided.

East of Harlow

- 2.135 The East of Harlow allocation is located across the administrative boundaries of Harlow and Epping Forest District Councils. The land within Epping Forest District provides capacity for a minimum of 750 homes. Development is required to provide community facilities, early years provision, a new primary school (including provision of land) and appropriate contributions towards a new secondary school (including provision of land) to serve the needs arising from new development. In addition five traveller pitches will be provided.
- 2.136 The development of the site also provides the opportunity to resolve flood risk issues, both on-site and off-site, downstream and upstream. The Masterplan and design of the site should be informed by the recommendations of the latest Strategic Flood Risk Assessment report to address flood risk.
- 2.137 The allocation provides an opportunity to accommodate the relocation of the Princess Alexandra Hospital, subject to the completion of further technical assessment work. In this context, the District Council will work co-operatively with all relevant stakeholders to ensure the future provision of high quality healthcare facilities and services to serve the wider area. These facilities will respond effectively to planned and sustained growth.

[The Local Plan should be read as a whole. Proposals will be judged against all relevant policies.](#)

2.138 Development will be required to make provision for on-site requirements as set out in Policy SP4.

Policy SP4 Garden Communities

A. The following sites are allocated to support the delivery of the Spatial Development Strategy set out in Policies SP1 and SP3.

Allocation Reference	Garden Community	Development to be delivered
SP4.1	Latton Priory	A minimum of 1,050 homes, one hectare of employment land and five traveller pitches
SP4.2	Water Lane Area	A minimum of 2,100 homes and five traveller pitches
SP4.3	East of Harlow	A minimum of 750 homes, potential relocation of Princess Alexandra Hospital and five traveller pitches

B. As well as the delivery of new homes, sites SP4.1-4.3 will be expected to make provision for appropriate small-scale employment, retail and community uses in accordance with other Policies within this Plan. The Garden Communities must be planned and delivered as high quality, integrated, sustainable and distinctive developments supported by necessary infrastructure, services and facilities.

C. New development must be served and supported by appropriate on and off-site infrastructure and services. Development should deliver and/or contribute towards the delivery of infrastructure where this is necessary and fairly and reasonably related to the development having full regard to the Infrastructure Delivery Plan Schedules and their wider infrastructure objectives. Development identified in this Policy will be expected to

make a contribution proportionate to its scale and impact for the delivery of improvements to Junction 7 and other strategic infrastructure requirements.

D. Planning applications for sites SP4.1-4.3 should be accompanied by a Strategic Masterplan which demonstrates that the development requirements set out in this Policy have been accommodated and which has been endorsed by the Council. The endorsed Strategic Masterplan will be taken into account as an important material consideration in the determination of any planning applications.

E. Development proposals for the Garden Communities (and where applicable Strategic Masterplans) must reflect and demonstrate that the principles set out in Policies SP2 and SP3 have been adhered to.

F. Land will be safeguarded for the Sustainable Transport Corridors as identified indicatively on Map 2.2 and the Policies Map. Development proposals and Strategic Masterplans will be required to safeguard land accordingly.

Latton Priory

G. Land allocated at Latton Priory (SP4.1) will be brought forward on a phased basis for a comprehensive high quality development to include:

- (i) a minimum of 1,050 homes up to 2033;
- (ii) one hectare of employment land for office/research and development uses (within Use Class E) to be provided at site allocation RUR.E19A in addition to the one hectare of existing employment land within Use Classes B2 and B8 at Dorrington Farm (site RUR.E19B). The Council recognises that through the detailed masterplanning process it may become apparent that the required employment uses may be better located elsewhere in the Masterplan Area to deliver a comprehensively planned development;
- (iii) five traveller pitches;
- (iv) strategic natural greenspace of a sufficient size and quality (as detailed in the relevant Mitigation Strategy for the Epping Forest Special Area of Conservation) to support biodiversity and to avoid placing pressure on existing sites of international and national importance. Such space should

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include opportunities for walking and cycling, flood mitigation and a new Green Belt defensible boundary to the South of the site as indicated on the map. Proposals will also be required to incorporate avoidance and mitigation measures to address any impacts of development on the Harlow Woods Site of Special Scientific Interest;

- (v) land to the South of the 'build-to' line within the Masterplan Area must be retained for public open space or for other appropriate uses as agreed through the masterplanning process;
- (vi) a sympathetic design which preserves or enhances the adjacent Ancient Woodland, Scheduled Monuments and Listed Buildings and their settings within and to the South of the site;
- (vii) a local centre;
- (viii) a new primary school with early years and childcare provision on an education site of at least 2.1 hectares;
- (ix) at least ten hectares of land to accommodate a secondary school in addition to any necessary contributions;
- (x) the provision of appropriate community and health facilities;
- (xi) highway and transport improvements including to the North South Sustainable Transport Corridor, works to Southern Way and Second Avenue corridor, and upgrades to Junction 7 of the M11;
- (xii) satisfactory utility infrastructure including water, waste water, solid waste, gas, electricity and telecommunications for occupants; and
- (xiii) bus services and direct pedestrian and cycle links between homes, the facilities that serve them and other key destinations.

Water Lane Area

- H. Land allocated in the Water Lane Area (SP4.2) will be brought forward on a phased basis for a comprehensive high quality development to include:
- (i) a minimum of 2,100 homes up to 2033;
 - (ii) five traveller pitches;

(iii) strategic natural greenspace of a sufficient size and quality (as detailed in the relevant Mitigation Strategy for the Epping Forest Special Area of Conservation) to support biodiversity and to avoid placing pressure on existing sites of international and national importance. Such space should include opportunities for walking and cycling, flood mitigation and new Green Belt defensible boundaries as indicated on the map. Proposals will also be required to incorporate avoidance and mitigation measures to address any impacts of development on the Harlow Woods Site of Special Scientific Interest;

- (iv) a sympathetic design which preserves or enhances Listed Buildings adjacent and within the site, Scheduled Monuments to the North and West and the Conservation Area adjacent and within the site and their settings;
- (v) a local centre;
- (vi) except for essential infrastructure and water compatible developments, no built development will be permitted on land within Flood Zone 2 and 3 in the Council's latest Strategic Flood Risk Assessment, including the appropriate allowance for climate change;
- (vii) a new primary school with early years and childcare provision on an education site of at least 2.5 hectares;
- (viii) contributions towards new secondary school provision within the Garden Town;
- (ix) the provision of appropriate community and health facilities;
- (x) highway and transport improvements including contributions towards Sustainable Transport Corridors; works to Water Lane/A1169 roundabout; A1025/Abercrombie Way signals and traffic calming along the Southern Way corridor;
- (xi) satisfactory utility infrastructure including water, waste water, solid waste, gas, electricity and telecommunications for occupants;
- (xii) bus services and direct pedestrian and cycle links between homes, the facilities

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

that serve them and other key destinations; and

- (xiii) The Council recognises that to facilitate a better position and alignment of the Sustainable Transport Corridor in the Masterplan Area some limited residential development may be better located elsewhere in the Masterplan Area to deliver a comprehensively planned development.

East of Harlow

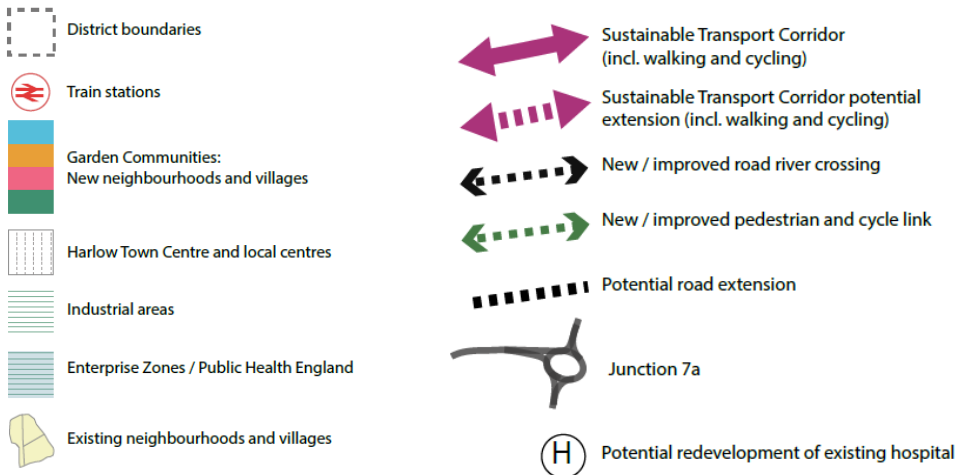
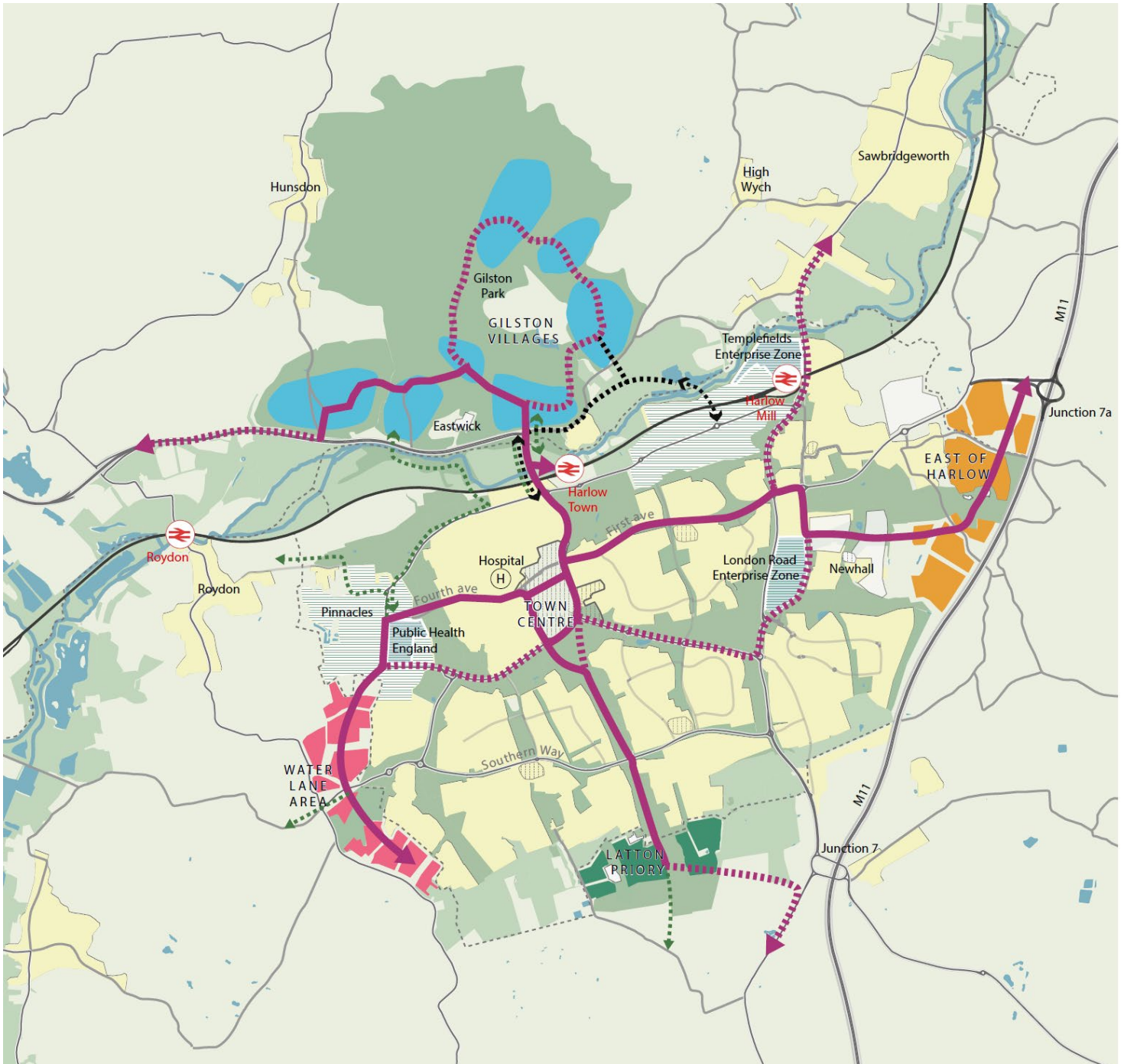
- I. Land allocated at East of Harlow (SP4.3) will be brought forward on a phased basis for a comprehensive high quality development to include:
 - (i) a minimum of 750 homes up to 2033;
 - (ii) five traveller pitches;
 - (iii) strategic green and blue infrastructure comprising natural/semi natural open space, walking and cycling routes, flood mitigation and wildlife space;
 - (iv) a sympathetic design which preserves or enhances Listed Buildings adjacent and within the site, Registered Park and Garden to the West and nearby Scheduled Monuments;
 - (v) except for essential infrastructure and water compatible development, no built development will be permitted on land within Flood Zone 2 and 3 in the Council's latest Strategic Flood Risk Assessment, including appropriate allowance for climate change;
 - (vi) a local centre;
 - (vii) the provision of appropriate community and health facilities including approximately 14 hectares of land for a health and wellbeing hospital campus;
 - (viii) a new primary school with early years and childcare provision on an education site of at least 2.1 hectares;
 - (ix) at least ten hectares of land to accommodate a new secondary school in addition to any necessary contributions;
 - (x) highway and transport improvements to be agreed with the Highway Authority, including linkages into off-road cycle and walking networks;

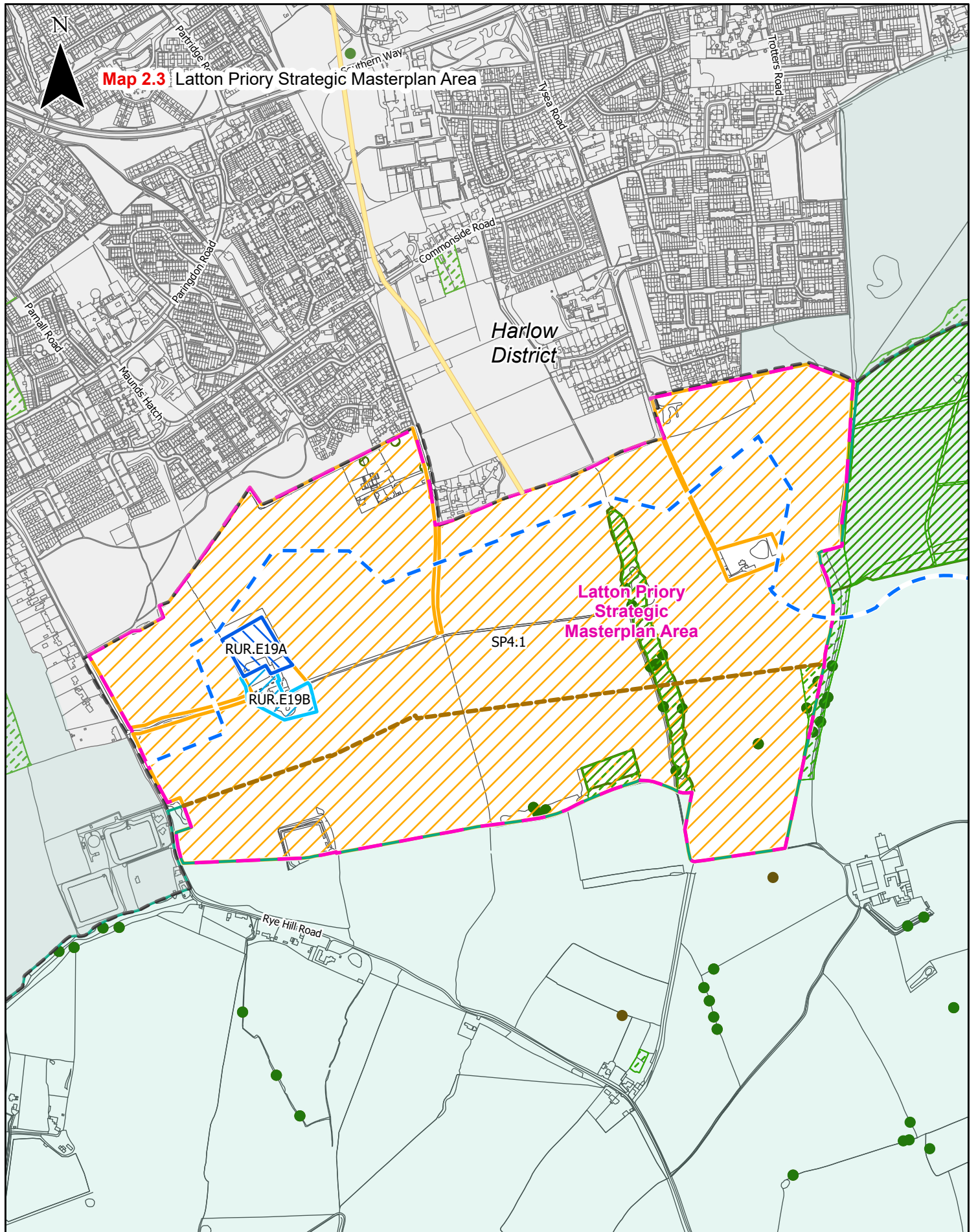
- (xi) satisfactory utility infrastructure including water, waste water, solid waste, gas, electricity and telecommunications for occupants;
- (xii) bus services and direct pedestrian and cycle links between homes, the facilities that serve them and other key destinations;
- (xiii) integration with the National Cycle Network Route 1; and
- (xiv) measures to ensure the protection of the functional flood plain and restriction of surface water run-off from the site into Pincey Brook to no more than existing rates and where possible existing volumes. In order to mitigate any increased volumes, discharge rates should either be limited to the 1 in 1 greenfield run-off rate or provide long term storage.

- J. The East of Harlow strategic site allocation (SP4.3) forms part of a wider Garden Community, the Southern part of which has been allocated in the Harlow Local Development Plan (under Policy HGT 1). The Garden Community will be subject to the preparation of a single Strategic Masterplan. Through the preparation of the Strategic Masterplan, the extent of development across the Masterplan Area and the position of a 'build-to' line will need to be agreed in order to appropriately safeguard the settlement edge of Sheering. If it is concluded through the preparation of the Strategic Masterplan that the proposed secondary school and/or community and health facilities are to be delivered within that part of the Garden Community in Harlow District, consideration will be given to the appropriate alternative mix and balance of land uses and the associated infrastructure that should be delivered within the strategic site allocation SP4.3. In determining the appropriate mix and balance of land uses, the Council will have regard to relevant Policies within this Plan, in particular: Parts A. to F. of this Policy; Policies SP2 and SP3; the identified need for the types of development proposed within the wider Garden Community; and relevant environmental, heritage, transport, infrastructure and other planning opportunities and constraints.

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

Map 2.2 Sustainable Transport Corridors in the Harlow and Gilston Garden Town





Map 2.3 Latton Priory Strategic Masterplan Area

Epping Forest District
Local Plan
2011-2033

Map 2.3

Latton Priory

Date: February 2023

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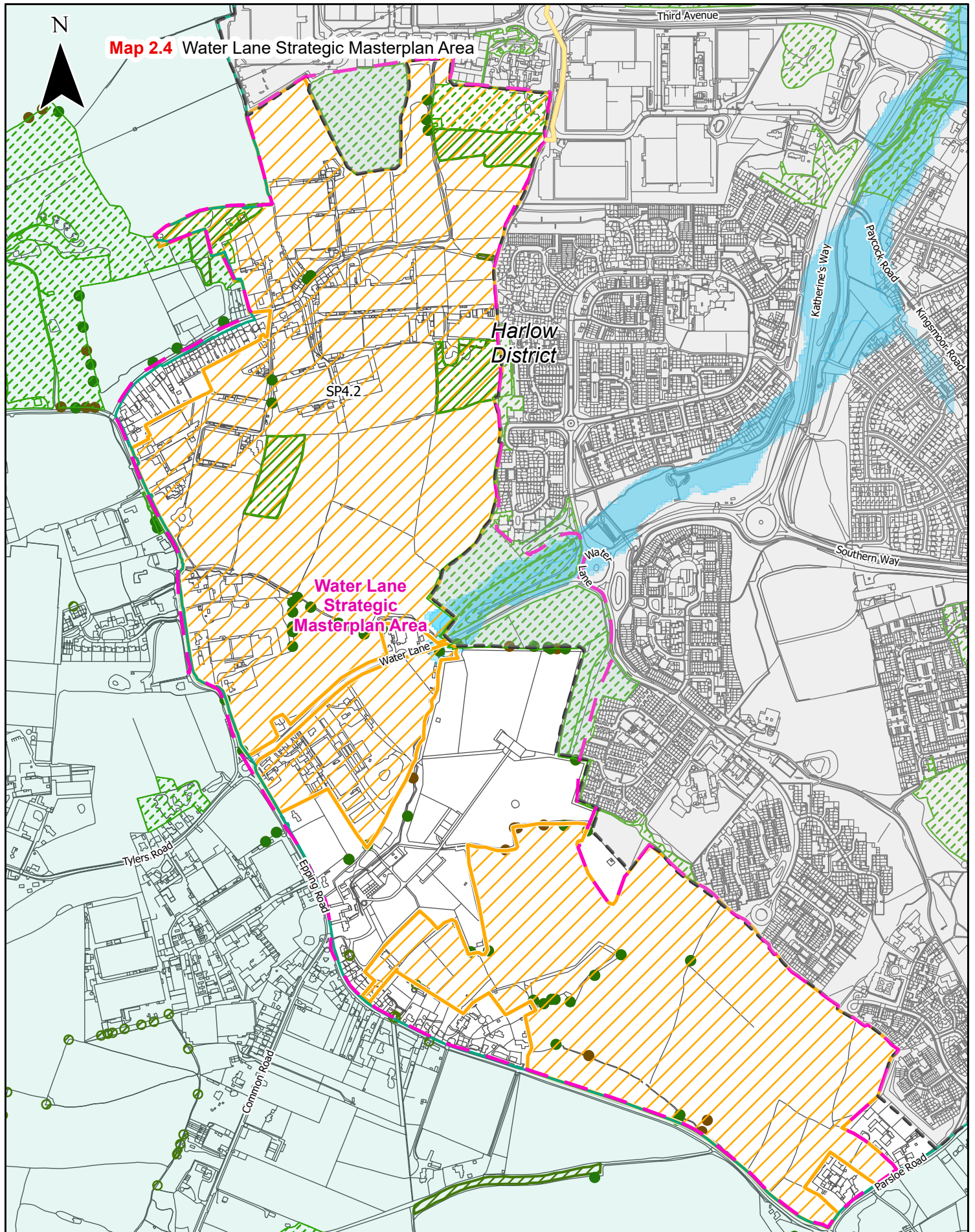
Legend

- Residential site allocation
- Residential and traveller site allocation
- Employment site designation
- Employment site allocation
- Traveller site allocation
- Strategic Masterplan Area
- Concept Framework Plan Area
- Green Belt Boundary
- Local Greenspace
- Local Authority boundary
- Build-to line
- Indicative Access Road for Latton Priory
- Indicative Sustainable Transport Corridors

This legend shows only the key Local Plan policy designations.
A full legend can be found in Part Two: Site Specific Policy Requirements and Designations.



Map 2.4 Water Lane Strategic Masterplan Area



Epping Forest District
Local Plan
2011-2033

Map 2.4

Date: February 2023

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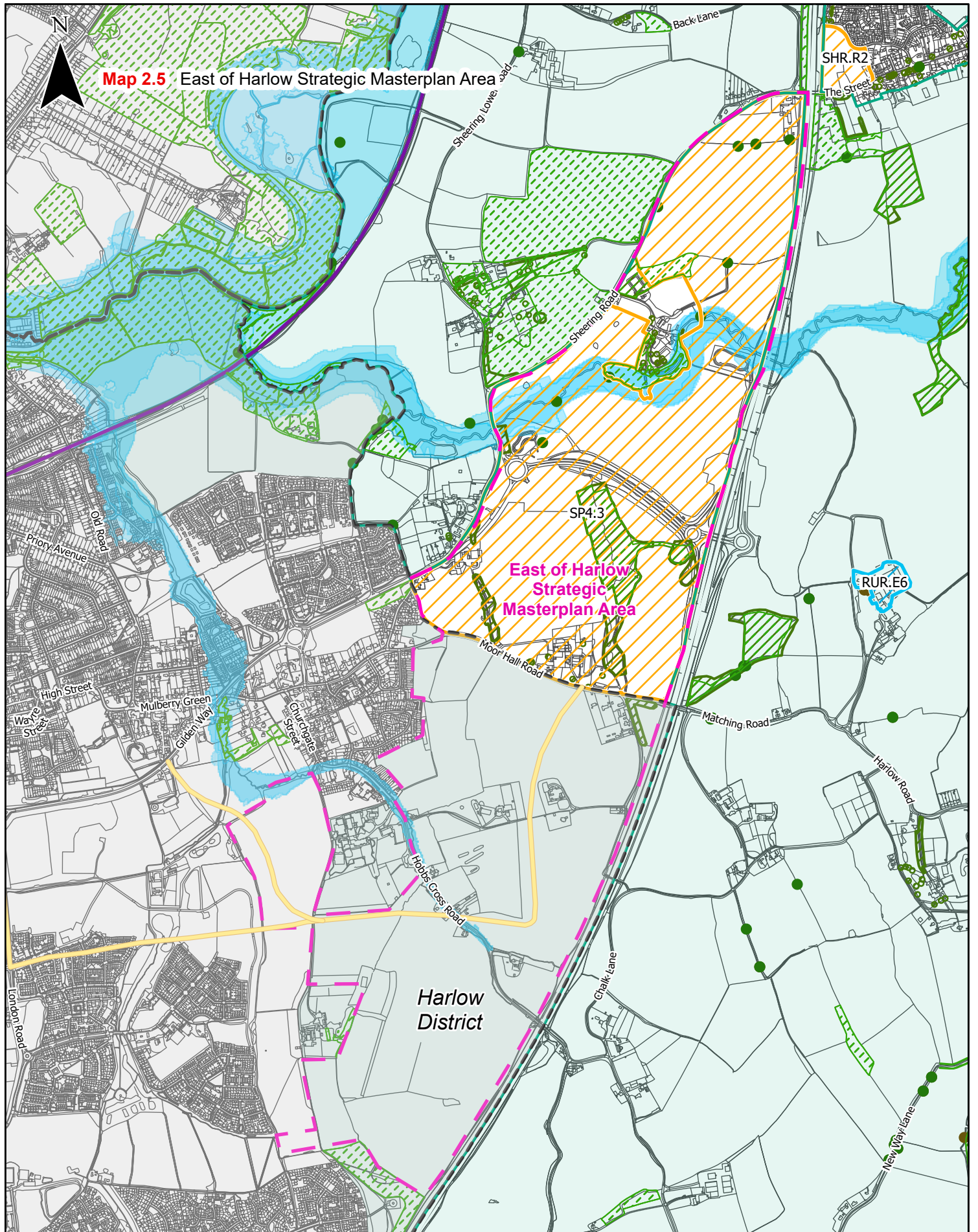
Water Lane

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Legend

- Residential site allocation
- Employment site designation
- Employment site allocation
- Traveller site allocation
- Residential and traveller site allocation
- Strategic Masterplan Area
- Concept Framework Plan Area
- Green Belt Boundary
- Local Greenspace
- Local Authority boundary
- Build-to line
- Indicative Access Road for Latton Priority
- Indicative Sustainable Transport Corridors

This legend shows only the key Local Plan policy designations.
A full legend can be found in Part Two: Site Specific Policy Requirements and Designations.



Map 2.5 East of Harlow Strategic Masterplan Area

Epping Forest District
Local Plan
2011-2033

Map 2.5
Date: February 2023



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East of Harlow

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Legend

Residential site allocation	Residential and traveller site allocation	Local Greenspace
Employment site designation	Strategic Masterplan Area	Local Authority boundary
Employment site allocation	Concept Framework Plan Area	Build-to-line
Traveller site allocation	Green Belt Boundary	Indicative Access Road for Latton Priors
	Indicative Sustainable Transport Corridors	

This legend shows only the key Local Plan policy designations.
A full legend can be found in Part Two: Site Specific Policy Requirements and Designations.

Green Belt and Local Greenspace

2.139 The Council recognises the important role of the Green Belt in the District. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. The Green Belt in the District forms part of the Metropolitan Green Belt surrounding London. Over 90% of the District is designated as Green Belt.

2.140 The general extent of the existing Green Belt will be maintained, but to achieve sustainable development patterns and meet development needs for the Plan period, alterations to the detailed boundaries around settlements have been necessary. This has been undertaken in line with the national planning policy regarding the definition of boundaries and purposes of the Green Belt. The Green Belt serves five purposes:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Approach

2.141 National planning policy requires that exceptional circumstances are demonstrated to justify any alteration to the Green Belt boundary. There is no clear definition of what amounts to exceptional circumstances, but case law is clear that any justification must be responsive to local conditions and take into account a range of factors.

2.142 The justification for altering the Green Belt boundaries in this Plan arose from local circumstances:

- the extent of the Green Belt and subsequent deficiency of land within the

existing settlements to accommodate identified development needs;

- the requirement to deliver sustainable patterns of development; and
- the inability of neighbouring authorities to meet the needs of the District.

2.143 As set out in the Spatial Development Strategy, the Council has worked in partnership with neighbouring authorities within the defined HMA to identify the Objectively Assessed Development Needs for the Plan period. For the District, the identified housing 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 development needs within the Plan period.

2.144 This Local Plan pursues a strategy, as set out in Policy SP1, which seeks to minimise the loss of Green Belt land for development. It maximises sites within existing settlements and focuses development in the most sustainable locations.

2.145 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 Herts Districts. This has required alterations to the District's Green Belt to facilitate this development.

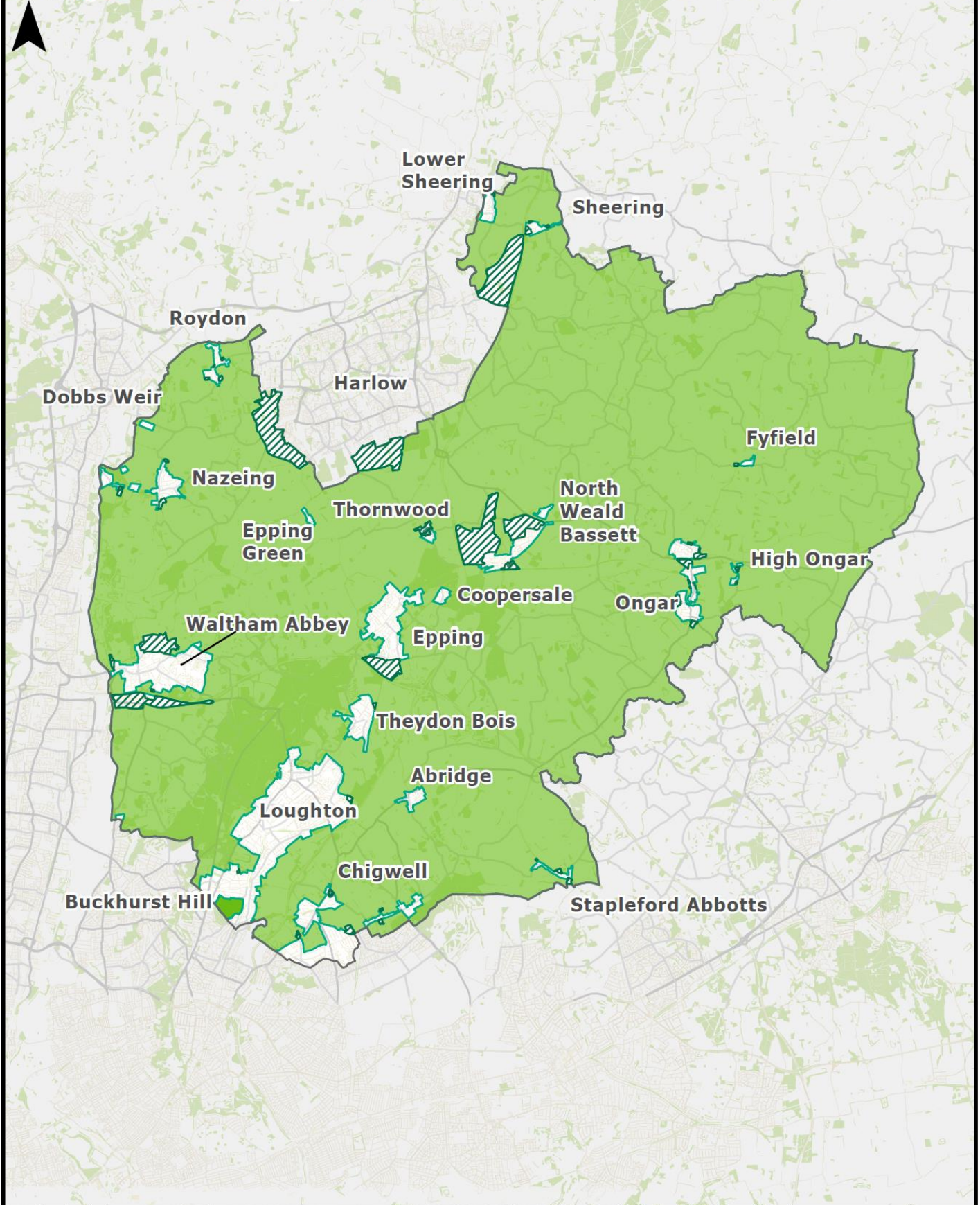
2.146 Beyond Harlow, the identification of locations for development has followed the sequential approach as set out in the supporting text to Policy SP1 in which non-Green Belt land is prioritised for development over land within the Green Belt. The evidence base of sites from which the allocations have been drawn has included a comprehensive search within the settlements for land. The Council has therefore sought to ensure that potential opportunities to redevelop existing brownfield sites outside of the Green Belt were identified wherever possible.


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

- 2.147 The selection of locations for development has been informed by a Green Belt Review that identified the performance of parcels of land in relation to the purposes of the Green Belt. The final selection of sites for release from the Green Belt has been informed by their suitability and their deliverability. The filtering and assessment of sites that has led to alterations to the Green Belt boundaries has been comprehensive. The Report on Site Selection (2018) sets out the approach which seeks to protect high value Green Belt land wherever possible.
- 2.148 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 selection of sites has also led to the identification of some anomalies and where appropriate the boundaries have been altered.
- 2.149 Map 2.6 shows the Green Belt boundary for the District.

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

N **Map 2.6** Green Belt Boundary Alterations



<p>Epping Forest District Local Plan 2011-2033</p> 	<p>Drawing No. EFDC-SP-0000-Rev3</p>	<p>Map 2.6 Green Belt Boundary Alterations in Epping Forest District</p>	<p>Legend</p> <ul style="list-style-type: none"> Green Belt boundary Green Belt boundary alterations Epping Forest District boundary Neighbouring Local Authorities
	<p>Date: February 2023</p>	<p><small>Contains Ordnance Survey & Royal Mail Data © Crown Copyright & Database Right 2023 EFDC Licence No: 100018534 2023</small></p>	
<p>Scale: 1:150,000 @A4</p>		<p><small>The Local Plan should be read as a whole. Proposals will be judged against all relevant policies.</small></p>	

Designation of Local Greenspace

- 2.150** In some locations the alteration to the Green Belt boundary removes areas of land that are locally important greenspaces which are not proposed for change, and which should benefit from continued protection from inappropriate development. These areas of greenspace are located at Thornwood Common, Chigwell Village Green and Land at Tempest Mead North Weald Bassett and meet the criteria for designation as Local Greenspace. They are locally important due to: their beauty, wildlife value, historic significance and/or recreational value; are closely connected to the community they serve; and are local in character and scale. In accordance with the national planning policy these areas are designated as Local Greenspace to ensure their continued protection. Opportunities will be sought to improve and enhance the designated Local Greenspace. The areas are shown on the Policies Map.
- 2.151** National planning policy sets out the approach to planning applications for development proposals within the Green Belt. This Policy outlines the strategic approach whilst Policy DM4 provides more detail.

Policy SP5 Green Belt and Local Greenspace

A. Green Belt

The general extent of the Green Belt is set out in Map 2.6. The detailed boundaries are shown on the Policies Map. The openness of the Green Belt will be protected from inappropriate development in accordance with national planning policy and Policy DM4.

B. Local Greenspace

The same level of protection will be applied to areas of Local Greenspace as is applied to Green Belt. The key characteristics of Local Greenspace are their beauty, wildlife value, historic significance and/or recreational value. It is not necessary for each of these characteristics to be present to be designated or retained as Local Greenspace.

The Natural Environment, Landscape Character and Green and Blue Infrastructure

- 2.152** The District contains significant natural resources, reflected in the extensive landscapes of the Epping Forest and LVRP through to individual Veteran Trees. The countryside, woodland, trees, green lanes, rivers and water meadows, and rural and urban open spaces are important culturally and for good health. These are valued for their modern and ancient landscapes, enjoyment, recreation and the plants and animals they support. These spaces include elements such as allotments, cemeteries, ponds, streams, river towpaths and roadside verges.
- 2.153** A key characteristic of the landscape in the District is its trees (including Veteran Trees) as they are the key component of the ancient forests of Epping and Hainault, many woods and miles of ancient hedgerow as well as the dominant asset in urban areas.
- 2.154** The Plan provides a positive strategy for the protection and enhancement of the natural environment and recognises its role in adapting to climate change. National planning policy and legislation supports measures including the development of linked, multifunctional spaces networks, and habitat and species protection which seek to achieve net gains in biodiversity. This is commonly known as green and blue infrastructure (the blue referring to the water environment) whilst any component can be termed an 'asset'.

Approach

- 2.155** The continued improvement of the District's green and blue infrastructure assets into networks is an important part of the strategy of the Plan. It is also a key aspect of the Council's response to climate change, providing opportunities to mitigate against the impacts of climate change and adapt to the changing climate.
- 2.156** The Plan seeks to protect and improve the quality of the natural environment in the

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

District, in tandem with providing for the necessary new development, through the continued development of green and blue infrastructure networks. These provide for multipurpose open space and improve access to the natural environment for residents and visitors. Uses of the District wide green and blue infrastructure network include recreation, flood water storage, nature conservation, active travel, provision of shade in urban areas, use of trees to alleviate air pollution, sustainable drainage and food production.

2.157 The Council will work with new as well as existing initiatives such as the Living Landscapes of the Epping Forest, and the Lee Catchment Nature Improvement Area. These are partnerships for the improvement of habitat at a landscape scale. For example the Lee Catchment Nature Improvement Area initiative seeks to establish a joined up and resilient ecological network at a landscape scale through the Lee Valley.

2.158 The Council seeks to ensure that development contributes to accessible networks of green and blue infrastructure. With careful design even the smallest site can provide for vegetation, trees or green roofs or walls. Large scale development 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. The Council's Green Infrastructure Strategy will assist with the implementation of a comprehensive network of multifunctional spaces across and beyond the District.

Policy SP6 The Natural Environment, Landscape Character and Green and Blue Infrastructure

A. Development proposals will ensure that the natural environment will be protected, its quality enhanced and access to it extended. In considering proposals for development the aim is to create a comprehensive network of green and blue corridors and places, appropriate to the specific rural or urban setting. In so doing,

biodiversity will be enriched through habitat connection, improvement and protection at all scales, including priority habitats. Access will be extended and the recreational opportunities of the countryside and urban open spaces will be maximised.

B. The Countryside

- (i) The character and appearance of the countryside will be conserved and enhanced. Landscape character assessments will be used to assist in judgements on the suitability of new development.
- (ii) A multifunctional countryside will be supported, which is productive, rich in biodiversity, with a well connected green and blue infrastructure network that is accessible for quiet enjoyment, recreation and exercise.

C. Towns, Villages and Rural Communities

- (iii) The green and blue infrastructure assets of the towns, villages and rural communities will be protected and the quality of existing greenspace will be improved.
- (iv) Development will be designed to protect existing green and blue infrastructure assets, enhance networks, secure better provision where deficiencies have been identified and deliver green and blue assets to link to local or wider green and blue infrastructure networks; and
- (v) Quality greenspace appropriate to the scale of the development will be sought.

D. Green and Blue Infrastructure

The District's green and blue infrastructure network (including priority habitats) will be preserved, restored, extended, maintained and enhanced, and priority species protected, as appropriate, through the Policies in this Plan including:

- (i) The location of development (Policy SP1 and Chapter 5);
- (ii) Habitat Protection And Improving Biodiversity (Policy DM1);
- (iii) Epping Forest SAC and the Lee Valley SPA (Policy DM2);
- (iv) Landscape Character, Ancient Landscapes and Geodiversity (Policy DM3);

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- (v) Green and Blue Infrastructure (Policy DM5);
- (vi) Sustainable Drainage Systems (Policy DM16);
- (vii) Supporting Sustainable Transport Choices (Policy T1); and
- (viii) Designated and Undesignated Open Spaces (Policy DM6)

E. Development proposals, where appropriate, should contribute towards the delivery of green and blue assets which develop and enhance a network of multifunctional green and blue infrastructure. Contributions will be proportionate to the scale of the proposed development and the rural or urban context. Development which improves the existing green and blue infrastructure and where possible, enhances and protects networks will be supported. Additional provision will be required where deficiencies have been identified through the Infrastructure Delivery Plans Schedules, Green Infrastructure Strategy and other appropriate evidence base documents. Where on-site provision is not feasible financial contributions will be sought.

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

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

Chapter Three

Housing, Economic and Transport Policies

Housing

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

Housing Mix and Accommodation Types

3.2 The Council, in its role as local housing authority, has a duty under Section 8 of the Housing Act 1985 (as amended) to consider the needs of people residing in, or resorting to the District, with respect to the provision of sites on which caravans can be stationed or places on inland waterways where houseboats can be moored. It is also important to consider, as set out in national planning policy, the housing needs of other sections of the community. This is to ensure that the right size and type of new homes is provided across the District to meet the needs of existing and future residents and to ensure the creation of mixed and balanced communities. This includes those with specialist housing requirements or who have a desire to build their own homes.

Approach

3.3 The 2015 Strategic Housing Market Assessment (SHMA) and updates undertaken in 2017 provide the latest published housing needs evidence in relation to the quantum, type, size and tenure of new homes needed both across the Housing Market Area and within the District over the Plan period. However, there is also a need to consider the most appropriate location for new 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 creating mixed and balanced communities. Information regarding the profile of housing and population characteristics in a local area can be found by using the Local Area Reports facility on the Office of National Statistics 'nomis official labour market statistics' website, or such other replacement source.

3.4 It is important that a proportion of new homes can provide for the needs of those with, or who may develop, accessibility requirements through the design of those homes. This reflects the evidence 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. 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 an important element of securing an improvement to the overall housing mix within the District.

3.5 Consequently, the Council's approach is that all new homes should be built to Building Regulations Requirement M4 (2) Accessible and Adaptable Dwellings standards, in order to maximise choice. The Building Regulations M4 (2) require, amongst other things, step free access. In non-lift serviced multi-storey development where step free access is not viable, assessments should be submitted to demonstrate that the inclusion of a lift would make the scheme unviable or mean that service charges are not affordable for intended residents. If this is satisfactorily evidenced, then the units above or below the ground floor that cannot provide step free access would only need to satisfy the requirements of M4 (1) of the Building Regulations.

3.6 The needs of those with accessibility requirements, including older people, can be supported by bungalow accommodation. Information contained in the Council's Authority Monitoring Reports show that there has been a gradual erosion of the District's existing stock of

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

bungalows. The Council considers that bungalows can play an important role because of their potential ease of adaptation such that they can provide choice for people with accessibility requirements, including the current and future needs of older people.

- 3.7 Specialist accommodation for those with support needs will continue to play an important role in providing for those residents who currently, or will, require assistance. The term "specialist accommodation" is defined in the Glossary (Appendix 1). Consequently, the loss of existing specialist accommodation will be resisted and new provision will normally be supported where appropriately located and designed. The management of any specialist accommodation proposed will be required, where possible, to be undertaken by a provider registered with the Care Quality Commission (or any subsequent national registration authority) and the proposed provider should be identified as part of any planning application.
- 3.8 The Self-build and Custom Housebuilding Act 2015 places an obligation on local authorities to maintain a register of people and groups interested in building their own homes. A definition of self-build and custom housebuilding is set out in the Housing and Planning Act 2016. The Council will work with landowners and developers to deliver its obligations with respect to self-build and custom housebuilding.
- 3.9 The Council is also supportive of community-led housing. Community-led schemes are those that are driven by local communities, rather than local authorities or developers.

Policy H1 Housing Mix and Accommodation Types

- A. Development will be permitted where the mix of new homes:
- (i) includes a range of types, tenures and sizes to address local need including for 'down-sizing', housing for older people, and specialist housing as appropriate;

- (ii) is appropriate to the size, location and characteristics of the site and its surroundings;
- (iii) takes into account the existing housing stock in the settlement, rural community or neighbourhood in order to avoid any over-concentration of a single type or size of home, or specialist accommodation, where this would undermine the achievement of creating mixed and balanced communities;
- (iv) allows for community-led approaches such as co-housing and co-operatives where appropriate; and
- (v) provides for all new homes to be built in accordance with Building Regulations Requirement M4 (2) Accessible and Adaptable Dwelling standards.

- 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 reflect the latest housing needs evidence published by the Council.
- C. Proposals for new homes comprising:
- specialist accommodation;
 - self-build/custom housebuilding;
 - community-led schemes;
 - sites upon which caravans can be stationed; or
 - locations for mooring houseboats.

will be supported where:

- (i) the location is appropriate in terms of access to facilities, services and public transport; and
 - (ii) it can be demonstrated, where relevant, that the development is designed and managed to provide the most appropriate types and levels of support to the proposed occupier and adequately caters for the needs of support staff.
- D. Where there is evidence of an identified unmet need in the local area and the location is appropriate in terms of access to existing or proposed facilities, services and public transport, larger scale new residential developments should incorporate specially designed housing/specialist accommodation for

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

people with support needs (including for older people and housing with care).

- E. The loss of bungalows and specialist accommodation will be resisted.
- F. The Council will support the development of self-build and custom build 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 homes will be encouraged as part of larger development schemes.

Affordable Homes

- 3.10 The evidence presented in the SHMA and 2017 updates demonstrates that the provision of affordable homes is a key issue for the District. The 2017 SHMA 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 the District is 2,851 homes. For the period 2017-2033 this equates to some 178 homes per annum.
- 3.11 The primary opportunity to address this issue is through on-site provision as part of new residential developments, taking into account the limited supply of land and to ensure the creation of mixed and balanced communities. In doing so there needs to be a balance between securing the maximum level of affordable homes on those sites whilst ensuring that this does not impact on their viability and prevent the overall delivery of homes and infrastructure.
- 3.12 In order to understand what would be considered a proportionate and reasonable level of affordable homes to be sought, without impacting on the overall delivery of homes, the Council has undertaken an assessment of viability to inform the requirements set out in this Plan.
- 3.13 The Housing and Planning Act (2016) introduced a general duty on local authorities to promote the provision of Starter Homes. 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.

- 3.14 National planning policy sets out an expectation that residential sites of ten or more dwellings would deliver a minimum of ten percent affordable home ownership products. The type of homes considered to comprise affordable homes is set out in national planning policy. This Policy provides sufficient flexibility to accommodate any future changes in national planning policy.
- 3.15 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 national planning policy.

Approach

- 3.16 The evidence suggests that the provision of 40% of affordable homes on sites of 11 or more homes (including self-contained units in specialist accommodation) would provide the most appropriate balance between achieving a meaningful proportion of affordable homes, as well as accommodating any financial contributions, to support both the delivery of affordable homes and the necessary strategic infrastructure subject to individual site viability. The Council recognises that the provision of affordable homes in accordance with this Policy may render some development proposals unviable at the time of submitting a planning application. Where the Council is satisfied that the independently verified viability assessment submitted justifies the provision of affordable homes below the level required by Policy H2, the Council will expect provision of additional affordable homes to be made if viability improves before full completion of the development permitted. For new larger-scale residential development that will be delivered on a phased basis, the Council will require planning obligations to include mechanisms for viability reviews and 'clawback' clauses (or similar). This is to ensure the fullest possible compliance with this Policy is achieved where

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the viability of the scheme improves before completion.

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

- that the site is too small;
- that there are site specific factors which mean that the provision of on-site affordable homes may not be desirable in terms of the form and location of development;
- that site specific complexities and costs would not generate sufficient 'value' to be viable if the proportion of affordable homes sought were to be provided; or
- that some developments, such as those brought forward through the 'office to residential' and other permitted development rights, are currently exempted by national legislation from having to make a contribution towards the provision of affordable homes.

3.18 In addition, there will continue to be a loss of existing affordable homes through 'Right to Buy'.

3.19 The 2015 SHMA and 2017 updates provide information about the potential type and tenure of affordable homes to be provided across the District. This evidence indicates the need for the provision of 81% of new affordable homes to be for affordable rent and 19% to be for intermediate housing products. This provides a useful starting point but, as with the delivery of market homes, there is a need to consider the most appropriate location, type, size and tenure of properties to be provided in different areas of the District. Applicants are therefore advised to contact the Council's Housing Service for the most up-to-date information with respect to the provision of affordable homes. Different locations will have different characteristics, and different sizes of site will provide varying opportunities for achieving a mix in line with the District wide evidence. There is also a need to

make best use of land, and to take account of the existing stock of affordable homes within the locality to support the objective of creating mixed and balanced communities. In relation to this latter point, it is important to ensure that affordable homes are designed to ensure that they are visually integrated as part of any wider development i.e. that schemes are designed in such a way as to be 'tenure blind'. Similarly, it is important that new homes provide for the needs of those with, or who may develop, accessibility requirements through their design.

Policy H2 Affordable Homes

- A. On development sites which provide for 11 or more homes, or residential floorspace of more than 1,000 square metres (combined gross internal area), the Council will require 40% of those homes to be affordable and provided on-site. The tenure mix of affordable homes will be required to reflect the latest available housing need. All new homes will be required to meet Building Regulations Requirement M4(2) Accessible and Adaptable Dwelling standards.
- B. The management of the affordable homes provided will be undertaken by a Registered Provider which is a Preferred Partner of the Council unless otherwise agreed by the Council. Any relevant scheme will need to demonstrate that the design, siting and phasing of affordable homes provides for its proper integration and timely provision as part of the wider development.
- C. The mix of units in respect of size will be determined on a site by site basis dependent on the overall needs for the local area and on the specific characteristics of the individual site. The Council will expect the design, type, size and mix of the affordable homes to be such that the development is 'tenure blind' in respect of its character and appearance.
- D. Proposals that do not accord with the requirements of Part A (above) must be accompanied by a viability assessment (with supporting evidence), which is transparent and complies with relevant national or local planning policy and guidance applicable at the time.

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- E. Where it has been demonstrated to the Council's satisfaction that the provision of affordable homes in accordance with the above levels and the preferred tenure mix as indicated by the most up-to-date evidence would render the scheme unviable, the Council will determine the approach to be taken to achieving viability, where appropriate, having regard to the following available options:
 - (i) reviewing the tenure mix;
 - (ii) reviewing the extent of other site specific planning obligations; and
 - (iii) reviewing the proportion of affordable homes.
- F. In exceptional circumstances, where the Council agrees that it would be inappropriate for the required affordable homes to be provided on-site as part of the development, the Council will accept a financial contribution to fund the provision of affordable homes on another site in the District, provided that the Council is satisfied that:
 - (i) the financial contribution is at least equivalent to the increased development value if affordable homes are not provided on-site, subject to such a contribution being viable; and
 - (ii) a viability assessment has been provided (with supporting evidence) in accordance with Part D (above) which is transparent and complies with relevant national and local planning policy and guidance applicable at the time, properly assessing the level of financial contribution to be provided.
- G. Where a viability assessment has been submitted in accordance with Part D (above) the Council will undertake an independent review of that assessment for which the applicant will bear the cost.

Rural Exception Sites

- 3.20 A significant part of the District is rural in nature and designated as Green Belt. In accordance with Policy SP1 D(i), development in such areas, if not specifically allocated for residential development within this Plan, would not normally be granted planning permission. Where sites have been allocated within or

adjacent to Small Villages many are below the threshold for which affordable homes would be sought. Consequently, there is still likely to be a need for affordable homes in Small Villages and rural communities and those areas should have the ability to benefit from the provision of affordable homes on suitable small-scale sites.

Approach

- 3.21 In order to be able to accommodate the need for affordable homes in Small Villages and rural communities where it has been clearly identified and evidenced, and where it accords with other relevant Policies of the Plan, the Council may grant planning permission for small-scale schemes for affordable homes. In accordance with national planning policy, there is also a need to provide some flexibility to enable the opportunity for some cross-subsidy through the provision of a small proportion of market homes should viability evidence clearly demonstrate that such cross-subsidy is justified.

Policy H3 Rural Exceptions

- A. Planning permission may be granted for small-scale schemes for affordable homes on sites where planning permission would not normally be granted, where those sites are related to Small Villages and rural communities, where there are no residential allocations proposed of a sufficient size to make provision for affordable homes, or where such sites do not, in accordance with the provisions of Policy H2, provide for sufficient affordable homes when granted planning permission to address the full need for that Small Village or rural community. Such schemes will need to satisfy the Council that:
 - (i) there is a demonstrable social or economic need for affordable homes for local residents which cannot be met in any other way and which can reasonably be expected to persist in the long term. Planning applications will be expected to be supported by a local housing needs assessment;
 - (ii) the development is well-related to the existing Small Village or rural community and there is no significant detrimental impact to the character of that Small

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Village or rural community and the surrounding countryside, or would cause significant harm to the purposes of the Green Belt. Proposals involving extensions into the open countryside or the creation of ribbons or isolated pockets of development are unlikely to be considered acceptable and should be avoided. There should be no significant material grounds for objection including on highways, infrastructure, environmental or amenity matters; and

- (iii) suitable arrangements have been secured to ensure that all of the affordable homes built are available only for initial and subsequent qualifying occupiers (see Part C) whose total income is insufficient to enable them to afford to rent or buy a home of a sufficient size on the open market in the specified parish.
- B. The management of the affordable homes provided will be undertaken by a Registered Provider which is a Preferred Partner of the Council unless otherwise agreed by the Council.
- C. For the purpose of this Policy 'local resident' is defined as:
 - (i) persons who have permanently resided in the specified parish for at least two years; or
 - (ii) persons who are no longer a resident in the specified parish but who have been a resident there for at least three years during the last five years; or
 - (iii) persons who are in permanent employment in the specified parish and have been for a minimum of two years and are working at least an average of 24 hours per week; or
 - (iv) persons who have close relatives (i.e. parents, grandparents, children, brother or sister) living in the specified parish who have lived there for at least five years.
- D. Should there be insufficient applicants from the specified parish when the homes become available for occupation, then applicants from neighbouring parishes within the District who comply with the eligibility criteria set out above will be considered.
- E. The Council will consider the provision of a small proportion of market homes within the

proposal site if it can be demonstrated through a viability assessment (with supporting evidence), which is transparent and complies with relevant national or local planning policy and guidance applicable at the time, that such housing is financially necessary to ensure the delivery of the affordable homes.

- F. Where a viability assessment has been submitted in accordance with Part E above the Council will undertake an independent review of that appraisal for which the applicant will bear the cost.

Traveller Site Development

- 3.22 As set out in national planning policy "travellers" means "gypsies and travellers" and "travelling showpeople". Therefore, when referring to travellers in this Plan, the term incorporates gypsies and travellers, and travelling showpeople.
- 3.23 There are distinct differences in the culture and way of life of gypsies and travellers, and travelling showpeople. For this reason, Planning Policy for Traveller Sites 2015 provides two separate definitions as follows:
 - Gypsies and travellers are defined as: "persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such".
 - Travelling showpeople are defined as: "members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes gypsies and travellers as defined above".

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3.24 The Council is required to plan for the future needs of travellers in the District up to 2033. Chapter 2 and Policy SP1 set out the context in relation to the future needs of travellers in the District over the Plan period and the sequential approach to meeting those needs over this period. The proposed allocation of sites to meet the identified need for travellers and travelling showpeople are set out in Policies SP1 and SP4, and Chapter 5.

3.25 National planning policy sets out a range of issues for local planning authorities to consider when assessing planning applications for traveller site development. It makes clear that local planning authorities should consider matters including:

- the effective use of brownfield or derelict land;
- landscaping and the positive enhancement of the environment;
- promoting opportunities for healthy lifestyles; and
- avoiding isolation from the rest of the community.

The Council should also consider any locally specific criteria to assess planning applications that may come forward on unallocated sites.

3.26 The District's traveller communities live mostly on privately owned sites containing a small number of pitches. There are some larger sites in the District but consultation with both travelling and settled communities has indicated a strong preference for smaller sites for travellers in locations with a degree of separation from settled communities.

3.27 Travelling showpeople occupy a single site in the District which is allocated for intensification in this Plan at Policy P13.

Approach

3.28 The Council will ensure that any proposals for traveller site development outside of allocated sites are assessed in accordance with national planning policy to ensure that they are located in suitable locations and meet the future needs of the traveller community.

3.29 The criteria in the Policy responds to the need to ensure that sites for travellers are accessible and that there is convenient access to local services and facilities, specifically educational, medical and welfare services. The available provision of local services, especially schools, to meet the needs of the occupiers must also be reviewed and appropriately addressed.

3.30 When considering planning proposals for traveller site development, the Council will take into account the suitability of the site and the sustainability of the location, having regard to national planning policy.

3.31 Proposals for traveller site development is inappropriate development in the Green Belt and will only be approved when very special circumstances have been demonstrated in line with national planning policy.

3.32 The Council will resist the loss of existing traveller sites, and particularly the conversion to permanent dwellings unless it can be clearly demonstrated that there is no genuine need or likely future need for traveller sites in the locality and other planning policy requirements are met including those identified in national planning policy.

Policy H4 Traveller Site Development

- A. The Council will meet the identified need for travellers through the provision of yards and/or pitches as part of site allocations as set out in Policies SP1 and SP4 and Chapter 5.
- B. If planning applications for traveller site development are received for sites other than those allocated in this Plan they will be determined taking into account the following considerations:
- (i) the impact on local amenity and the natural and historic environment;
 - (ii) the relationship to local services with capacity, including education establishments, health and welfare services, shops and community facilities;
 - (iii) access to the highway, public transport services and sustainable transport options;
 - (iv) the provision of on-site facilities for parking, storage, play and residential

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amenity and appropriate essential services;

- (v) whether the site is located outside of areas at risk of flooding;
- (vi) the compatibility of the proposed use with surrounding land uses including potential disturbance from vehicular movements, and on-site business activities;
- (vii) the impact on the physical and visual character of the area;
- (viii) the potential for successful integration between travelling and settled communities; and
- (ix) any impact on the Green Belt. Openness will need to be preserved and very special circumstances demonstrated.

- C. Proposals for new sites under Part B of this Policy should not exceed five pitches unless a specific justification is provided for a greater number of pitches up to a maximum of ten pitches.
- D. Planning permission will not be granted for the replacement of lawful traveller sites by permanent dwellings or other uses unless it can be clearly demonstrated to the satisfaction of the Council that there is no genuine need or likely future need for traveller sites in the locality and other planning policy requirements are met.

The Economy and Town Centres

- 3.33 This section sets out the future plan for the economy and town centres within the District up until 2033.
- 3.34 National planning policy requires the planning system to place a considerable emphasis on supporting economic growth. Local Plan policies for the economy and town centres should be based on adequate, up-to-date and relevant evidence and integrated with other policy elements, particularly housing. It further reinforces the requirement for co-operation with partners and across local authority boundaries in maintaining a robust evidence base to understand current needs and likely changes. National planning policy also sets the requirement for Local Plans to address barriers to investment, holistically assess needs for

employment land or floorspace as well as the sufficiency and suitability of existing and future land supply for employment development. Local planning authorities should also have specific regard to the role and function of their town centres, assess locations of deficiency and determine the needs of the food production and tourism industries.

- 3.35 In terms of town centres, Local Plans should define a resilient network and hierarchy and the extent of Primary 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 the needs of a range of uses, including edge of centre sites.
- 3.36 National planning policy promotes the sustainable growth of all types of businesses in rural areas, including facilitating the conversion of existing buildings and provision of new buildings. It also promotes the development and diversification of agricultural and other land-based businesses, supports sustainable rural tourism activities and encourages the retention and development of local services.
- 3.37 The strategy for the economy and town centres is closely linked to the strategic policies of the Local Plan, particularly in relation to the quantum and location of future planned development. The Plan incorporates policies to plan for future jobs growth, and the identification of sites and areas to meet future employment land requirements and needs. In addition, policies establish a Town and District Centre hierarchy and plan for the retail needs of the District. Further policies relate to the food production industry focussed on glasshouses, and the visitor economy.

Employment Sites

- 3.38 The District is an area of contrasts. More urban in the South abutting London but in stepping beyond the M25 the District becomes more rural in nature. The area has a number of smaller town and population centres with no single higher order conurbation. Unsurprisingly, given its position, the District has very high

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levels of out-commuting with around half of working residents commuting into London. Consequently, the District is not a self-contained economy, but an integral part of a functional economic geography that extends well beyond its boundaries.

- 3.39 The District has key strengths in sectors including construction, professional services, business services and health and care. Jobs growth is forecast in these sectors over the Plan period. Important also to the District's economy is the long established horticultural and glasshouse industry in the Lee Valley. The Plan also seeks to capitalise on opportunities for growth in the visitor economy. The District is highly entrepreneurial with comparatively high levels of self-employment and business start-ups and is characterised by Small and Medium Enterprises (SMEs).
- 3.40 Drawing on the District's excellent transport links, strategic employment locations include Loughton and Waltham Abbey with significant, albeit smaller, concentrations of employment space in North Weald Bassett and Nazeing.
- 3.41 London is a clear economic driver with influence on the District. Harlow is also a major location for future economic growth, particularly with its Enterprise Zone status. The Harlow Enterprise Zone (serving all of West Essex) is seeking to create high quality and high technology employment close to the District. Development and employment at North Weald Airfield features in Essex County Council's and the South East Local Enterprise Partnership's plans for growth. The District sits within the London Stansted Cambridge (UK Innovation) Corridor, plans for which include promoting growth in sectors such as food and life sciences.
- 3.42 The Council, along with the other local authorities in the Functional Economic Market Area (East Herts, Harlow and Uttlesford), commissioned work in 2017 to assess the employment needs of West Essex and East Hertfordshire. Two District level studies have also been produced which have identified and analysed the supply of employment sites, opportunities for growth, and future needs for employment space.

- 3.43 The majority of existing employment sites within the District are in good or fair condition and are well occupied. There is a strong market demand for employment space throughout the District whether it is clustered near to London Underground stations, within close proximity to the M25 and M11, or within more rural locations within the District. There is a need for further start-up space as well as 'grow-on' provision to enable existing businesses to grow and stay within the District. Local economic growth is however, challenged by the availability of suitable sites for employment development due to high land values, and vulnerability to the loss of sites through permitted development rights.

Approach

- 3.44 The Council's approach to meeting the District's employment needs is to protect and enhance existing employment sites (including through intensification), together with the allocation of new sites. Such an approach will provide for the employment development needed to support sustainable long term economic growth within the District and the wider area whilst limiting the extent of land that needs to be released from the Green Belt.
- 3.45 The Council supports the development of the rural economy in the District. This includes the designation of existing rural employment sites across the District. In designating many of these sites, the Council acknowledges that many have developed over time through the diversification of traditional farmsteads and thus retain agricultural and other authorised uses. In such cases, the designation protects the existing employment premises within Use Classes B2, B8, and E, and Sui generis uses of an employment character within these sites.
- 3.46 The Council supports the renewal or intensification of some existing employment sites, including those within the Council's ownership, in order to maximise their potential.
- 3.47 In order to retain sites in employment use and meet the identified need for employment land, the Council will require robust evidence from applicants seeking to demonstrate that there is no longer a reasonable prospect of a site's

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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. It should be marketed effectively for a minimum of 12 months at a value which is comparable to the local market for its authorised use. It must also be demonstrated that the continuous use of the site is no longer viable, taking into account the site's existing and potential long term market demand for the authorised use(s). The Council should be engaged early in the process as it can help to maximise exposure of the employment/business opportunity that the site affords, to as wide a potential business audience as possible. Any 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.

3.48 The Local Plan makes provision for the District's employment needs in accordance with Policy SP1. This Policy sets out the Council's approach in relation to meeting future employment need. It also recognises that some uses fall outside of Use Classes B2, B8 and E but nevertheless are of an employment character.

3.49 Uses on employment sites which provide an essential facility or service will be considered in accordance with Policy D2. Policies elsewhere in the Plan address the need for other employment generating uses. This includes Policy E2 relating to Town and District Centres, Policy E3 on food production and glasshouses and Policy E4 on the visitor economy. Jobs will also be generated through the provision of future infrastructure, services and facilities, such as schools and health care. Furthermore, Policy D5 supports the provision of jobs which are primarily undertaken through homeworking and peripatetic working.

3.50 Recognising the crucial role that existing employment sites play in meeting the District's employment needs the Local Plan designates 56 existing employment sites, equating to approximately 149 hectares of land for employment use. In addition, the following employment allocations are made to provide

sufficient land to meet future needs and ensure sufficient flexibility and choice to the market. Further details are provided in Policies SP1, SP4, Chapter 5 and in Part Two of this Plan. In addition, other small-scale employment uses are expected to be provided as part of the development mix within the Garden Communities, Strategic Masterplan Areas and other appropriate locations.

Table 3.1 Employment site allocations

Allocation reference	Site Name	Primary Use	Indicative Development Area
LOU.E2A	Land adjacent to Langston Road Industrial Estate	B2	one hectare
NWB.E4A	North Weald Airfield	B2/B8/ offices, research and development and light industrial (within Use Class E)	ten hectares
RUR.E19A	Land adjacent to Dorrington Farm	Offices/ research and development (within Use Class E)	one hectare
WAL.E6A	Land adjacent to Galley Hill Road Industrial Estate	B2/B8	one hectare
WAL.E8	Land North of A121	B2/B8/ light industrial (within Use Class E)	ten hectares
Total			23 hectares

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Policy E1 Employment Sites

Existing Employment Sites (Designated and Undesignated)

- A. The Council will seek to retain and enhance existing employment sites and premises for their existing authorised uses within Use Class B2, B8 or E, or Sui generis uses of an employment character.
- B. Proposals for the redevelopment, renewal, intensification, or extension of existing employment sites and premises for employment uses or Sui generis uses of an employment character will be encouraged.
- C. Proposals for complementary and supporting uses may be considered acceptable where they will not individually, or cumulatively, result in a material change to the site's employment character and function.
- D. Proposals that do not conform with A-C above will not be permitted unless it can be demonstrated through evidence, including marketing of the site, that there is no longer a reasonable prospect of the site being used for the existing authorised employment use or alternative employment uses or Sui generis uses of an employment character.

New Employment Sites

- E. The Council will meet the identified need for employment land through the site allocations summarised in Table 3.1 and set out in Policies SP1, SP4 and the relevant Places policies.
- F. Proposals on allocated employment sites must accord with the relevant requirements set out within Table 3.1, the relevant Places policies and Part Two of the Plan.
- G. The Council will support and encourage the development of flexible local employment space to meet the employment and economic needs of the District.

Centre Hierarchy/Retail Policy

3.51 The Town and District Centres across 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 centres compared to surrounding areas within easy

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reach, such as Harlow, Stratford, Romford, Enfield, and Brentwood.

- 3.52 The evidence base for the Local Plan has assessed the relative roles of settlements and centres across the District, taking into account a range of factors including:
- sustainability;
 - accessibility;
 - town centre health checks;
 - retail provision;
 - employment provision; the historic environment;
 - availability of services and facilities; and
 - size of population.

This has informed the Town and District Centre hierarchy and requirements.

3.53 In preparing the Local Plan the Council has taken into consideration the changing nature of the District's centres, the influence of the internet on trading, an increasing demand for services and the level of forecast growth in expenditure across the District. Whilst population growth is forecast, this does not necessarily translate into a need for more retail and service floorspace, particularly given the competition from nearby centres and the impact of internet trading. An over provision of floorspace could be detrimental to the health of both it and other centres. Equally, under provision of floorspace will generate more car trips and potentially diminish the attractiveness of the centres.

3.54 Increasing the market share of retail expenditure is considered to be an unrealistic prospect for the District, given established and more significant nearby retail destinations.

3.55 The District does not wish to compete with other retail destinations and cannot compete with the increasing use of the internet for making purchases. The evidence suggests that retaining a constant market share is more realistic, and identifies a need for up to 59,700 square metres of retail floorspace within the period 2009-2033. When 'pipeline' development is removed there is a net need for 39,700 square metres of retail floorspace. From this approximately 40% will be provided in

Harlow, recognising the contribution this town makes to servicing the retail needs of the District.

Approach

- 3.56 The Council's planning policy approach is to introduce a simplified Town and District Centre hierarchy. Any growth will be focussed on the Town Centres at Epping and Loughton High Road. The Council will promote growth in other centres across the District where it supports their vitality and viability. In accordance with the requirements of national planning policy, Primary Shopping Areas, Primary and Secondary Commercial, Business and Service Frontages have been identified within each Town and District Centre.
- 3.57 The Council will keep under review how to meet future retail floorspace requirements over the Plan period, including the needs for out of centre sites, taking account of nearby retail offer including in the Broxbourne area.

Policy E2 Centre Hierarchy/Retail Policy

- A. The following Town and District Centre hierarchy applies in the District:
- (i) Town Centres:
- Epping
 - Loughton High Road
- (ii) District Centres:
- Waltham Abbey
 - Loughton Broadway
 - Ongar
 - Buckhurst Hill
- B. Proposals within defined Town and District Centres for retail, leisure, entertainment, offices, arts and culture, tourism and other main town centre uses, as defined by national planning policy, will be supported.
- C. Within defined Primary Commercial, Business, and Service Frontages, ground floor units will be maintained in Use Class E uses in accordance with Policies P1 to P5. Proposals that will not result in a reduction in the specified percentage of Use Class E uses will be permitted for other main town centre uses

where this will support the function, vitality or viability of the Town or District Centre and maintain an active daytime frontage.

- D. Within defined Secondary Commercial, Business, and Service Frontages, ground floor units will be maintained in Use Class E uses in accordance with Policies P1 to P5. A wider range of main town centre uses may be acceptable where it can be demonstrated that they will maintain the diversity, viability and vitality of the Town or District Centre. Proposals for non Use Class E uses within Secondary Commercial, Business, and Service Frontages must include active frontages, attract a high footfall consistent with other main town centre uses and positively contribute to the function of the Town or District Centre.
- E. The scale and type of any development proposals should be proportionate to the position of the relevant centre in the hierarchy.
- F. The Council will not permit the change of use of shops as identified within Use Class F2, unless it can be demonstrated that:
- (i) there is no demand for the shop; or
- (ii) a shop of comparable nature will be provided in the locality; or
- (iii) the new use would meet an identified need for community facilities or services.
- G. Out of Centre development
- (i) All proposals for main town centre uses outside of defined Town and District Centres, including edge of centre or out of centre development, will be subject to sequential testing as required by national planning policy and will only be permitted where:
- there is a demonstrable need for the development;
 - the proposal satisfies the sequential test;
 - the proposal would not put at risk or harm proposals to safeguard the vitality and viability of any nearby Town and District Centre; and
 - the development would be readily accessible, or will be made so, by a range of transport options, including public transport, cycle and foot.

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- H. Relevant planning applications for main town centre uses outside of defined Town and District Centres will be required to undertake and provide an impact assessment in accordance with national planning policy.

Food Production and Glasshouses

- 3.58 The District has long been home to a major part of the Lee Valley glasshouse industry, now mainly focused in Roydon, Nazeing and Waltham Abbey. The District has historically provided a favourable location for the industry, due to its largely flat topography, rich soil, ample water supply, and proximity to London through road, rail and canal links. The industry experienced post-war growth. It has subsequently experienced 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. Nevertheless, it continues to remain one of the main centres of the UK glasshouse industry, and whilst the land take has declined, production from the remaining sites has increased. The industry continues to rely on migrant-based 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 through a mix of permanent and temporary accommodation or building conversions.
- 3.59 Glasshouse horticulture is an appropriate use in the Green Belt, but technological changes and competition pressures mean new glasshouses are often much larger in area and taller, increasing their impact on the locality. Some growers are looking to expand, others are stable with some relying on niche markets. The remainder are either in long term decline or are derelict. Packhouses are vital to the industry to enable the producers to provide supermarkets with graded and packaged products. They handle produce from the Lee Valley, UK and abroad and allow growers to enter into long term contracts with the supermarkets on the basis of a guaranteed volume of produce throughout the year.

- 3.60 The glasshouse sector makes a significant contribution to the local economy. Looking to the future, and given operational matters of profit margins, costs and access to workers, growers are increasingly looking at investment in mechanisation and robotics. Modern operations often include the provision of energy efficient plant to assist in minimising costs as well as reducing greenhouse gas emissions.
- 3.61 The glasshouse industry provides two areas of opportunity for future employment and economic growth. They are the employment of local workers in the sector and the creation of new jobs. The market opportunities for home grown products, as a result of 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 has good growth prospects, and food production is one of the sector priorities for the London Stansted Cambridge (UK Innovation) Corridor. The Lee Valley Food Task Force recommended the development of robust employment and training provision and pathways to ensure that the industry has a skilled local workforce.

Accommodation for Glasshouse Workers

- 3.62 Traditionally the glasshouse industry in the District depended on the labour of seasonal workers who could be housed on-site within temporary accommodation for the duration of the season. The modern glasshouse industry however, allows for year round growing, and there is therefore no longer a 'season'. Workers are needed year round and are therefore expected to live in houses or flats in nearby towns, villages and rural communities rather than at their place of work. The glasshouses in the District are not in remote or inaccessible locations.
- 3.63 This is traditionally a low wage industry and the gradual change from seasonal to year round work together with the strict application of Green Belt planning policy to prevent new residential development, had resulted in many workers living in inappropriate or unsuitable temporary accommodation within glasshouse

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sites. The resulting poor living conditions of workers and reduction in the quality of the environment within glasshouse sites has made this a significant local problem. Concerted action on the part of the Council and growers has improved this situation in recent years. This Policy intends to avoid such problems in the future.

3.64 The provision of residential accommodation for workers is not inappropriate development in the Green Belt if proven to be ancillary to the glasshouse use. This means it must be proven to be essential in that location. The Council's Local List of Validation Requirements for planning applications will clarify the level of proof required to justify on-site accommodation for workers. This will include operational plans that explain the number of workers required on site, and whether there is already existing workers accommodation on-site. In order to avoid such ancillary residential accommodation becoming permanent general needs housing in the Green Belt, Policy E3 B(v) seeks to ensure that the land is returned to agricultural use when the need for glasshouse workers accommodation ceases.

3.65 House prices and rents within the traditional growing areas in the Green Belt so close to London, make permanent off-site accommodation unattainable for many individual workers but this Plan seeks to deliver significant levels of affordable homes in settlements close to glasshouses and therefore provides a potential alternative to on-site accommodation, particularly for workers and their families. The conversion of existing buildings within a glasshouse site to provide accommodation is one potential option where buildings are available and suitable.

Approach

3.66 An objective of the Plan is to support the diversification of the agricultural economy including the expansion of the glasshouse industry, subject to environmental considerations. The Council recognises the benefits to food security that the industry brings and seeks to be flexible in accommodating the modern needs of the industry whilst addressing

any environmental impacts of the associated development. The Council takes a criteria based approach to the location and form of glasshouse development and 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 whilst providing choice and flexibility to the market.

3.67 The consideration of water usage in relation to water stress is important and growers are expected to adopt water efficient measures in their operations. This includes using water harvesting wherever possible and sourcing water supply from appropriate sources such as above ground reservoirs.

Policy E3 Food Production and Glasshouses

- A. New or replacement glasshouses, any ancillary packhouse development and any ancillary low carbon energy generation facilities including combined heat and power will be permitted subject to the following criteria:
- (i) the scheme does not have a significant visual impact upon the character of the landscape particularly with regard to long-distance views;
 - (ii) the planning application includes full details of landscaping, including trees and other vegetation which will be retained or removed;
 - (iii) the land is capable of being developed without major changes to existing site contouring;
 - (iv) vehicular access from the site to the highway network is adequate and uses roads capable of accommodating any vehicle movements generated by the development without detriment to highway safety, the rural character of the roads, and residential amenity;
 - (v) adequate surface water and foul drainage capacity exists or can be provided as part of the development. The Council may

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require inclusion of suitable and adequately maintained sustainable drainage systems to control the quality or attenuate the rate of surface water run-off;

- (vi) adequate quality and quantity of provision of water is available or can be provided on-site, for all domestic and non-domestic purposes; and
- (vii) any energy generation facilities do not impact on the integrity of the Epping Forest Special Area of Conservation in accordance with the requirements of Policy DM2.

- B. Within glasshouse sites, residential accommodation for workers will only be permitted where it can be demonstrated that:
- (i) there is clear and robust evidence which shows that the on-site accommodation is required for operational purposes and is therefore ancillary to the glasshouse use. This includes proposals to convert or extend existing on-site structures to provide for such accommodation; and
 - (ii) there is no other alternative suitable accommodation within a reasonable distance from the glasshouse site, including by purchasing and renting of an existing residential property for use as a House in Multiple Occupation or hostel; and
 - (iii) the quality, size and nature of the proposed structure is commensurate with the needs of the enterprise concerned; and
 - (iv) any permission for such accommodation will be strictly tied by either a planning condition or planning obligation to ensure that the accommodation will only be occupied by horticultural workers employed by the relevant enterprise; and
 - (v) any new and freestanding structures will be removed or demolished once the need for such accommodation ceases and the land will be reinstated to agricultural use; and
 - (vi) where applicable, any permission will lead to the removal of existing temporary accommodation and prevent temporary accommodation on the site in future.

The Visitor Economy

- 3.68 Tourism provides an important source of revenue and employment for the District. Evidence suggests that in 2015 tourism provided for over 2,600 full time equivalent jobs in the District, which equated to approximately eight percent of overall employment in the District. The total value of the tourism industry in the District (in terms of local business turnover supported by tourism activity), equated to more than £200 million in 2015.
- 3.69 Both the Epping Forest and the Lee Valley Regional Park (LVRP) provide green links into the area from London and offer a wealth of leisure and recreation activities. The District also boasts an enviable built heritage with for instance, Waltham Abbey Church and Gardens, North Weald Airfield, the Epping Ongar Heritage Railway, Greensted Church, the Royal Gunpowder Mills and the market towns of Ongar, Epping and Waltham Abbey. The Lee Valley White Water Centre, constructed for the London 2012 Olympic Games, and just over the District border in Broxbourne near Waltham Abbey, could also be a catalyst in the medium to long term to encourage sport and other tourism-related activities in the locality. The LVRP has a vision for the White Water Centre as a major family leisure destination in the South East.

Approach

- 3.70 The Council considers that there is potential to develop the tourism sector locally, drawing on the 'green and unique' character of the District whilst continuing to protect and enhance the quality of the District's environment. The Council is committed to supporting the sector through improving access to the wide range of existing attractions in the District.
- 3.71 The local tourism market is characterised by day visitors, with some 3.4 million compared to some 172,500 staying visitors, of which only around half used paid accommodation (2015). The District currently has a limited stock of hotel and visitor accommodation with a number of lower quality hotels. The lack of visitor accommodation is an issue, and increasing its

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provision is an opportunity to grow this sector of the local economy. Key markets for accommodation include:

- business visitors and contract workers;
- 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 LVRP; and
- those coming from London for a rural break.

The Visitor Accommodation Needs Assessment identifies that these markets are set to grow over the Plan period.

- 3.72 The type of visitor accommodation that would be suitable in the District is wide ranging including, hotels and inns, camping and caravanning sites, activity holiday centres, holiday lodges, camping pod sites, wedding venues with accommodation and youth hostels.
- 3.73 The LVRP Authority's proposals for Area 5 (King George V reservoir and surrounding areas) within its Park Development Framework seek to provide a range of short stay accommodation within the Park including hotel, hostel, holiday village, touring caravan, camping and short term mooring. The Council is working with the LVRP Authority and other key partners as part of the One Epping Forest Local Strategic Partnership on a tourism strategy.
- 3.74 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 its rental or acquisition and that investment to allow continued profitable operation of the business is not viable. Differing evidence requirements will need to be met depending upon the size, nature and location of the site or property. Evidence will be required to demonstrate that a visitor accommodation business has been effectively marketed through a reputable specialist agent, for a reasonable

period of time (a minimum of 12 months), and at a realistic price, compared to the prices that have been achieved for other similar visitor accommodation businesses.

- 3.75 The Council should also be engaged early in the process as it can help to maximise exposure of the business opportunity that the site affords, to as wide a potential business audience as possible. Any 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.
- 3.76 The need to continue to protect and enhance the quality of the District's environment including its important and sensitive ecological habitats, 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.
- 3.77 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 locations, including the Epping Forest Special Area of Conservation (SAC), in terms of their tranquillity, appearance and biodiversity.
- 3.78 Increased visitor traffic can result in increased traffic and congestion on certain routes which impact on both air quality and the operation of the highway network. Parking difficulties can affect the environment, as well as local peoples' and visitors' experiences of the area. It is therefore essential that growth in the tourism sector is based upon sustainable visitor attractions. Such attractions retain the economic and social advantages of tourism development whilst having minimal impact on the environment and the local community through reducing, or mitigating any undesirable impacts on the natural, historic, cultural or social environment to balance the needs of the visitors with those of the destination.

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Policy E4 The Visitor Economy

- A. Opportunities for the sustainable development of the visitor economy will be supported where they are of a scale, type and appearance appropriate to the locality and provide local economic benefits, through the following:
- (i) support for the development of high quality visitor accommodation, in particular accommodation linked to outdoor sport and activity hubs in the Lee Valley Regional Park, and visitor accommodation of an appropriate scale and type that makes use of existing buildings and strengthens existing rural leisure businesses;
 - (ii) support for the upgrading of existing visitor attractions, visitor centres and development of appropriate new ones;
 - (iii) support the retention and improvement of existing visitor accommodation and venues unless there is proof that there is no market interest in rental or acquisition and that investment to allow continued profitable operation of the business is not viable;
 - (iv) encourage sustainable tourism in rural areas. This will include better linkages between the settlements and rural surroundings; and opportunities for the enjoyment of the Lee Valley Regional Park and the Epping Forest. Any proposal will need to ensure, where appropriate, that these sites are protected in accordance with the Habitat Regulations. Proposals will also need to respond to the importance of conserving and enhancing the cultural heritage of the area;
 - (v) support a year-round visitor economy whilst ensuring the facility remains for visitor use;
 - (vi) support and encourage the improvement of sustainable and active transport opportunities for visitors in order to minimise increases in traffic and the affects it will have on the highway network and air quality; and
 - (vii) encourage local food and produce related and appropriate tourism development that supports rural business and farm diversification.

Transport

3.79 This section of the Local Plan sets out the Council's approach to managing growth in car travel and its linked impacts including on the local economy, the environment and communities. The Policies seek to widen the choice of travel opportunities using public transport, walking and cycling. The Council is also considering the development of residential car parking standards which are specific to the District to reflect local information on car ownership and the need to make best use of land. The Policies also set out how land will be safeguarded for future transport schemes and seek to protect petrol filling stations and car repairs/servicing sites from redevelopment, as these are an important, but diminishing, local facility.

Sustainable Transport Choices

3.80 The District has a varied character ranging from urban areas located on the edge of London through to rural areas. As a consequence, there is varied access to public transport, walking and cycling opportunities even in some more urban areas.

3.81 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 can very quickly result in impacts on the operation of the local road network within the District. The reverse can also happen. The consequences of this include:

- potential road safety issues, when the motorway slip roads cannot clear resulting in stacking back onto the main carriageway;
- impacts on journey time reliability for both residents and businesses; and
- slow moving traffic increasing impacts on air quality with resultant health consequences on both residents and the District's environmental assets, such as the Epping Forest SAC.

3.82 The District's economy is such that there are high levels of both in and out commuting which puts pressure on the District's road network (of all classes) at peak periods, and also impacts on

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rail capacity (on both the National Rail and London Underground networks). The London Underground Central Line terminates at Epping, and there are a number of other Central Line stations within the District. This is a benefit to both District residents and businesses but also has a downside. Because there are large price differentials between the cost of travel on rail services and the 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 within parts of the District, and places pressure for on-street parking on local roads.

- 3.83 An initial analysis of traffic growth across the District 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 2033. Whilst some junctions could be improved, there are others which cannot due to either physical or environmental constraints. For example, traffic congestion and delays that occur on the routes South of Epping could only be resolved by using land which is within the Epping Forest SAC. Delays and queuing therefore affects economic productivity, increases air pollution and can sever local communities.
- 3.84 In 2008 road transport related carbon dioxide emissions produced per person per annum in the District was 1.66 tonnes. Whilst this is similar to the UK average, that average exceeds recognised UK climate change targets.
- 3.85 Traffic based pollution also plays a major role in contributing to issues in relation to the ecological health of the Epping Forest SAC and on human health within the Bell Common Air Quality Management Area in particular.
- 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. Car ownership increased by 4.6% between 2001 and 2011. 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. There were also some 15% of households that did not have access to a vehicle.

- 3.87 The District faces a number of travel related challenges including the following:
- for some communities, public transport and walking and cycling are not realistic options. 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;
 - levels of traffic using roads through the Epping Forest SAC and associated junction capacity issues within and adjacent to the Forest have a negative impact on its ecological health as a result of, in part, air borne pollutants arising from vehicle emissions;
 - recognition that the majority of new developments will still need to accommodate the car. Research undertaken nationally has been inconclusive as to whether reducing parking in new developments has any effect on vehicle ownership. This appears to be backed up by, albeit somewhat dated, post-occupancy research undertaken in relation to new residential developments that many households will still want to have access to a vehicle. Environmental, road safety and community impacts occur if an appropriate balance is not adopted;
 - the size of modern vehicles has increased and this has led to a need to increase the size of parking spaces in new development. This means that more land is needed to accommodate the same number of vehicles thus placing additional pressure on land when planning for the development needs of the District; and
 - the level of car ownership across the District is varied ranging from 66.7% of homes in the Loughton Town Council area having

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zero or one car through to 17.8% of homes in Theydon Garnon Parish Council area having zero or one car.

Approach

3.88 Recognising that there is a need to manage any future growth in vehicle travel this Plan has taken into account the need to maximise the potential to widen sustainable transport choices and encourage reductions in vehicle use wherever possible by:

- considering existing and future sustainable transport opportunities when identifying sites for allocation for residential and employment uses;
- ensuring the provision of facilities and services in new strategic developments to provide high levels of ‘self- containment’;
- securing the provision of, or financial support for, bus services, and walking and cycling facilities; and
- ensuring that all planning applications for developments which are likely to generate significant amounts of vehicle movements, as defined in the Council’s Local List of Validation Requirements, will be required to submit a Transport Assessment or Transport Statement and normally be supported by a Travel Plan.

3.89 Taking such an approach has a wider benefit in that it can also provide access to new transport opportunities for existing residents. This helps to reduce increases in background traffic growth, makes a contribution to reducing vehicle-related pollution levels and improves access to services for those who do not have a vehicle or who are unable to drive.

3.90 In order to encourage and facilitate at the earliest possible opportunity the commitment by Government and car manufacturers to cease sales of petrol, diesel and hybrid cars by 2035 to support improvements in carbon emissions and air quality, the Council will require development proposals to make provision for electric vehicle charging points. The Council also proposes to develop an electric vehicle charging strategy to maximise opportunities to improve electric vehicle charging, including for different types of

non-residential parking, based on an assessment of charging patterns and requirements, in consultation with local stakeholders.

3.91 The delivery of development around Harlow is a key part of the Council’s Spatial Development Strategy for the future delivery of new homes within the District. It also supports the opportunities that Harlow’s Enterprise Zone offers to create new jobs, as part of its partnership approach with Harlow, Uttlesford, and East Herts District Councils. A key part of the infrastructure needs to support this Strategy is the provision of a new junction (J7a) on the M11 motorway, which was completed in June 2022. The approach to delivering sustainable transport choices within the Harlow and Gilston Garden Town has helped to support the business case needed to support its funding.

3.92 Harlow and Gilston Garden Town provides a significant opportunity to build on Harlow’s foundation as a New Town, using its distinctive spatial layout incorporating many open spaces and an extensive network for walking and cycling. These valued spaces and Green Wedges are to be protected and enhanced and should facilitate sustainable mobility through the creation of Sustainable Transport Corridors (see Map 2.2 in Chapter 2).

3.93 These Corridors will provide the high quality sustainable connectivity between the existing and new communities and key destinations. The Sustainable Transport Corridors will fully integrate with a network of public and active travel mode routes, with town-wide promotion (and adoption) of active travel behaviours, which will mark the Garden Town out as a national leader in sustainable movement.

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

- an understanding of differing levels of vehicle ownership across the District;

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- 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' parking within larger developments and looking at the justification for the need to continue providing on-site garage provision within new developments.

3.95 Until such time as those standards are adopted, the Council will regard Essex County Council's adopted Parking Standards as the starting point and will appraise proposals on a case by case basis to assess that the level of parking is commensurate to the development proposed. This will include consideration of the scale and type of development, the sustainability of its location (including access to sustainable transport modes and access to services) and local vehicle ownership levels. Where practicable and for sites within 400 metres of a London Underground Station and/or within a Town Centre or comparable sustainable location, the Council will seek reduced parking provision, including car free development.

3.96 Some of the issues raised through consultations undertaken to support the development of this Plan are not within the remit of Local Plans to address. These include:

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

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

Policy T1 Sustainable Transport Choices

- A. The Council will work in partnership with relevant stakeholders to promote a safe, efficient and convenient transport system which will:
- (i) build on the District's strategic location, through improvements to strategic road and rail connections and other public transport networks to the wider area;
 - (ii) promote transport choice, through improvements to public transport services and supporting infrastructure, and providing coherent, safe, attractive and direct cycling and walking networks to create a genuine alternative to private vehicles and facilitate a modal shift;
 - (iii) provide opportunities to improve access to the two Town and four District Centres and railway and London Underground stations by all modes of transport and ensure good integration between transport modes;
 - (iv) manage congestion and maintain consistency in journey times;
 - (v) promote and improve safety, security and healthy lifestyles; and
 - (vi) improve the efficiency of the local highway network.
- B. Development should minimise the need to travel, promote opportunities for sustainable transport modes, improve accessibility to services and support the transition to a low carbon future.
- C. Development proposals that are likely to generate significant amounts of vehicle movements must be supported by a Transport Statement or Transport Assessment and will normally be required to provide a Travel Plan. Development proposals which are likely to generate a significant number of Heavy Goods Vehicle movements will be required to demonstrate by way of a Routing Management Plan that no severe impacts are caused to the efficient and safe operation of the road network and no material harm is caused to the living conditions of residents.
- 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

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choice of travel modes, including walking and cycling, and provide easy access for all potential users.

- E. Development will be permitted where it can be demonstrated, where appropriate, that it:
- (i) does not result in a cumulative severe impact on the operation of, or accessibility to, the local or strategic highway networks or compromise highway safety;
 - (ii) mitigates impacts on the local or strategic highway networks and London Underground station infrastructure within the District, arising from the development itself or the cumulative effects of development, through the provision of, or contributions towards, necessary transport improvements, including those secured by legal agreement, subject to viability considerations;
 - (iii) protects and, where appropriate, enhances access to and the use of Public Rights of Way;
 - (iv) provides appropriate parking and servicing provision, in terms of amount, design and layout and cycle storage arrangements, has regard to adopted Parking Standards. Mitigates any impact on on-street parking provision within the locality, and in the case of new non-residential development, has regard to the Council's electric vehicle charging strategy when it is adopted. Reduced parking, including car free, development in sustainable locations will be supported; and
 - (v) provides a co-ordinated and comprehensive approach with layouts that are compatible for all potential users in terms of their safety, suitability, convenience and attractiveness, which do not prejudice the future provision of transport infrastructure on and through adjoining sites, and integrates with existing transport networks.

Safeguarding of Routes and Facilities

- 3.98 The Council's approach is to support the provision of 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. In addition, land will also be needed for improvements to rail, bus, cycling and walking networks, to improve connectivity and/or capacity. This includes in relation to the provision of the Sustainable Transport Corridors to be delivered as part of the development of the Harlow and Gilston Garden Town. It is important the Council ensures that such schemes are not prevented from being delivered as a result of permitting development on land required for their implementation.

- 3.99 Monitoring undertaken by the Petrol Retailers Association (PRA) identified that 886 forecourts closed between 2008 and 2013, about ten percent of all those in the UK, with the loss of almost 6,000 jobs. The PRA has advised that more than a third of these were in rural areas, and it was of the view that this creates the risk of "fuel deserts" in isolated areas where people depend on their vehicles to get around. Concerns regarding closures have also been raised by Government following the commissioning of a report into the matter in 2013. Notwithstanding the move towards electric vehicles such sites will continue to be needed including, in some cases, to provide electric vehicle charging opportunities.

Approach

- 3.100 A number of transport investment opportunities have already been identified within the District. The Council recognises that there is a need to ensure the implementation of identified schemes and those which may emerge over the course of the Plan period. These are needed to support the delivery of future development, the success of the local and wider economy and the wellbeing of residents and so should not be fettered. Consequently, it is important to ensure that land is protected from development which would hinder the successful delivery of such schemes.
- 3.101 The Council will work with the relevant transport bodies, operators and landowners to secure the identification and delivery of transport infrastructure schemes.

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3.102 In order to protect local filling stations and vehicle repair facilities 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 including for the provision of electric vehicle charging opportunities. It should be marketed effectively for a minimum of 12 months at a value which is comparable to the local market for its authorised use. It must also be demonstrated that continuous use of the site is no longer viable taking into account the site's existing and potential long term market demand for the authorised use(s).

Policy T2 Safeguarding of Routes and Facilities

- A. Land will be safeguarded for the delivery of the Sustainable Transport Corridors as part of the development of the Harlow and Gilston Garden Town as identified indicatively on the Policies Map. Development proposals and Strategic Masterplans will be required to safeguard land accordingly.
- B. Land required for proposed transport schemes or accessibility improvements as identified in the Local Plan, or in Plans and Programmes including Essex County Council's Highways and Transport Investment Programmes, the National Highways Route Investment Strategies, Network Rail Investment Strategies and Transport for London Investment Strategies will be protected from other developments which would prevent their proper implementation.
- C. Local filling stations and vehicle repair facilities will be protected from redevelopment for alternative uses unless it can be demonstrated through evidence, that the authorised use on site is no longer viable and that the site has been effectively marketed at a value which is comparable to the local market for its authorised use(s).

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Chapter Four

Development Management Policies

Development Management Policies

- 4.1 The following development management policies apply to the whole of the District unless specific locations are indicated within them. They cover four broad categories that interlink and all applications for development will be judged against the full suite. The categories are:
- natural environment and green infrastructure;
 - historic environment;
 - design; and
 - environmental policies.

Natural Environment and Green Infrastructure

- 4.2 Policy SP6 sets the framework for Policies DM1 – DM6 which reinforce the approach of this Plan to provide a network of multifunctional green and blue infrastructure assets that:
- avoids harm to existing trees, green infrastructure, precious habitat and species;
 - strengthens the biodiversity assets of the District;
 - addresses the impacts of development on landscape character and geodiversity;
 - responds to the key assets of the Epping Forest and Lee Valley Regional Park (LVRP); and
 - provides for open spaces for people and other species to thrive.

Habitat Protection and Improving Biodiversity

- 4.3 The District is rich in biodiversity resources at an international, national and local scale of importance. In particular, Ancient Woodland, Veteran Trees and water habitats such as water meadows and rivers are prevalent in the District. These include the Epping Forest Special Area of Conservation designated primarily for its habitat features and Lee Valley Special Protection Area designated for its support of important bird species (both of which are

internationally important sites), 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 planning 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 Natural Environment and Rural Communities Act 2006 places a duty on the Council to have regard to the purpose of conserving biodiversity. The biodiversity designations in the District are contained on the Policies Map but this does not include protected species and habitats that may be located outside of these areas.

- 4.4 The types of designated ecological sites in the District are as follows (and their definitions are contained within Appendix 1);

International:

- Special Areas of Conservation (SAC);
- Special Protection Areas (SPA); and
- Ramsar Sites.

National:

- Sites of Special Scientific Interest (SSSI).

Local:

- Local Nature Reserves; and
- Local Wildlife Sites.

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

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Approach

- 4.6 Given that development must seek to achieve net gains in biodiversity, the strategy and policies of the Plan seek to emphasise that development must be coupled with the active protection of existing and creation of new habitat. This includes physically linking habitat sites where appropriate and protecting sites that are functionally linked to others - for example where there are pockets of habitat supporting a species such as stands of trees used by woodland birds. It includes measures in order to protect species, sites, hedgerows and trees, and the restoration and enhancement of the wide variety of habitats in the District. It also includes measures to improve and protect rivers and their banks, ponds and wetland such as de-culverting and providing buffer zones around features.
- 4.7 In order to comply with national and international legislation and policy it is necessary to recognise that, under certain circumstances, the harm caused by a development to biodiversity should where possible be avoided, and if not mitigated for or compensation provided, or as a last resort offset including through financial contributions. Mitigation measures could include the provision of new habitats, relocation of species, and development details to encourage or discourage species movement, for example the retention of waterways as dark corridors to support bats feeding, and the introduction of toad crossings, or cat-proof fencing.
- 4.8 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 provide detailed ecological survey information and an impact assessment. This is in order to enable the Council to judge the proposal and how effective measures are to avoid, mitigate or compensate any harm identified. The requirement for a Preliminary Ecological Assessment is set out in the Council's Local List of Validation Requirements and will take account of the most up to date versions of LVRP Authority and Essex County Council's Biodiversity Action Plans.
- 4.9 For sites with hedgerows an assessment against the criteria of the Hedgerow Regulations 1997 will be required. Where hedgerows are 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 provided on-site.
- 4.10 To support the Council's biodiversity objectives, as well as the implementation of relevant adopted strategies, the Council also advocates the use of biodiversity accounting in the assessment of development proposals. A valuable Government biodiversity metric is used in the Biodiversity Impact Assessment Calculator (BIAC). This 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. The Council recommends the use of this tool to provide information regarding development proposals whilst recognising that the use of the tool does not override the protection afforded by law to many sites, habitats and species in the District.
- 4.11 Where insufficient information is provided regarding the ecological status of the site, or avoidance, management and mitigation measures the Council will take a precautionary approach. Any measures must conform to the requirements of relevant legislation and Government Standing Advice.
- 4.12 The design and layout of development should enable the achievement of net gains to the biodiversity of the District. All sites, regardless of their size, are capable of making a positive contribution to net gains, as set out in the Council's adopted Green Infrastructure Strategy.

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Policy DM1 Habitat Protection and Improving Biodiversity

- A. All development should seek to deliver net biodiversity gain in addition to protecting existing habitats and species. Development proposals should seek to integrate biodiversity through their design and layout, including, where appropriate, through the provision of connections between physical and functional networks.
- B. Development proposals must seek to avoid harm to, protect and enhance natural habitats, species, areas and corridors for biodiversity. Development will not be permitted where significant impacts upon areas of international designation (including sites designated as Special Areas of Conservation or Special Protection Areas and Ramsar sites) or national designation (including Sites of Special Scientific Interest) cannot be avoided, mitigated or as a last resort compensated. Developments that are likely to have an adverse impact, either alone or in combination, on internationally designated sites must satisfy the requirements of the Habitats Regulations, determining site specific impacts and avoiding or mitigating against impacts where identified. The creation of new corridors for biodiversity will be supported in appropriate locations. The provision of buffers to protect sensitive habitats including those of wetlands and ponds will be required where necessary.
- C. Development proposals which are likely to have a negative impact on a locally designated site (Local Wildlife Site and Local Nature Reserve) will only be permitted where the benefits of the proposed development clearly outweigh the value of the ecological feature adversely affected and there are no appropriate alternatives.
- D. In exceptional circumstances where the negative impacts of development on natural habitat and biodiversity are unavoidable, the negative impacts must be proportionately addressed in accordance with the hierarchy of:
 - (i) mitigation;
 - (ii) compensation in the form of habitat; and finally
 - (iii) offsetting within the locality.

- E. The details of any necessary enhancement, mitigation or compensation measures should accompany the planning application as appropriate. When appropriate, conditions will be put in place to require that monitoring is undertaken (by a suitably qualified ecological professional), and to make sure that any mitigation, compensation and offsetting is effective.
- F. The loss, deterioration or fragmentation of irreplaceable habitats, such as Veteran Trees and Ancient Woodland, will not be permitted, unless the need for, and benefits of, the development in that location can be demonstrated to clearly outweigh the loss.
- G. Where there are grounds to believe that a Protected Species, Priority Species, Priority Habitat or other valuable habitat may be affected by proposed development, applicants must provide a full survey and site assessment to establish the extent of potential impact. This evidence should inform appropriately designed plans and mitigation measures.
- H. Ecological impacts of a proposed development will be quantified by using the Biodiversity Impact Assessment Calculator (BIAC) having regard to its relevance within the context of the scale and nature of the development proposed. Where it has been determined by the Council that there is a need to quantify the ecological impacts, development proposals must demonstrate a net gain in ecological units.
- I. Ecological information must be supplied in accordance with BS 42020 2013 for all relevant planning applications.

Epping Forest SAC and the Lee Valley SPA

- 4.13 The Epping Forest and Lee Valley form significant areas of land in the District and contain land subject to international protection for its biodiversity value. The Epping Forest contains a SAC identified primarily for its value in respect of beech trees and wet and dry heaths and for its population of stag beetle. The Lee Valley Regional Park contains a SPA and is a Wetland of International Importance under the Ramsar Convention. Both of these designations

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relate in particular to its importance as a bird habitat. The Ramsar designation also relates to populations of nationally scarce plants and insects.

- 4.14 These sites form a critical part of the green and blue infrastructure of the District. As internationally important sites they are afforded the highest level of protection due to their habitats and species that are vulnerable or rare within an international context. The Council, as a competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), has a duty to ensure that plans and projects for whose consent it is responsible will not have an adverse effect on the integrity of these designated sites either alone or in combination with other plans and projects. This includes by interfering with their restoration of favourable conservation status within the context of their site specific conservation objectives.

Approach

- 4.15 The Epping Forest (the Forest) in particular is experiencing considerable pressure on its habitats from visitors living within the District as well as from outside it. In addition, atmospheric pollution is having an adverse effect on parts of its ecosystems. This has resulted in large areas of the Forest being described as having an 'unfavourable conservation status'.
- 4.16 The potential impact of development on the Forest in relation to visitor pressure arises primarily from new residential development as a result of the increase in the number of new residents living in the area that it would generate. This in turn can result in additional visitors using the Forest for recreational purposes. This additional recreational pressure can have an adverse effect on the Forest's sensitive ecosystems.
- 4.17 The Habitats Regulations Assessment 2022 ("the HRA 2022"), which forms part of the Local Plan's evidence base, has concluded that, there would be no adverse effect on the integrity on the Lee Valley SPA/Ramsar sites from recreational pressures arising from new residential development allocated within the Local Plan.
- 'Windfall' development will need to be considered on a 'case by case' basis in accordance with Policy DM2 as it relates to the Lee Valley SPA/Ramsar site. The HRA 2022 has concluded that adverse effects on integrity arising from recreational pressure may occur for the Epping Forest SAC without mitigation.
- 4.18 In terms of air quality, detailed modelling and analysis to inform the HRA 2022 has demonstrated that changes in atmospheric pollution would not lead to an adverse effect on the Lee Valley SPA/Ramsar sites either alone or in combination with other projects and plans (including those plans being developed by neighbouring local authorities). However, the Epping Forest SAC is currently assessed as being of 'unfavourable conservation status' in part as a result of the effects of air-borne pollutants, including from traffic. This concern arises from existing substantial baseline traffic flows and the resulting queues, combined with the age and mix of vehicle types that currently use roads in close proximity to the Forest. Developments allocated through this Plan together with other plans and projects and a growth in background traffic levels will result in an increase in vehicles using roads in close proximity to the Forest, and there is therefore forecast to be an increase in pollutants of concern (being nitrogen dioxide and ammonia) relative to a situation without that growth. Whilst it is expected that there will be some improvement in air quality through the introduction of new technologies the HRA 2022 modelling forecasts that this on its own will not be sufficient to reduce the level of air pollution to acceptable levels by the end of the Plan period.
- 4.19 Planning applications need to be supported by sufficient information to enable the Council to conclude that the proposals would not result in an adverse effect on the integrity of either the Epping Forest SAC or the Lee Valley SPA/Ramsar sites. Such information may include the identification of specific avoidance or mitigation measures and how they would be secured and delivered. To help applicants identify such measures, the Council has developed and adopted a number of strategies which planning

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applications should have regard to. Each provides an overview of what impacts the strategy is seeking to address together with guidance as to what measures are likely to be the most effective and the ways that they will be delivered. These strategies are outlined in the following paragraphs.

- 4.20 Air Pollution Mitigation Strategy (APMS) for the Epping Forest – The APMS includes a number of specific measures and how they would be delivered to ensure that there would be no adverse effect on the integrity of the Epping Forest SAC in relation to atmospheric pollution. This reflects the findings of the HRA 2022 that new development within the District has the potential to increase pollutants of concern within the Epping Forest SAC, primarily arising from emissions of nitrogen dioxide and ammonia from additional vehicles using roads in close proximity to it. The APMS has taken account of the need for development proposals to be assessed both alone and in combination with other plans and projects and therefore provides a strategic approach to the identification and delivery of mitigation and monitoring measures. These measures range from those which will help to limit the increase in the level of traffic using roads through the Epping Forest SAC and significantly increase the uptake of electric vehicles, through to the implementation of a ‘Clean Air Zone’ should the future monitoring demonstrate that it is required¹. The APMS also includes targets against which progress will be assessed together with a Monitoring Framework, which includes for future on-site monitoring. This Monitoring Framework is necessary to ensure that progress towards the achievement of these targets is assessed and informs any necessary changes that may need to be made to the targets and measures identified in the APMS.
- 4.21 Epping Forest District Green Infrastructure Strategy - The Council recognises that additional residential development within parts of the

District is likely to result in an increase in the number of residents visiting the Forest. The parts of the District where this is a concern are defined by a ‘Zone of Influence’ which has been established using evidence from visitor surveys in 2017 and 2019. The ‘Zone of Influence’ for the purpose of this Plan is 6.2km. As well as providing guidance on protecting and enhancing green and blue infrastructure across the whole of the District the Strategy includes ways in which planning applicants can demonstrate that their proposals will minimise increases in visitors to the Epping Forest SAC. These approaches are intended to improve access for walkers, dog walkers, cyclists and horse riders to recreational spaces other than the Forest as well as provide for additional space for wildlife and plant species. The Strategy includes guidance on appropriate measures and how they can be delivered including through the provision of Suitable Alternative Natural Greenspace at strategic sites and enhancing existing green infrastructure assets.

- 4.22 Epping Forest Strategic Access Management and Monitoring (SAMM) Strategy - The Council recognises that there are no mechanisms for preventing new residents of the District from using the Forest. There is, therefore, a need to ensure that the adverse effects to the fabric of the Forest that would occur as a result of its increased use for recreational purposes are mitigated. Working with the Conservators of Epping Forest and neighbouring local authorities the Council has developed and adopted an Epping Forest SAMM Strategy. The Strategy identifies measures that are capable of being delivered within the Forest itself and how these will be delivered, including through securing financial contributions from new residential development within the ‘Zone of Influence’. It also identifies the monitoring activities to be undertaken over the course of the Plan period.

1 The HRA 2022 concludes that a Clean Air Zone will be required, but it is possible that improvements in air quality may proceed more quickly than has been assumed in the

modelling underlying the HRA and in that eventuality the need for a Clean Air Zone can be reviewed in response to air quality monitoring data.

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Policy DM2 Epping Forest SAC and the Lee Valley SPA

- A. The Council will expect all relevant development proposals to assist in the conservation and enhancement of the biodiversity, character, appearance and landscape setting of Epping Forest and the Lee Valley. The Council will expect all relevant development proposals to ensure that there is no adverse effect on the site integrity of the Epping Forest Special Area of Conservation and the Lee Valley Special Protection Area.
- B. New development for which it is not possible to conclude no adverse effect on the integrity of the Epping Forest Special Area for Conservation or the Lee Valley Special Protection Area, either alone or in combination with other plans or projects, will not be permitted. Where development would have likely significant effects, mitigation measures, on-site and off-site as appropriate, will be required to ensure that it will have no adverse effect on the integrity of these areas. In designing mitigation measures, regard should be had to the Air Pollution Mitigation Strategy for the Epping Forest, the District's Green Infrastructure Strategy and Epping Forest Strategic Access Management and Monitoring Strategy. Contributions towards off-site measures to mitigate the likely impacts air pollution and adverse recreational effects arising from a development will be sought where these are necessary to make the development acceptable, are directly related to the development and are fairly and reasonably related in scale to the development.
- C. In recognition of the risks posed to the Epping Forest Special Area of Conservation from urbanisation effects over and above that resulting from recreational pressures (including from fly-tipping, the introduction of non-native plant species and incidental arson) planning applications for development will not be permitted within 400 metres of the boundary of the Epping Forest Special Area of Conservation unless it can be demonstrated through project level HRA that the

development would not generate any such impacts².

Landscape Character, Ancient Landscapes and Geodiversity

- 4.23 The predominant land use of the District by area is agriculture, and the countryside provides the setting of its rural communities, villages and towns in addition to providing part of the setting for London. The mosaic patchwork of countryside, Ancient Woodland, hedgerows and trees (including many Veteran Trees) is a distinctive characteristic of the landscape, as are the river valleys. Therefore the 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. In this regard the manner in which the edges of settlements, and ridges, are treated in development is particularly important, as is, the protection of, and where feasible, the enhancement of long distance views.

Approach

- 4.24 The District is located on a plateau, immediately north of the basin in which Greater London is largely contained. The plateau is cut by the two main river systems, the Lea/Stort and the Roding. Soils have been influenced by glaciation and erosion, but are generally London Clay, with boulder clay and gravels. The District contains some geological features of interest and particular factors shaping the current landscape include relatively low rainfall, London Clay geological formations, as well as the effects of past glaciation. These have created the gently sloping landform of the District, together with its wooded ridges, crowned by the forests of Epping and Hainault.
- 4.25 The gently undulating landscapes of South West Essex make a significant contribution to

² Note that this is not a 'no development' buffer but rather a trigger for application level further consideration of each proposal within that zone.

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landscape character in the District. The topography of the District gives rise to some long distance views, both 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 and hedgerows, as influenced by farming practice. These ridges and valleys; ancient landscapes; the hedgerow and woodland patchwork; urban open spaces giving character to some settlements; Veteran and protected trees including avenues and lanes; and roadside trees form the particular characteristics of the setting for development in the District.

4.26 Pressures on the landscape from development mirror those outlined under Policy DM1. Whilst the long term impacts of climate change on the landscape, particularly trees, is uncertain - some species will suffer and others benefit. The need to ensure the preservation of existing trees and provide space for the next generation of large trees is critical to the future landscape as well as providing for shade in a changing climate, and the species they support.

4.27 The future development pattern of the District must recognise its setting, and respond to the particular landscape characteristics which vary in their sensitivity to change. 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, development should actively seek to contribute to the immediate and wider landscape (as appropriate) by considerate and careful landscaping of proposals. This includes the provision of permeable areas of planting for the purposes of reducing flood risk. The landscape sensitivity studies and Historic Environment Characterisation Study, undertaken on behalf of the Council, provide key evidence in this respect against which to measure the impact of proposed development and its design. This Policy applies equally to sites within built-up areas and those on the edge of settlements.

Policy DM3 Landscape Character, Ancient Landscapes and Geodiversity

- A. Development proposals will be permitted where applicants are able to demonstrate that the proposal will not, directly, indirectly or cumulatively, cause significant harm to landscape character, the nature and physical appearance of ancient landscapes, or geological sites of importance. Proposals should:
- (i) be sensitive to their setting in the landscape, in particular in settlement edge locations, and to its local distinctiveness and characteristics;
 - (ii) use techniques to minimise impact on, or enhance the appearance of, the landscape by:
 - taking into account existing landscape features from the outset;
 - careful landscaping of the site;
 - ensuring the sensitive use of design, layout, materials and external finishes; and
 - having regard to protecting, and where possible, enhancing long views to distant landmarks and landscapes of interest.
- B. The impact of proposed development and its design will be assessed with reference to the landscape sensitivity studies and the Historic Environment Characterisation Study or subsequent studies.

Green Belt and Development

4.28 Over 90% 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 SP5 Green Belt and Local Greenspace 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 assessed and controlled.

Approach

4.29 National planning policy on Green Belt is clear as to the purposes of the Green Belt against which applications for development proposed in it are assessed. The assessment exercise is undertaken to establish the suitability of the proposals in respect of any harm that may occur

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to the purposes of the Green Belt. Policy DM4 sets out that whilst a great deal of development in the Green Belt is considered to be inappropriate there are certain circumstances under which some development is permissible.

4.30 The Council does not consider that it would be in compliance with national planning policy to define specific 'rules' for development in the Green Belt beyond those contained in Policy DM4. In respect of extensions to existing buildings and replacement of existing buildings it is therefore not intended to define "disproportionate" or "materially larger" since they would depend on the characteristics of the site locality, and existing buildings themselves in relation to the specific proposals. For the purposes of Policy DM4, "limited infilling" means the development of a small gap in an otherwise continuous built-up frontage, or the small-scale redevelopment of existing properties within such a frontage. It also includes infilling of small gaps within built development. Limited infilling should be appropriate to the scale of the locality and should not have an adverse impact on the character of the countryside or the local environment. Similarly it is not intended to define very special circumstances as this will need to be clearly demonstrated by the applicant based on site specific considerations. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other material considerations.

Policy DM4 Green Belt

- A. The purposes of the Green Belt are to:
- (i) check the unrestricted sprawl of large built-up areas;
 - (ii) prevent neighbouring towns from merging into one another;
 - (iii) to assist in safeguarding the countryside from encroachment;
 - (iv) preserve the setting and special character of historic towns; and

- (v) assist urban regeneration by encouraging the recycling of derelict and other urban land.
- B. Within the Green Belt planning permission will not be granted for inappropriate development, except in very special circumstances, in accordance with national planning policy.
- C. The construction of new buildings is inappropriate development in the Green Belt. Exceptions to this are:
- (i) buildings for the purposes of agriculture and forestry;
 - (ii) provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as any development preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
 - (iii) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
 - (iv) the replacement of a building, provided the building is of the same use and not materially larger than the one it replaces;
 - (v) limited infilling in rural communities and limited affordable homes, in locations that are in accordance with Policy H3; and
 - (vi) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
- D. Certain other forms of development are also not inappropriate in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in the Green Belt. These include:
- (i) mineral extraction;
 - (ii) engineering operations;
 - (iii) local transport infrastructure that can demonstrate a requirement for a Green Belt location;
 - (iv) the re-use of buildings provided that the buildings are of a permanent and substantial construction; and

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- (v) development brought forward under a Community Right to Build Order.

Green and Blue Infrastructure

4.31 The implementation of a strategy for the natural environment and green and blue infrastructure is a key component of the spatial development strategy of this Local Plan. Green and blue infrastructure performs many roles including adapting to and mitigating against the impacts of climate change for example:

- providing shade during higher temperatures;
- space for species migration;
- reducing greenhouse gas emissions;
- and providing flood mitigation.

4.32 In addition invasive non-native species of plants can cause damage to habitats and features and the management of these is an important aspect of protecting the current and future assets.

4.33 Policy SP6 sets the context for green and blue infrastructure requirements of development in the District. The detailed requirements relating to that Policy are contained in Policy DM5 and the Council's adopted Green Infrastructure Strategy which provides further guidance with respect to specific development proposals.

Approach

4.34 The Council considers that its green and blue infrastructure assets form a critical part of the District. The Local Plan seeks to effectively protect, link (where appropriate) and enhance wildlife sites, including:

- Local Wildlife Sites;
- Priority Species and Habitats;
- Veteran Trees;
- Ancient Woodland;
- hedgerows and field boundaries;
- unmetalled lanes;
- ancient paths and walks;
- green lanes and bridleways;
- watercourses;

- ponds;
- wetlands;
- protected trees;
- meadow lands;
- playing fields;
- Epping Forest buffer lands;
- farmland (for food production);
- access to and biodiversity value of agricultural land;
- allotments;
- cemeteries;
- parks;
- urban greenspace; and
- ecological corridors, including those between the Lee Valley and the Epping Forest (unless such corridors would facilitate public access to the Epping Forest SAC so as to result in placing additional pressure on it from visitors).

4.35 The expectation is that new development will consist of high quality design which carefully incorporates and links multifunctional spaces (for example for wildlife, recreation, and sustainable drainage). The landscaping of development is expected to form a key element of mitigation against the effects of climate change and the management of flood risk.

4.36 The development pattern for a significant amount of new development over the Plan period will be on the edges of settlements on greenfield land that was previously protected by Green Belt policy. There is therefore a particular emphasis on ensuring that existing green and blue infrastructure assets are respected and used to best effect in new development. The connection between existing and new development and accessible spaces and habitats should not be broken. New spaces and links should be created within developments to perform effective functions for recreation and other purposes. It should be clear that the design of development has carefully considered and responded to the context of green and blue infrastructure assets and provides access to the

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countryside, water features and urban greenspaces as appropriate.

- 4.37 Most development in the District should be capable of providing for some landscape features suitable to the site. It is also 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.
- 4.38 Trees are of particular importance in the District and are a key element of the Council's Green Infrastructure Strategy. The Council has a particular focus on increasing the tree cover in the District, and aims where possible to allow for space for the next generation of large trees. In providing new trees the Council expects applicants to include a suitable proportion of larger, slower growing and longer living trees in order to avoid only shorter life, fast growing species being planted over the Plan period.
- 4.39 The Council's Local List of Validation Requirements sets out 'thresholds' and types of planning application where information including Preliminary Ecological Assessments, Hedgerow Surveys, Arboricultural Implication Assessments and Method Statements should be submitted.

Policy DM5 Green and Blue Infrastructure

- A. Development proposals must demonstrate that they have been designed to:
- (i) retain and where possible enhance existing green and blue infrastructure assets, including trees, hedgerows, woods and meadows, green lanes, wetlands, ponds and watercourses and improve connectivity of habitats;
 - (ii) use native species where appropriate and take account of the need for biosecurity including control of non-native invasive species, and ensure all planting stock is supplied free of pests or disease, and uses non-invasive species;
 - (iii) incorporate appropriate provision of new green and blue infrastructure assets or space;

- (iv) enhance connectivity and integration by providing pedestrian/cycle access to existing and proposed green and blue infrastructure networks and established routes, including footpaths, cycleways and bridleways/Public Rights of Way (except where by doing so would create additional recreational pressures on the Epping Forest Special Area of Conservation); and
- (v) enhance the public realm through the provision and/or retention of trees and/or designated and undesignated open spaces within built-up areas.

B. Development proposals must be accompanied by sufficient evidence to demonstrate that:

- (i) the retention and protection of trees (including Veteran Trees), landscape features or habitats will be successfully secured in accordance with relevant guidance and best practice;
- (ii) the provision of new trees, new landscape and water features or habitat creation/improvement will be implemented in accordance with relevant guidance and best practice; and
- (iii) the proposals for green and blue infrastructure assets are appropriate and adequate, taking into account the nature and scale of the development, its setting, context and intended use.

C. In the Garden Communities, a framework plan of proposed green and blue infrastructure assets and networks that incorporates existing features on the site and its links to the wider landscape and townscape will be required for submission with any planning application. Further requirements may be outlined within Strategic Masterplans in accordance with Policies SP2 and DM9.

Designated and Undesignated Open Spaces

- 4.40 Open space provision is critical to the physical and mental health of our communities, as well as important to our experience of the character of settlements and the landscape in the District. The population growth expected over the Plan period will add to demand for space for all

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forms of recreation. Provision needs to be suitable for all, including:

- older people;
- those with limited mobility;
- those on low incomes; and
- children.

4.41 The Council wishes to provide communities with opportunities to improve their lifestyle and maintain their health.

4.42 Open space in the District varies in character, quality and usage from children's playgrounds, through sports pitches to natural space that can be used for a variety of recreational purposes. New development in the District should provide the amount and type of open space appropriate to its size or contribute to improvements of existing spaces as appropriate.

Approach

4.43 National planning policy defines open space as all open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity. These spaces can be opportunities for sports and recreation and to play, relax and meet for social gatherings close to home. It can also present opportunities to view local wildlife. The quality of the spaces in the District vary but they need to be protected, enhanced and where possible connected to local communities (unless the connection facilitates greater visitor access to the Epping Forest SAC) and other open spaces, in line with the Council's adopted Green Infrastructure Strategy.

4.44 Providing new publicly accessible open space in new development is a critical part of creating healthy places to live and ensures the contrast between built areas and outdoor spaces that support our social, physical and mental wellbeing. The Council will take into account the individual characteristics of sites when assessing what level of open space provision is appropriate.

4.45 Local evidence in the form of Epping Forest District Council Open Space Strategy 2017,

assesses the quantity and type of open spaces in the District, access to them and their quality.

The types of spaces identified in the Open Space Strategy are:

- Amenity Greenspace;
- Public Parks and Gardens;
- Provision for Children and Young People;
- Natural, and Semi Natural Greenspace;
- Allotments; and
- Cemeteries and Churchyards.

4.46 The Open Space Strategy indicates a variation in the provision of different types 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 example, whilst there is an overall deficit in the amount of land given over to Public Parks and Gardens there is a significant level of Natural and Semi Natural Greenspace as a result of the presence of Epping Forest and the LVRP. However, the Council recognises that different types of open space are likely to be required to meet the needs of differing sections of the community and locally accessible space, close to home, is important. Of significant concern is the deficit in the amount of, and access to, play facilities for children and young people.

4.47 The way in which open space is designed and managed has a significant impact on how much it is used, and its value for recreation, health and biodiversity. The creation and management of multifunctional open space will be encouraged in line with the Council's adopted Green Infrastructure Strategy.

4.48 The Council seeks to protect and improve the quality and quantity of open spaces in line with the evidence base regarding needs. However, in exceptional circumstances development of a publicly accessible open space or a reduced level of publicly accessible open space provision may be considered appropriate. In such circumstances this would need to be supported by improvements in quality to any remaining space, or to existing open space in the locality if there is sufficient capacity to accommodate

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additional users. This should be clearly set out in any justification for the proposals.

- 4.49 Local Greenspaces can only be designated in accordance with national planning policy. Communities are able to seek to designate, and thus protect, Local Greenspace when a Local or Neighbourhood Plan is prepared or reviewed. The Council will obtain information on potential sites as part of a consultation exercise and assess the suitability for designation as a Local Greenspace. The assessment criteria include whether the site is reasonably close to the community it serves, demonstrably special to that community, local in character and not extensive in size. The evidence collected will inform the Council's decision on whether sites should be designated as Local Greenspace.
- 4.50 The Infrastructure Delivery Plans Schedules contain the priorities and measures intended to improve the quantity, quality and access to the range of open spaces in the District. The Council will use the national standards for different types of spaces as a starting point for determining the level and type of open space to be provided as part of a development proposal.

Policy DM6 Designated and Undesignated Open Spaces

- A. Where appropriate development proposals will be required to provide open space, or links to open space (with the exception of to the Epping Forest Special Area of Conservation) in accordance with the guidance contained within the Infrastructure Delivery Plans Schedules and the Council's adopted Green Infrastructure Strategy. National space standards and quantity guidelines will be used as a starting point for provision.
- B. Development on open spaces will only be permitted if it does not result in a net loss of usable publicly accessible open space or reasonable publicly accessible access to alternative publicly accessible open space within a settlement. Existing open space should not be built upon unless:
- (i) an assessment has been undertaken showing the land to be surplus to requirements; or

- (ii) development would not have a detrimental impact on public accessibility to open space; or
 - (iii) the loss would be replaced by equivalent or better provision in terms of quantity or quality in a suitable location; or
 - (iv) the development is for alternative sports and recreational provision, the need for which clearly outweighs the loss.
- C. In circumstances where partial loss of an open space is considered justified, the predominantly open nature of the remainder of the site should be maintained and enhanced in terms of its visual amenity and function for active play and recreation.

Historic Environment

- 4.51 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 preservation, conservation and enhancement.

Heritage Assets

- 4.52 Epping Forest District benefits from a rich and varied historic environment some of which is afforded national protection by law, and other locally protected through planning policy. The heritage assets span thousands of years from the Early Iron Age to the 20th Century.
- 4.53 The relationship between the historic environment and landscape which retains historic and ancient features in many places, and provides the setting of towns and villages is well recognised. The Council seeks to positively conserve and enhance this through the Local Plan by having clear respect for the District's heritage assets.

Approach

- 4.54 The Council is required to take a positive approach to the conservation and enjoyment of the historic environment of the District. This includes taking into account the desirability of preserving and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. It is also important that the concept of conservation is

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not devalued through, for example, the designation of Conservation Areas that lack special interest. National planning policy sets out that, as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. For example, substantial harm to designated heritage assets should be exceptional, or in the case of those which are of the highest significance, highly exceptional, unless it can be demonstrated that substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

4.55 Policy DM7 applies to both ‘designated’ and ‘non-designated’ heritage assets. Designated heritage assets include Listed Buildings, Registered Parks and Gardens, Scheduled Monuments and Conservation Areas. ‘Non-designated’ assets include Protected Lanes, Locally Listed buildings and structures (such as monuments and memorials). Archaeological remains depending upon their significance, should be treated as though they are designated heritage assets under national planning policy. The Council will undertake periodic reviews of its designated and non-designated heritage assets and introduce additional levels of protection, such as through the use of Article 4 Directions and areas of Special Advertisement Control, where justified.

4.56 A Heritage Statement is required for any application that may affect heritage assets (both designated and non-designated). The Heritage Statement should:

- 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 any assets of significance; and
- demonstrate how the significance of any heritage assets have informed the design of the proposed development.

4.57 Further information (and links to guidance) is set out in the Council’s Local List of Validation Requirements. Outline planning applications will not be accepted for development proposals within Conservation Areas. In addition, where

the principle of demolition has been established, consent to demolish will be given only when acceptable plans for development have been agreed and a legal contract for the redevelopment of the site has been entered into. Full detailed recording of the heritage asset including plans and photographs may be required depending upon the significance of the asset. Where there is any harm or loss to significance the applicant will be required to record and submit detailed information about the asset gained from desk based and site investigations and provide this to the Council, the Essex Historic Environment Record and Historic England.

4.58 Applications for proposals in respect of heritage assets will be expected to demonstrate that they have positively responded 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 of the asset is necessary to achieve substantial public benefits.

4.59 Where proposals affect heritage assets of archaeological interest, preference will be given to preservation and management in situ. However, where loss of the asset is justified in accordance with national planning policy, the Council will require:

- an archaeological evaluation demonstrating that the remains have been properly assessed and the implications of development understood, and any impacts of development minimised through design; and
- where in situ preservation proves impossible, a full investigation should be undertaken and the recording and documentation of the findings submitted by a competent archaeological organisation to the Council, the Essex Historic Environment

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Record and Historic England prior to the commencement of development.

- 4.60 As set out in national planning policy, in certain exceptional circumstances, development may be allowed to take place that would not normally be granted permission if it provides significant improvements to a heritage asset which could not otherwise be obtained, and which secures its long term future or use for the public benefit. This is known as ‘enabling development’. 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 in order to achieve this.

Policy DM7 Historic Environment

- A. Heritage assets (both designated and non-designated) and their settings will be preserved or enhanced in a manner appropriate to their significance in accordance with national planning policy and guidance. The more important the asset the greater the weight that will be given to its conservation.
- B. Development proposals that affect any heritage asset or its setting should preserve and, wherever possible, enhance the significance of the heritage asset having regard to the special architectural or historic interest of its character, appearance and the contribution made by its setting.
- C. A Heritage Statement, to be produced using appropriate expertise, will be required for any application which may affect the significance of any heritage asset (both designated and non-designated). The level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on the significance of any heritage asset. Where development proposals may affect heritage assets of archaeological interest, an archaeological evaluation will be required.
- D. Where there is evidence demonstrating the neglect of, or damage to, a heritage asset, any consequential deteriorated or damaged state

of the heritage asset will not be taken into account in any decision.

Designated Heritage Assets

- E. When considering the impact of proposed development on the significance of designated heritage assets, the Council will give great weight to the assets’ conservation. Any harm or loss will require clear and convincing justification.
- F. Development proposals that would lead to substantial harm to or total loss of significance of a designated heritage asset will not be permitted unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss; or alternative criteria are satisfied in accordance with the requirements of national planning policy and guidance. Less than substantial harm to the significance of a designated heritage asset should be weighed against the public benefits of the proposal, where appropriate, securing its optimum viable use.

Non-Designated Heritage Assets

- G. There is a general presumption in favour of retaining non-designated heritage assets. When considering the impact of proposed development on the significance of non-designated heritage assets, or their setting, including local heritage assets on the Council’s Local List of Validation Requirements, the Council will give weight to the assets’ conservation. Proposals that would lead to harm to the significance of non-designated heritage assets or their loss will not be permitted unless it can be demonstrated that:
 - (i) the level of harm or loss is justified following a balanced judgement of the scale of harm and significance of the heritage asset; and
 - (ii) any harm or loss is mitigated through the retention of features of significance and/or good design.

Enabling Development

- H. In exceptional circumstances, where a heritage asset requires significant investment to secure its long term future conservation, and the cost of repair and/or investigation cannot be funded by any other means, the principle of Enabling Development may be considered acceptable.

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

Proposals for Enabling Development that would secure the long term future conservation of a heritage asset will not be supported unless the significant public benefits secured clearly outweigh the disbenefits of granting planning permission for the development.

Heritage at Risk

- 4.61 A significant part of the enhancement of heritage assets is their care and maintenance which is the responsibility of the owner of the asset. Many owners of heritage assets in the District take pride in those assets and are responsible owners. 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 which are also 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 owners of heritage assets to maintain them and respect them for future generations to enjoy.

Approach

- 4.62 A positive approach to the conservation and enhancement of heritage assets requires that they are maintained to a high standard. This is the responsibility of the owner. The simple fact of a heritage asset being in a poor condition is not a reason for allowing redevelopment or development that could cause harm to the significance of the asset. Owners are encouraged to maintain heritage assets to a high standard in order to preserve their significance.
- 4.63 The Council seeks to support owners to secure the future of the heritage assets currently at risk, or which have the potential to become at risk in the future, in a way that respects and enhances the significance of the heritage asset.

Policy DM8 Heritage at Risk

- A. The Council will expect property owners/partners to work proactively with the authority to bring forward proposals for the preservation 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 significance.

High Quality Design

- 4.64 The following Policies relate to the design of proposed development in the District. National planning policy encourages the securing of good design and its importance is increasingly recognised by the development industry. In the past there has been a tendency to view design solely as a visual concern – in these Policies the Council is seeking to consider the social and environmental elements of design, such as the potential of a high quality public realm to contribute to public health, quality of life and the sustainability agenda.
- 4.65 National planning policy expects local plans to include design policies which set 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.

Approach

- 4.66 The design of schemes should be of a high quality to ensure that new development is responsive to local character, visually attractive, helps to promote healthy communities and creates buildings and places 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 considerations into a development.
- 4.67 The Council is keen to ensure that the next generation of development in the District

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

positively responds to its location and meets the needs of occupiers and users in an effective and sustainable manner. 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 and natural assets of the District is particularly important and the Council seeks to pay particular attention to them.

- 4.68 The Council expects development to integrate the principles of sustainable design and construction and encourages developers to deliver schemes that meet the performance set by appropriate standards e.g. latest Passivhaus, Home Quality Mark and BREEAM UK New Construction standards. Development should have minimal environmental impact with respect to its energy use, water use, waste and transport and provide for green infrastructure and healthy environments for users.
- 4.69 The quality of amenity for the occupiers of buildings and users of open spaces is increasingly the subject of concern, particularly in higher density developments. In order to assess development proposals, the Council will have regard to the BRE guidelines produced in 2011 (BRE209) or subsequent revisions 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 which have the potential to negatively impact on existing levels of daylight or sunlight to adjoining properties or within the development site itself.
- 4.70 New developments should be designed to protect the privacy of both new and existing occupiers. Separation distances, the provision of screening as well as the angle of orientation will be assessed.
- 4.71 Development proposals will be required to accord with the place shaping principles set out within Policy SP2. It will be necessary for proposals to demonstrate compliance with these principles through the production of Strategic Masterplans, Design Codes and Concept Framework Plans where indicated.

Policy DM9 High Quality Design

- A. All new development must achieve a high quality of design and contribute to the distinctive character and amenity of the local area. The Council will require all development proposals to be design-led and:
- (i) relate positively to their context, drawing on the local character and the natural and historic environment;
 - (ii) make a positive contribution to a place;
 - (iii) incorporate sustainable design and construction principles that integrate adaptation and mitigation measures to address climate change;
 - (iv) are planned to minimise vulnerability to climate change impacts and which will not exacerbate vulnerability in other areas;
 - (v) incorporate design measures to promote healthy communities and individuals, reduce social exclusion, the risk of crime, and the fear of crime; and
 - (vi) enable/encourage healthy and active lifestyles.

Strategic Sites

- B. The Council will require Strategic Masterplans to be prepared and developed for the Garden Communities set out in Policy SP4 and other relevant allocated sites as set out in Chapter 5. Strategic Masterplans will be produced by the applicant, in partnership with the Council, and the local community, and be capable of being adopted by the Council as Supplementary Planning Documents. Design Codes will be required to be produced and agreed with the Council to support the implementation of the Strategic Masterplans. All relevant applications should be accompanied by Strategic Masterplans and Design Codes which demonstrate that the development requirements set out in Policy have been accommodated and which have been endorsed by the Council.
- C. The Council will require the use of its Quality Review Panels for schemes of more than 50 homes or 5,000 square metres of employment/other floorspace at appropriate stages, to be agreed with the Council. Other smaller schemes which are complex or locally sensitive may also be appropriate for review.

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

Design Standards

- D. Development proposals must relate positively to their locality, having regard to:
- (i) building heights;
 - (ii) the form, scale and massing around the site;
 - (iii) the network of routes and spaces connecting locally and more widely;
 - (iv) the rhythm of any neighbouring or local plot and building widths and, where appropriate, existing building lines;
 - (v) the need to provide active frontages to the public realm; and
 - (vi) distinctive local architectural styles, detailing and materials.
- E. Development proposals for extensions or alterations to residential buildings will be required to respect and/or complement the form, setting, period, and detailing of the original buildings. Matching or complementary materials should be used.

Landscaping

- F. Development proposals must demonstrate how landscaping and planting has been integrated into the development as a whole. The Council will expect development proposals to respond to:
- (i) the topography of the site and its surroundings;
 - (ii) trees on and close to the site;
 - (iii) natural or historic boundary features;
 - (iv) the biodiversity of the site and its surroundings; and
 - (v) the need to maximise the use of permeable surfaces.

Public Realm

- G. Where appropriate development proposals must contribute positively to the public realm and to any public spaces to which it is physically or functionally connected.

Connectivity and Permeability

- H. Development proposals are expected to maximise connectivity within, and through the development and links to the surrounding areas including the provision of high quality and safe pedestrian and cycle routes.

Privacy and Amenity

- I. Development proposals must take account of the privacy and amenity of the development's occupiers and neighbours, and integrate occupier comfort and wellbeing within the design and layout. The Council will expect proposals to:
- (i) provide good sunlight, daylight and open aspects to all parts of the development and adjacent buildings and land (including any private amenity space);
 - (ii) minimise risks of overheating and provide adequate ventilation within development proposals;
 - (iii) avoid overlooking and loss of privacy detrimental to the living conditions of neighbouring occupiers and the occupiers of the proposed development;
 - (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 occupiers of the proposed development; and
 - (v) address issues of vibration, noise, fumes, odour, light pollution, air quality and microclimatic conditions likely to arise from the development or from neighbouring uses or activities.
- J. All development proposals must demonstrate that they are in general conformity with relevant Local Development Documents, Design Guides, Neighbourhood Plans or Village Design Statements adopted or endorsed by the Council.
- K. Where appropriate, the design of development proposals must integrate health and wellbeing principles and any relevant Health and Wellbeing strategies.

Housing Design and Quality

- 4.72 Much of the development coming forward over the Plan period will be residential. A core planning principle is to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. National planning policy expects a high quality of design which is inclusive for all.

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

Approach

4.73 The Council seeks to ensure that it is not possible to identify the tenure of a residential development from its external appearance. This approach is very important to creating inclusive and attractive residential environments.

4.74 The design of residential development can impact significantly on the living conditions of occupiers and the size and design of internal and external space is therefore an important consideration. An analysis of planning applications for residential development highlights that there is pressure in the District for accommodation to be approved that does not meet the Nationally Described Space Standards. There is therefore a need to ensure that all residential development meets at least those minimum space standards. The Council expects developments to take opportunities to improve the external environment of residential developments and to provide suitable public open space within developments.

Policy DM10 Housing Design and Quality

- A. All new housing development is required to meet or exceed the minimum internal space standards set out in the latest Nationally Described Space Standards and should have regard to open space standards, as adopted or endorsed by the Council.
- B. Ground floor family housing must provide access to private garden/amenity space, and family housing on upper floors should have access to a balcony and/or terrace of a usable size, subject to acceptable amenity, privacy and design considerations, or to shared communal amenity space and children's play space.
- C. Where appropriate development proposals should seek to include enhanced provision of green infrastructure, including the quantity and quality of landscaped areas, trees and additional open space as required by Policies DM5 and DM6.
- D. Mixed tenure residential development proposals will generally be expected to be designed to be 'tenure blind' to ensure homes across tenures are indistinguishable from one another in terms of their character and appearance, including the quality of their design, the space standards applied and the building materials used.

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

Waste Recycling Facilities in New Development

4.75 National planning 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 including recycling.

Approach

4.76 The Council is committed to reducing waste and the Local Plan requires the reuse, recycling and composting of waste material as a priority over disposal to landfill. Provision for the disposal of waste including separation for recycling is integral to the convenience afforded to occupiers and users. The Council expects waste facilities to be integrated into design so that they operate effectively and do not look out of place.

4.77 The management of waste in flatted properties poses particular challenges which need to be incorporated into the design of a building from the outset. Where flatted development includes basement, undercroft or other similar parking provision, the servicing of waste management and collection should avoid compromising the quality and provision of amenity space, forecourts or active ground floor frontages.

Policy DM11 Waste Recycling Facilities in New Development

- A. All development which generates waste will be required to make on-site provision for general waste, the separation of recyclable materials and organic material for composting. The on-site provision must:
- (i) ensure adequate dedicated internal and external storage space to manage the volume of waste arising from the site;
 - (ii) provide accessible and safe access to on-site storage facilities, both for occupiers and collection operatives including vehicles; and
 - (iii) be located and screened to avoid nuisance and adverse impact on visual and other

amenity to occupiers and neighbouring uses; and

- (iv) for mixed use development, suitably separate household and commercial waste.

B. Proposals for new flatted residential development will be required to make provision for:

- (i) adequate 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 organic material for composting pending its collection.

Subterranean, Basement Development and Lightwells

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

Approach

4.79 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 host building, adjoining properties, increase flood risk or damage the character of the area, historic or natural environments in line with national planning policy. It should be noted that the Council uses the term basement development as a collective term to capture basement as well as subterranean development and extensions to existing basements.

4.80 The Council will seek to control the overall size of basement development to protect the character and amenity of the area, the quality of garden space and vegetation and to minimise the impact of construction on neighbouring properties. A basement that is no deeper than

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one full storey below ground level is often the most appropriate way to extend a building below ground to avoid adverse impacts. Criterion B(i) of this Policy 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. Basement development should not exceed 50% of each area of garden within the curtilage of the property. Where properties have larger gardens, basement development will be limited to a smaller percentage of the garden area to ensure that development remains subordinate to the main property.

4.81 Some development falls within the scope of permitted development. However, where control can be exercised the Council will seek to manage adverse impacts. Where appropriate, applicants will need to submit specific information as part of any planning application to demonstrate that these impacts can be addressed. Applications should be supported by sufficient information to be able to assess the impact of the proposed development in accordance with the Council's Local List of Validation Requirements.

4.82 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. External visible elements may be permitted where they are sensitively located and designed to avoid light pollution and harm to the existing character and appearance of the building, streetscape and gardens in the vicinity.

Policy DM12 Subterranean, Basement Development and Lightwells

- A. Basements will only be permitted where it can be demonstrated that the proposal:
- (i) will not adversely affect the structural stability of the host building, neighbouring buildings or other infrastructure, including the adjoining highway, having regard to local geological conditions;
 - (ii) does not increase flood risk to the property and adjacent properties from any source;

- (iii) avoids harm to the appearance or setting of the property or the established character of the surrounding area;
- (iv) will not adversely impact the amenity of adjoining properties by reason of noise, light pollution or increased levels of internal or external activity; and
- (v) will conserve or enhance the local natural and historic environment.

- B. The siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. Basement development should:
- (i) not comprise of more than one storey; and
 - (ii) not exceed 50% of each area of garden within the curtilage of the property.
- C. Applications should demonstrate through the submission of a Construction Management Statement that the construction:
- (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.
- D. The Council will not permit basements which include habitable rooms or other sensitive uses in areas prone to flooding and where there is no satisfactory means of escape from flooding.
- E. In determining planning applications for lightwells, the Council will permit development proposals which protect:
- (i) the architectural character of the building; and
 - (ii) the character and appearance of the surrounding area.
- F. In determining proposals for basements 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 in accordance with the Council's Local List of Validation Requirements.

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- G. Within the Green Belt basement developments may be considered acceptable provided they do not result in disproportionate additions over and above the size of the original building or have a greater impact on the openness of the Green Belt, either themselves or cumulatively with other developments.

Advertisements

- 4.83 The term ‘advertisement’ covers a wide range of advertisements and signs. Some advertisements 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. “Deemed consent” depends on the size, location, siting and illumination of the advertisement. Other advertisements will always need consent.
- 4.84 When determining applications for Advertisement Consent the Council can only have regard to matters relating to amenity and public safety. This Policy sets out the criteria against which amenity and public safety considerations will be assessed in the District in relation to advertisements. The design, colour, materials and positioning of all advertisements and how they are illuminated (where relevant) should respect the character and style of the host building or structure and be appropriate within the street scene.
- 4.85 Historic buildings and structures can be particularly sensitive to the change in amenity caused by advertisements that include illumination. Therefore the Council will carefully control advertisements affecting heritage assets including Conservation Areas, individual historic buildings and buildings that are locally listed. Externally illuminated fascia signs are more likely to be acceptable whilst internally illuminated box fascia signs will normally be resisted.
- 4.86 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. 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 cause 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.

Policy DM13 Advertisements

- A. Where Advertisement Consent is required, such consent will be permitted if the proposal respects the interests of public safety and amenity, taking into account the following criteria:
- (i) the design, materials and location of the advertisement respects the scale and character of the building on which it is displayed and the surrounding area;
 - (ii) the proposals would not result in a cluttered street scene, excessive signage, or result in a proliferation of signs advertising a single site or enterprise;
 - (iii) any illumination will be considered in relation to its impact on visual amenity, potential for light pollution, road safety and functional need;
 - (iv) Internally illuminated signs will not be permitted where harm is caused to heritage assets including Listed Buildings and Conservation Areas; and
 - (v) to safeguard residential and visual amenity, illuminated signs will not be permitted in residential areas to protect the general characteristics of such areas.

Shopfronts and On Street Dining

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

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

Approach

- 4.88 The Council considers that the distinctive character of Town and District Centres in particular 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 attractive and cohesive streetscape. Materials, detailing, craftsmanship and finishes are equally important in achieving high quality shopfront design especially as they are viewed close up.
- 4.89 Shopfronts with poor quality materials, internally illuminated box fascias and intrusive signage add to visual clutter and detract from the appearance of the streetscape. Projecting shutter boxes have a negative impact on shopfronts, whilst solid shutters generally create a bleak, unattractive and hostile environment. Their significant detrimental impact in this regard also inhibits passive surveillance and encourages graffiti. Therefore in most cases permission is unlikely to be granted for the installation of any form of roller shuttering on the outside of a building. If a shutter box is unavoidable, it should normally be located internally behind the shop window.
- 4.90 On street dining facilities can add to the vibrancy of centres. However these should not disrupt normal pedestrian movement or other high street activities. Where possible, such facilities should integrate with the public realm of the surrounding area. The Council may consider limiting the hours of use through the use of planning conditions. Where such facilities fall within the Public Highway a licence will need to be obtained.

Policy DM14 Shopfronts and On Street Dining

Shopfronts

- A. The Council requires shopfronts, including their signs, security shutters and canopies, to be designed to a high standard and contribute to a safe and attractive environment. In particular:
- (i) the Council will seek the retention of traditional shopfronts which contribute to the visual, architectural or historic quality of the local townscape;
 - (ii) replacement shopfronts should relate positively to the host building and conserve historic materials and features as far as possible. Opportunities to restore lost character should be taken where appropriate;
 - (iii) shopfronts should protect, and where possible, enhance the historic character of heritage assets and their settings;
 - (iv) the alteration or replacement of an existing shopfront or the development of a new shopfront must allow for easy access by all members of the community; and
 - (v) security shutters must be open mesh and, wherever possible, be located internally.

On Street Dining

- B. Proposals for on street or forecourt dining facilities 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 and not create a permanent enclosure.

Environmental Policies

- 4.91 The final set of development management policies address a wide range of matters relating to the wider site environment pertaining to individual developments. It includes additional requirements to those contained in the design policy section of the Local Plan. Many of the measures address the use of natural resources

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and mitigate against, or help to adapt to, the impacts of climate change.

Managing and Reducing Flood Risk

4.92 Parts of the District currently experience flooding from a range of sources and climate change is projected to increase the risk of flooding and number of flooding incidents over the Plan period. It is critical to manage flood risk in order to minimise harm to people and property. Key factors in reducing the risk of flooding include identifying flood risk from all sources. Critical Drainage Areas are particularly susceptible to surface water flooding. Implementing flood mitigation schemes and improving drainage infrastructure can help to alleviate the risk. The location and design of buildings and their settings are key factors in reducing the risk of flood damage to properties and keeping people safe.

Approach

- 4.93 Parts of 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 of mitigating against flood risk over the Plan period. The careful provision of flood mitigation measures can help to minimise flood risk where water run-off from buildings and land can be managed.
- 4.94 The Epping Forest District Council Strategic Flood Risk Assessment Level 1 Update (SFRA 2015) and the Strategic Flood Risk Assessment – Site Assessment contains a great deal of detail on flood risk within the District. The forms of flooding experienced in the District are: ‘fluvial’ from rivers and other watercourses; ‘pluvial’ from rain i.e. surface water flooding resulting from rain; and ‘groundwater’ flooding which is the emergence of water from the ground away from river channels.
- 4.95 The SFRA 2015 identified surface water run-off as the greatest risk to the District with regard to flooding due to the underlying geology and the presence of watercourses in the area. The corridors of the River Lea and River Roding, including their main tributaries Cobbins and

Cripsey Brooks contain the majority of the flood risk zones in the District – i.e. areas at risk from flooding by rivers. In particular the rapid onset flash flooding of the smaller watercourse system is an ongoing concern.

- 4.96 The approach of directing development to areas where the risk of flooding is lowest, taking account of climate change and the vulnerability of types of development to flooding, is known as ‘sequential testing’. If necessary an ‘exceptions test’ is applied to the location of development to establish whether there is a way to locate and design the development within a flood risk area. This approach 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.
- 4.97 Some uses are more vulnerable to flood risk than others. For example, caravans and basement dwellings are classified as ‘highly vulnerable’ whilst marinas are classified as being ‘water compatible’. National planning policy and guidance explains these distinctions and suitable approaches to considering proposals within different classifications.
- 4.98 National planning policy sets out that for the sequential test to be passed development proposals need to demonstrate that the most vulnerable development within the site has been located in areas with the lowest flood risk unless there are overriding reasons to prefer a different location. For the Exception Test to be passed development proposals need to demonstrate that it is appropriately flood resistant and resilient, including safe access and escape routes where required; and that any residual risk can be safely managed, including by emergency planning; and it gives priority to sustainable drainage systems; and the development would provide wider sustainability benefits to the community that outweigh the flood risk.
- 4.99 For areas of river flooding the SFRA 2015 establishes that these are principally in flood risk zones 2 and 3. Flooding can also occur in areas defined as flood risk zone 1 where there

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are Critical Drainage Areas (as notified by the Environment Agency).

4.100 The Epping Forest District Flood Risk Assessment Zones (FRAZs) have been defined by the Council as ‘catchments of ordinary watercourses identified as key areas where surface water run-off is contributing to Main Rivers or areas of known historic flooding’. Within FRAZs particular attention should be applied to surface water management, with the aim of reducing the cumulative impact of development throughout the District.

4.101 A Surface Water Management Plan outlines the predicted risk and preferred surface water management strategy for areas under study. They identify local Critical Drainage Areas (CDAs) and site specific measures that could help reduce the risk of surface water flooding in these areas. The Council has in place a Surface Water Management Plan (SWMP) for Loughton, Buckhurst Hill and Theydon Bois. Further SWMPs may be produced for other areas in the future. Development proposals should also take into account the Environment Agency Risk of Flooding from Surface Water Maps (RoFSW).

4.102 Because flood risk can arise from development in a different location to the proposed development itself, both existing and new development need to be considered in terms of associated flood risks. This means opportunities should be taken to introduce measures in new development where it is possible to assist communities that are currently at risk of flooding.

4.103 In addition, there can be opportunities to reduce flood risk overall and reduce the causes and impacts of flooding through, for example:

- the layout and form of development;
- the provision or enhancement of green and blue infrastructure;
- by safeguarding land for flood risk management; and
- by designing off-site works required to protect and support development.

4.104 It is important to ensure that there is no net loss of flood storage capacity.

4.105 This Policy follows the sequential approach set out in national planning policy. It applies to all operations that are defined as development in Section 55 of the Town and Country Planning Act 1990. This 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.

4.106 Flood risk should be assessed at the site level as this enables an understanding of the risk of flooding on-site and the impact of flooding elsewhere.

4.107 The information on Critical Drainage Areas and the Epping Forest District Flood Risk Assessment Zones will be used to support decision making on planning proposals. The Council seeks to improve drainage, and therefore reduce flood risk, within the Critical Drainage Areas and the FRAZs and ensure that site specific flood risks are properly assessed. It is also important to ensure that the cumulative impact of flood risk from development is reduced throughout the District.

4.108 The Council will use conditions on approvals for development to secure the relevant information required for assessments – these vary in accordance with the size of development proposed in these areas.

Policy DM15 Managing and Reducing Flood Risk

- A. The Council will require all development proposals to demonstrate that they avoid and reduce the risk of all forms of flooding to future occupiers and do not increase the risk of flooding elsewhere.
- B. Development proposals which include land which falls wholly or partially within Flood Zones 2 and/or 3a and other areas affected by other sources of flooding will be required to provide sufficient evidence for the Council to assess whether the requirements of the Sequential Test and if necessary, the Exception Test, have been satisfied. The Sequential Test does not need to be applied to development which accords with the site allocation policies in the Plan.

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

- C. Where required by national planning policy and guidance, development proposals must be informed by a site specific Flood Risk Assessment taking account of all potential sources of flooding and climate change allowances and should:
- (i) demonstrate the application of a sequential approach for the development of individual sites to ensure that the highest vulnerability of land uses are located in areas of the site that are at lowest risk of flooding;
 - (ii) preserve overland flood and flow routes and ensure there is no net loss of flood storage;
 - (iii) ensure that there is no adverse effect on the operational functions of any existing flood defence infrastructure;
 - (iv) provide adequate flood storage and compensation on-site;
 - (v) where appropriate, set out the mitigation measures that will be incorporated on-site to manage residual flood risk including finished floor levels to accord with Environment Agency's Standing Advice; and
 - (vi) naturalise watercourses where opportunities arise, in line with Policy DM17 (Protecting and Enhancing Watercourses and Flood Defences).
- D. All proposals for new development will be required to:
- (i) manage and reduce surface water run-off, in line with Policy DM16 (Sustainable Drainage Systems);
 - (ii) manage water and waste water discharges, in line with Policy DM18 (On-site Management of Waste Water and Water Supply);
 - (iii) ensure safe access and egress for future users of the development and an appropriate emergency evacuation plan where appropriate; and
 - (iv) include measures to assist existing communities at risk of flooding where feasible.
- E. All proposals for development within a Critical Drainage Area or an Epping Forest District Flood Risk Assessment Zone will be required to

provide a site specific flood risk assessment consisting of: an assessment of the risks involved, focussing predominantly on surface water and ordinary watercourses; details of any mitigation measures on-site where required (e.g. increased thresholds); and a drainage strategy incorporating the use of sustainable drainage systems to mitigate any impacts of site.

- F. With the exception of water compatible uses and essential infrastructure, or unless the Exception Test has been passed, 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.
- 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 the delivery of appropriate flood alleviation schemes either on-site or by way of a financial contribution.
- H. Site specific Flood Risk Assessment must be undertaken in accordance with relevant national and local requirements. Revised hydraulic modelling including climate change allowances will be required as part of a site specific Flood Risk Assessment where this is deemed necessary by the Council.

Sustainable Drainage Systems

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

Approach

4.110 The Strategic Flood Risk Assessment Level 1 Update 2015 (SFRA 2015) identifies surface water run-off as the greatest risk to the District with regard to flooding.

4.111 Surface Water run-off is the excess water that flows off the land as a result of rainfall that is unable to filter through the soil. Surface water

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flooding occurs when high intensity or prolonged rainfall generates run-off which flows over the surface of the ground and ponds in low lying areas. It can be especially problematic when the ground is saturated or when the drainage network has insufficient capacity to cope with the additional flow. Climate change is projected to increase the frequency and intensity of heavy rainfall events, placing greater pressure on traditional drainage systems.

4.112 All development has the potential to increase the risk of surface water flooding. Sustainable drainage systems (SuDS) are an important tool in managing surface water flood risk. SuDS mimic natural drainage systems and retain water at or near a site when rain falls. They can also be of added benefit by enhancing biodiversity and amenity through design treatments and incorporate trees and other vegetation that also assist in mitigating flooding. The Council will expect development proposals to manage surface water run-off as close to the source as possible and will apply a hierarchy of drainage solutions with priority being given to sustainable solutions. Proposals should seek to maximise the value of SuDS by making use of their features, such as trees, greenspace and clean water at the surface, to improve the value of landscapes and to strengthen the sense of place.

4.113 There are numerous types of SuDS including swales, ponds, green walls and brown, blue and green roofs. 'Green roofs' are a design feature that is planted whilst 'brown roofs' are composed of soil allowed to colonise with plants naturally and 'blue roofs' are themselves water features. All of these design elements slow the rate of run-off of rainwater from land or buildings. In addition, paying attention to designing permeable surfaces in development assists with drainage.

4.114 Applicants will be expected to demonstrate that the proposed SuDS will function effectively over the lifetime of the development, by ensuring adequate arrangements for its management and maintenance. Attention should be paid to the most up to date technical guidance from the Council, Government, British Water, the

Environment Agency and Essex County Council. Sources of detailed design guidance include Essex County Council's SuDS Design Guide and the CIRIA SuDS Manual.

Policy DM16 Sustainable Drainage Systems

- A. All proposals for new development must seek to manage surface water as close to its source as possible using the most appropriate sustainable drainage systems solution, or combination of solutions, taking into account site specific circumstances and the Council's preferred drainage hierarchy in the following order:
- (i) store rainwater for later use;
 - (ii) use infiltration techniques, such as porous surfaces in non-clay areas. Porous surfaces are suitable in areas of clay but must be adequately tanked with an outfall. The District is predominantly clay so any infiltration proposals must be subject to and pass the relevant percolation tests;
 - (iii) attenuate rainwater in ponds or open water features for controlled release;
 - (iv) attenuate rainwater by storing in tanks or sealed water features for controlled release.
- B. The Council will encourage the use of green, brown and blue roofs.
- C. The Council will require sustainable drainage systems to be sensitively incorporated into new development by way of site layout and design, having regard to the following requirements:
- (i) all major development proposals will be required to submit a drainage strategy to identify the most appropriate drainage solutions;
 - (ii) all major greenfield development proposals will be required to reduce surface water flows to the 1 in 1 greenfield run-off rate and provide storage for all events up to and including the 1 in 100 year critical storm event including an allowance for climate change, and include at least one source control sustainable drainage systems measure resulting in a net improvement in water quantity and

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quality discharging from the site to a sewer and/or a watercourse;

- (iii) all non-major greenfield development proposals should aim to achieve the 1 in 1 greenfield run-off rate where possible, including an allowance for climate change, or a rate as otherwise agreed with the Council;
- (iv) all major and non-major brownfield development proposals which involve a quantum of new-build should aim to achieve the 1 in 1 greenfield run-off rate and, at a minimum, achieve a 50% reduction in existing site run-off rates for all events, including an allowance for climate change, and include sustainable drainage systems measures resulting in a net improvement in water quantity and quality discharging from the site to a sewer and/or a watercourse; and
- (v) for all development where the 1 in 1 greenfield run-off rate cannot be achieved, justification must be provided to demonstrate that the run-off rate has been reduced as much as possible.

- D. Where sustainable drainage systems are implemented they will be expected to:
- (i) meet the requirements set out in national standards, and meet the Council's standards if they exceed national guidance;
 - (ii) incorporate measures identified in Surface Water Management Plans;
 - (iii) be designed to maximise biodiversity and local amenity benefits and where appropriate, ensure that sustainable drainage system techniques provide for clean and safe water at the surface;
 - (iv) improve water quality; and
 - (v) full details of the means of achieving future management and maintenance of the sustainable drainage system scheme to ensure that it will function effectively over the lifespan of the development will be required, including responsibilities and funding.
- E. The Council will give consideration to adopting sustainable drainage systems. Financial contributions will be sought for maintenance if adopted by the Council.

F. Where sustainable drainage systems cannot be implemented due to site constraints (such as land contamination) robust justification must be provided along with proposed alternative approaches to surface water management.

G. Where particular sites and the wider catchment have identified existing flood issues, the implementation of good practice on Natural Flood Management must be explored.

Protecting and Enhancing Watercourses and Flood Defences

4.115 National planning policy sets out that opportunities offered by new development should be used to reduce the causes and impacts of flooding. Some developments have, in the past, included changes to natural watercourses that do not necessarily assist in modern flood management or support building in resilience to climate change. New development must not reduce the quality of an adjacent watercourse, and should provide enhancements wherever there is an opportunity to do so.

Approach

4.116 In order to manage the risk of flooding to properties close to a watercourse, buffers of open land should be applied between the watercourse and new buildings.

4.117 The most effective way to reduce flood risk is to enable a watercourse to operate naturally. However in urban areas these have often been redirected, and culverted over the years whilst areas of land that may have been used for water storage during times of flood have been developed. Such changes can now contribute to the risk of flooding. The Environment Agency advises that in order to manage flood risk where there are opportunities to re-naturalise watercourses, and provide land for flood storage, these should be taken. In addition such measures can be used to actively encourage the creation, restoration and enhancement of habitats. All development proposals should therefore take into account these opportunities in their design wherever possible.

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- 4.118 The canal system in the District is navigable and used for leisure purposes. There is no intention to interfere with the navigability of the canal system in implementing this Policy.
- 4.119 It is not possible in all circumstances to re-naturalise existing watercourses. Where it is not possible to re-naturalise watercourses then development must pay particular attention to ensuring that the existing built defences, such as walls and culverts, serving the development are fit to last, and will be maintained throughout the lifetime of the development.
- 4.120 The Council will seek financial contributions towards the protection and enhancement of watercourses and flood defences where appropriate in addition to undertaking work required on-site.

Policy DM17 Protecting and Enhancing Watercourses and Flood Defences

- A. New development must be set back at a distance of at least eight metres from a main river³ and an ordinary watercourse⁴, or at an appropriate width as agreed by the Council and/or the Environment Agency, in order to provide a naturalised and undeveloped buffer zone, free of built development, other than for site access and other essential infrastructure connections. Exceptions may be acceptable for the navigable sections of the rivers Lee and Stort where a smaller buffer would result in a better environment or facilities for users of these multifunctional assets and where it can be demonstrated that there would be no adverse impacts on flood risk or flood defences and that the natural environment is enhanced. Any reduction of this eight metre zone should be justified as part of a planning application. Consent from the Environment Agency is required for any works within the byelaw distance of a main river, which is generally eight metres. Consent from Epping Forest District Council is required for any works to or within eight metres of an ordinary

watercourse. Buffer zones should be designed for the benefit of biodiversity and should be undisturbed by lighting. Planning applications must include a long term scheme to protect and enhance the conservation value of the watercourse and ensure access for flood defence maintenance, in line with the requirements of the Water Framework Directive and the Thames River Basin Management Plan.

- B. All major development will be required and minor development will be expected, to:
- (i) investigate and secure the implementation of environmental enhancements to open⁵ sections of the river or watercourse if appropriate; and
 - (ii) investigate and secure the implementation of measures to restore culverted sections of the river or watercourse, if appropriate.
- C. Where de-culverting or other river enhancements are shown to be unfeasible, the Council will seek a financial contribution to restore another section of the same watercourse.
- D. Proposals must not adversely affect the natural functioning of main rivers and ordinary watercourses, including through culverting.
- E. Where appropriate the Council will require planning applications to include a condition survey of existing watercourse infrastructure to demonstrate that it will adequately function for the lifetime of the development and, if necessary, the proposal must make provision for repairs or improvements.
- F. Development on or adjacent to a watercourse must not result in the deterioration of the water quality of that watercourse. Development must not impact on the stability of the banks of a watercourse or river.

³ the main rivers and their associated tributaries are the River Lea, River Lee Navigation and Stort Navigation River Roding, Nazeing Brook, Cobbins Brook and Cripsey Brook

⁴ the ordinary watercourses are those that are not Main Rivers.

⁵ Open in this context means any length of watercourse that is not culverted.

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On-site Management and Reuse of Waste Water and Water Supply

4.121 There is a clear need to ensure that surface water and foul water drainage and treatment is undertaken effectively in the interests of protecting human health and the wider environment. In order for development to be acceptable within this context it should not cause any pollution to water bodies or controlled waters including ground water. The pressure that new development can place on existing water supplies is also of concern.

Approach

4.122 National planning policy sets out that local authorities should adopt proactive strategies to ensure climate change resilience and take full account of water supply and demand considerations. This includes policies to secure the delivery of infrastructure for waste management, water supply and wastewater.

4.123 UK legislation has established a framework for the protection and improvement of rivers and lakes, estuaries, coastal waters and groundwater. This sets out that development must not result in the deterioration of the status of the water quality of a water body and must not prevent the future attainment of 'Good Ecological Status', or 'Good Ecological Potential'.

4.124 The chemical quality of the water body is an important factor as it has the potential to affect its biological quality. The ecological potential or status of the water bodies in the District varies. The Environment Agency's Thames River Basin Management Plan seeks to ensure that all relevant water bodies in the area should be of 'Good Ecological Status' by 2027 at the latest.

4.125 During the Plan period the Council will take any measures that are within its powers to improve the quality of these water bodies and is working with the Environment Agency and the relevant statutory water undertaker to establish how to influence these beyond dealing with any historical misconnection problems from properties. Sustainable drainage systems are considered to be capable of contributing to

improvements in water quality given their potential to 'filter' run-off water. All new development must avoid any detriment to water quality.

4.126 The Environment Agency has identified Groundwater Source Protection Zones for 2,000 groundwater sources used for public drinking water supply nationally. Groundwater Protection Zones identify areas which have the potential for contaminants to migrate to a water source/resource as a result of activities that might cause pollution in the area. The closer the activity the greater the risk. The groundwater source catchments are divided into zones that relate to the travel time of water from any point below the water table to the source. The Lee Valley contains some areas of Groundwater Source Protection Zones within 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 its 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 is especially sensitive to groundwater contamination, as a whole, due to the history of gravel extraction and landfilling. There are also significant numbers of private water supplies in the area which require protection.

4.127 The Council expects developers to work with the water companies to ensure that their proposals can be suitably serviced with an adequate water supply and make use of water saving measures such as grey water systems and rain water harvesting. In addition, development proposals should demonstrate that suitable arrangements are in place for foul water drainage and treatment, taking into account potential impacts on Groundwater Source Protection Zones in particular as well as the wider environment in general.

4.128 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

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environment in general. Sources of contamination include, for example, car and lorry washing facilities and hardstandings.

In the majority of cases the Council does not have the power to refuse planning permission in relation to connections to the public sewer. A statutory undertakers' role is to provide connections to the public sewer and their ability to refuse to make connections is limited. Therefore, planning proposals should be referred to the relevant local sewerage infrastructure provider for assessment. The applicant will be expected to provide proof of the adequacy of the proposals in respect of water supply and foul drainage in the form of correspondence from the local sewerage infrastructure provider. The Council will use conditions to address wastewater and water supply issues.

Policy DM18 On-Site Management and Reuse of Waste Water and Water Supply

- A. The Council will expect planning proposals to set out how they will ensure that there is adequate surface water, foul drainage and treatment capacity to serve their development and demonstrate that it does not impact on the adequacy of existing development in this regard. All proposals for new development will be required to:
- (i) ensure the separation of surface and foul water systems; and
 - (ii) implement sustainable drainage systems, in line with Policy DM16.
- B. Where there are capacity concerns regarding the local public sewer network, developers will be required to demonstrate that consultation has taken place with the local sewerage infrastructure provider and that any necessary upgrade can be delivered in advance of the occupation of development or at an agreed point where development is phased. All developers are encouraged to discuss their development proposals with the local sewerage infrastructure provider ahead of the submission of their planning applications.
- C. The Council will expect new development to connect to mains foul drainage, and will restrict

the use of non-mains drainage for foul water disposal, particularly in Groundwater Source Protection Zones, in line with Environment Agency guidance. The location of, and likely impact on, the private water supplies within the District must also be taken into account. Where non-mains drainage is proposed for the disposal of foul water, a foul drainage assessment will be required to ensure the most sustainable drainage option will be implemented.

- D. All proposals for new development will be required to:
- (i) ensure that there is adequate water supply infrastructure capacity both on and off-site to serve the development with wholesome water of sufficient quantity, flow rate and pressure, without adversely impacting on existing users; and
 - (ii) make provision for the installation and management of measures for the efficient use of mains water and where possible with direct connection to the mains public water supply.

Sustainable Water Use

4.129 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, if not properly managed, could culminate in potentially significant impact on the District's water supply and the wider water environment. Consequently the use of water efficiency measures in buildings is necessary and justifiable.

Approach

4.130 Thames Water and Affinity Water are the main companies which provide mains water potable water supplies in the District. 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 efficiency standards are introduced in order to manage demand on the water environment.

4.131 The average UK consumption of water is 150 litres per person per day (in the home). Government guidance sets out that the Council

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has the option to establish technical requirements in the Local Plan which exceed the minimum water efficiency standard of 125 litres per person per day required by the Building Regulations. The Council will therefore expect that new homes built in the District will result in an average consumption of no more than 110 litres per person per day.

- 4.132 Given the significant pressure on the supply of water in the District, the Council will use planning conditions to ensure the standard is met. There are many ways of achieving the standard including through the use of grey water systems and rainwater harvesting together with water efficient fittings and appliances.
- 4.133 With respect to non-residential development the Council considers it reasonable to require a similar reduction in water consumption as that for residential uses recognising that some commercial uses need more water for operational processes.
- 4.134 The Home Quality Mark Technical Manual provides a useful resource to assist in developing water efficiency measures and the latest BREEAM UK 'New Construction' provides the relevant standard for non-domestic new build properties. The Council expects all new non-residential development to secure a reduction in water usage commensurate with that achieved by the requirement for residential development.

Policy DM19 Sustainable Water Use

- A. Development will need to demonstrate that:
- (i) water saving measures and equipment will be incorporated in all new development;
 - (ii) new homes (including replacement dwellings) meet a water efficiency standard of 110 litres or less per person per day; and
 - (iii) new non-residential development of 1,000 square metres gross floor area or more aims to achieve at least a 30% improvement over baseline building consumption.

- B. The standards set out in Part A(ii) and (iii) will apply unless, in exceptional circumstances, it can be clearly demonstrated that it would not be feasible on technical or viability grounds.
- C. Where new national standards exceed those set out in Part A, the new national standards will take precedence.

Low Carbon and Renewable Energy

- 4.135 National planning policy provides that local authorities should adopt proactive strategies with regard to climate change which secure reductions in greenhouse gases, minimise vulnerability and provide resilience to the impacts of climate change. Such strategies should include the promotion of energy generation from low carbon and renewable energy sources. It also sets out that local authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources.

Approach

- 4.136 National planning policy notes that local authorities should include Local Plan policies to deliver the provision of energy infrastructure including heat. Low carbon and renewable energy measures take a variety of forms including commercial 'farms' that whilst they can be intrusive, generate energy on a large scale, individual installations for individual properties (micro generation) and schemes that include a number of properties (district heating schemes). Some installations are permitted development not requiring planning permission.
- 4.137 The Council wishes to encourage new development that designs from the outset an environment of zero or low carbon energy use as well as the retrofitting of renewable energy installations on existing development where appropriate in terms of its size, siting and design.
- 4.138 The design and siting of energy efficiency equipment should consider the historic environment. Certain classes of historic buildings are exempt from the need to comply with the energy efficiency requirements where

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compliance would unacceptably alter their character and appearance. In line with Part L of the Building Regulations, special consideration should be given to:

- Locally Listed buildings;
- buildings of architectural or historic interest within Registered Parks and Gardens and the curtilages of Scheduled Monuments; and
- buildings of traditional construction with permeable fabric that both absorb and readily allow the evaporation of moisture.

4.139 The Council recognises the need for energy generation in helping to address climate change and has adopted a Climate Change Action Plan having declared a Climate Emergency in 2019. Through this Policy the Council seeks to support the generation of low carbon and renewable energy. In doing so the Council has had regard to the findings of the Carbon Reduction and Renewable Energy Assessment 2013 in its conclusions that the potential in the District for large scale renewable energy production is hampered by the policy designation of the Green Belt. National policy does not rule such development out but notes that elements of many renewable energy projects will comprise inappropriate development. In such cases the demonstration of very special circumstances would be required for proposals to proceed. In any case careful consideration of the impact of proposals including on the openness of the Green Belt is needed. More positively, the Assessment concluded that small-scale renewable energy schemes of all kinds can be accommodated in the District and incorporation in the design of development on larger sites is feasible and viable, as would be installations on individual buildings.

4.140 Decentralised heating is supported by national planning policy as a form of renewable or low carbon decentralised energy supply, and a means of meeting the requirements of the Climate Change Act 2008 in relation to carbon emission reduction. Decentralised or community energy schemes can be connected into larger District wide schemes. Potential opportunities exist within the glasshouse industry and within

some larger scale employment and residential sites.

4.141 A small number of gas fired combined heat and power plants already exist in the District.

4.142 The Policy seeks to support appropriate low carbon and renewable technologies to assist in delivering more energy efficient development in support of local and national carbon reduction ambitions. The Council's approach is to support low carbon and renewable technologies as part of a package of measures to assist in delivering more energy efficient development.

Policy DM20 Low Carbon and Renewable Energy

- A. The incorporation of low carbon and renewable energy measures in new and existing development will be encouraged with regard to both standalone installations and micro renewables integrated into development.
- B. Proposals for the provision of low carbon and renewable energy technologies will be supported where they:
 - (i) do not have any adverse impact on the integrity of any European sites, wildlife sites, protected species or habitats or the openness of the Green Belt;
 - (ii) demonstrate how any impacts on the environment and heritage assets, including cumulative landscape, noise, visual, air quality and emissions, and traffic generation impacts can be avoided or mitigated through careful consideration of location, scale and design; and
 - (iii) the benefits of the proposal are clear with regard to the amount of heat or electricity generated and consequential reduction in greenhouse gases, and the local individual or community benefit.
- C. The use of combined heat and power (CHP), and/or combined cooling, heat and power (CCHP) and district heating will be encouraged.
- D. Strategic Masterplans should demonstrate how the development will employ on-site low carbon or renewable technologies, and/or other energy efficiency measures (for example, infrastructure to connect to an existing or future planned decentralised energy network)

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to help meet national and Local Plan energy and carbon reduction objectives.

Local Environmental Impacts, Pollution and Land Contamination

4.143 National planning policy supports the planning system in preventing 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. If not properly considered, these factors can impact significantly on the living conditions of existing and new residents and on the future operation of new and existing sites and premises. This includes the potential disruption albeit temporary, as a result of the demolition and construction phases of development. National planning policy also sets out that planning should remediate and mitigate despoiled, degraded, derelict, contaminated and unstable land where appropriate.

Approach

4.144 The Council's approach is to minimise pollution and other adverse effects on people, the proper functioning of the local area and the natural environment. The prevention of unacceptable risks from pollution and land instability should be taken into account when considering the location of development. Some engineering operations and ground works can result in unacceptable impacts such as the movement of significant amounts of soil, or using inert waste to re-contour land. Therefore all development falls within this Policy.

4.145 National planning policy states that where a site is affected by contamination or land instability it is the responsibility of the developer or landowner to ensure that development is safe. However, planning policy and decision making is required to ensure that any site is suitable for its use taking account of ground conditions, land stability and pollution including from former activities and uses. Such assurance can be provided through the provision of site

investigation information prepared by a competent person. National planning policy defines a competent person in this regard as being "a person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation."

4.146 Contamination of land in the District largely arises as a result of previous industrial and agricultural activity, waste disposal, accidental spillages and transportation. Many processes are now controlled by legislation but historically this was not the case. This has created a legacy of contaminated land and surface or ground water pollution in some areas of the District that may need to be addressed as part of any development.

4.147 The construction process, whether or not accompanied by demolition or other ground preparation, can cause a significant degree of noise, dust and vibration within the locality. The Council seeks to minimise impacts through the use of Construction Management Statements, which should include information on matters such as hours of operation on-site, the reuse of materials on-site and the amount of materials that need to be removed from or taken to the site. 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 reduce the carbon footprint of the development.

4.148 The Policy seeks to ensure that these factors are considered and managed effectively when assessing the suitability of development.

Policy DM21 Local Environmental Impacts, Pollution and Land Contamination

A. The Council will require that the residual local environmental impacts of all development proposals after mitigation do not lead to unacceptable impacts on the health, safety, wellbeing and amenity of existing and new users or occupiers of the development site, or the surrounding land. These potential impacts

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can include, but are not limited to, air and water (surface and groundwater) pollution, dust, noise, vibration, light pollution, odours, and fumes as well as land contamination.

B. The Council will:

- (i) resist development that leads to unacceptable local environmental impacts, including, but not limited to, air pollution, noise and vibration, light pollution, odours, dust and land and water contamination;
- (ii) require that activities likely to generate pollution are located away from sensitive uses and receptors where possible, practical and economically feasible;
- (iii) require development proposals to mitigate and reduce to a minimum any adverse local environmental impacts and activities that may have wider cumulative effects;
- (iv) where there are unacceptable risks of contamination or land instability, require these to be properly and fully addressed through remediation. If remediation measures are not suitable then planning permission will be refused; and
- (v) where necessary, apply planning conditions to reduce local environmental impacts on adjacent land uses to acceptable levels.

Land Contamination

C. The Council will expect the remediation of contaminated land through development. Potential contamination risks will need to be properly considered and adequately mitigated before development proceeds. To deliver this the Council will require development proposals on contaminated land:

- (i) to be informed by a desktop study and preliminary risk assessment, including an assessment of the site's history, potential contamination sources, pathways and receptors;
- (ii) where necessary to undertake a site investigation and detailed risk assessment in line with current best practice guidance, including where appropriate physical investigations, chemical testing and assessments of ground gas risks and risks to groundwater;

(iii) where necessary to provide a remediation strategy that sets out how any identified risks from any assessment are going to be addressed. If remediation measures are not suitable then planning permission will be refused;

- (iv) where necessary to provide a long term maintenance and monitoring regime for the mitigation of any ongoing risk and identify the person/s responsible for the regime;
- (v) where necessary to provide a validation report once remediation has taken place, including evidence that demonstrates that risks from contamination have been controlled effectively; and
- (vi) to ensure that all above assessments and investigations are carried out by a competent person.

Construction and Demolition

D. The Council will seek to manage and limit environmental disturbances during construction and demolition as well as during excavations and construction of subterranean developments. To deliver this the Council requires the submission of Construction Management Statements for the following types of developments:

- (i) all major developments;
- (ii) any basement developments;
- (iii) developments of sites in confined locations or near sensitive receptors; and
- (iv) if substantial demolition and/or excavation works are proposed.

E. The Council will support the use of sustainable design and construction techniques, including where appropriate, local or on-site sourcing of building materials to enable their use or recycling as close to the development site as possible. For existing buildings which are heritage assets, in considering whether sustainable construction requirements are practical, consideration should be given to Policies DM7 and DM8. Historic buildings dating pre-1919 are often of a traditional construction which performs differently, and not all types of sustainable construction would be appropriate in any alteration and extension of such buildings.

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Air Quality

4.149 Defra carries out an annual national assessment of air quality using modelling and monitoring to determine compliance with internationally set limit values and nationally set Air Quality Strategy objectives. It is important that the potential impact of new development on air quality is taken into account in planning where the national assessment indicates that relevant limits values and objectives have been exceeded or are near the limit close to being exceeded.

4.150 The local air quality management (LAQM) regime requires every local authority to regularly review and assess air quality in their area. These reviews identify whether national objectives have been, or will be, achieved at relevant locations, by an applicable date. If national objectives for human health are not met, or at risk of not being met, the local authority concerned must declare an Air Quality Management Area (AQMA) and prepare an Air Quality Action Plan (AQAP). This identifies measures that will be introduced in pursuit of the objectives and can have implications for planning. The Council was required to declare an AQMA in the area of Bell Common, Epping in 2010. The AQMA is still in place due to very localised NOx levels and the Council is continuing to monitor the situation and work towards reducing these levels such that there is no longer a need to declare an AQMA. Poor air quality can also affect the District's ecological assets (see Policy DM2).

The Approach

4.151 Local Plans can affect air quality in a number of ways, including through what development is proposed and where, and the encouragement given to sustainable transport. Consideration of air quality issues at the plan-making stage can ensure a strategic approach is taken to air quality and help secure improvements in overall air quality where possible. Therefore, in plan-making, it is important to take into account AQMAs and other areas where there could be specific requirements or limitations on new development because of air quality and its effects on human health.

4.152 The approach to the location of development in the Local Plan has included the consideration of the sustainability of sites in respect to accessibility, or potential accessibility to facilities, services and jobs, by means other than the car. The reduction in levels of car use can have a significant positive effect on the air quality in an area, as can the provision of infrastructure which supports the use of new technologies.

4.153 It is important that the effects from development, both individually and cumulatively, are assessed where they have a potential effect on the health of people within the District, and that appropriate mitigation and monitoring measures are secured. The Council's Local List of Validation Requirements sets out the type and scale of planning application that will be required to be supported by an air quality assessment. It is important that applicants engage at an early stage in the formulation of their development proposals with both the Council's planning and environmental health departments to establish the need and scope of any assessment to support an application. For large and complex industrial processes, the Environment Agency should also be engaged at an early stage. As traffic is a major contributing factor to effects on humans and habitats, all new development which requires the submission of a Transport Assessment or Transport Statement (as set out in the Council's Local Validation Checklist) will be required to submit an assessment of air quality impacts which may arise as a result of the development. This is in addition to other developments which will require the submission of such assessment where the proposal has the potential to impact on air quality.

Policy DM22 Air Quality

- A. The Council will seek to ensure that the District is protected from the impacts of air pollution. Potential air pollution risks will need to be properly considered and adequate mitigation included in the design of new development to ensure neither future, or existing residents, workers, visitors, and other sensitive receptors

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are adversely impacted as a result of the development.

- B. Any required mitigation measures will be determined by the scale of development, its location, the potential to cause air pollution, and the presence of sensitive receptors in the locality.
- C. Larger proposals or those that have the potential to affect air quality, will be required to undertake an air quality assessment that identifies the potential impact of the development together with, where appropriate, contributions towards air quality monitoring. Assessments shall identify mitigation that will address any deterioration in air quality as a result of the development and these measures shall be incorporated into the development proposals together with financial contributions to support the implementation of off-site measures and the monitoring of their efficacy. Such assessments should include an assessment of emissions (including from traffic generation) and calculation of the cost of the development to the environment. All assessments of air quality impacts shall be undertaken by competent persons.

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

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

Chapter Five

Places

Introduction

5.1 This Chapter of the Local Plan sets out the vision and policies for settlements, and the Town and District Centres within the District. The District's settlements are listed in Table 5.1 (below). In addition to the settlements identified, the Council recognises that there are a number of rural communities located across the District.

Table 5.1: Settlements in Epping Forest District

Category	Settlement
Town	Ongar, Epping, Loughton/Loughton Broadway, Waltham Abbey
Large Village	Buckhurst Hill, Chigwell, North Weald Bassett, Theydon Bois
Small Village	Abridge, Chigwell Row, Coopersale, Fyfield, High Ongar, Nazeing, Roydon, Lower Sheering, Sheering, Stapleford Abbots, Thornwood

5.2 This Chapter does not consider the strategic sites around Harlow, which are set out in Policy SP3. Policies P1 to P12 identify the sites that have been allocated for development within defined settlement boundaries or designated as existing employment sites, which are either located within defined settlement boundaries or are on land released from the Green Belt in close proximity to settlements with defined boundaries. Policies P13 to P15 identify sites allocated for development or designated for existing employment uses in rural locations in the Green Belt. A number of the District's Town and Parish Councils are in the process of producing Neighbourhood Plans. The Council will support the preparation and production of Neighbourhood Plans as set in Policy D6.

Overview of the Site Selection Process

5.3 The National Planning Policy Framework (NPPF) states that a Local Plan must allocate sufficient land in appropriate locations to ensure supply for the Plan period. This includes sites for

residential development, traveller accommodation and employment uses.

5.4 The Council has selected its allocated sites in line with the two site selection methodologies (residential/employment, and traveller). Sites identified for allocation have been selected following a rigorous application of the relevant site selection methodology, and represent those sites the Council considers to be suitable, available and achievable within the Plan period based on the best available information.

Town and District Centres

5.5 The Town Centres are identified in the Town Centres Review (2016). There are two Town Centres and four District Centres within the District. The Local Plan sets out the defined Town Centre boundaries, Primary Shopping Areas, and Primary and Secondary Commercial, Business and Service Frontages.

5.6 The District's Town Centre Hierarchy, in accordance with Policy E2 is set out in Table 5.2.

Table 5.2 Town Centre Hierarchy

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

Epping

5.7 Epping is one of the District's two Town Centres, and benefits from a range of assets, services and social infrastructure. The town has an attractive setting within the open countryside and the Green Belt.

5.8 The Green Belt plays an important role in maintaining separation and reducing coalescence between neighbouring settlements, most notably Theydon Bois, Waltham Abbey and North Weald Bassett.

5.9 Epping has an important civic function within the District and is the location of Epping Forest District Council's Civic Offices. There are a number of employment opportunities located

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

within the settlement, including several professional services firms.

- 5.10 A key strength of the Town Centre's retail offer is its diversity, with a mix of convenience and comparison retail, made up of both independent and national retailers. The Town Centre includes development opportunities at St Johns Road and other allocated sites. These will provide increased residential, retail and leisure and other town centre uses within the Town Centre and contribute towards its continued vibrancy.

Vision for Epping

Epping will continue to thrive as one of the main centres in the District, providing excellent community facilities, services and transport connectivity. The settlement will continue to benefit from a strong range of existing facilities and social infrastructure. Future residential development will make a strong contribution to supporting Epping's existing services. The existing character of this historic market town will be protected, and heritage assets will be enhanced wherever possible. A new vibrant community will be delivered at the South of the town. This will integrate fully and complement the existing community.

Linkages to Epping's surrounding landscape and highly performing Green Belt will be maximised, and housing will be located and designed in a manner that limits the potential for harm to this important asset. Public open space, footpaths and linkages across the town will be improved. In particular, new connections will be delivered between the town's existing open spaces and planned development.

Epping will continue to have a mix of independent and national retailers. New commercial and employment uses will be encouraged where they support local business and start-up enterprises in order to ensure that the town retains a strong employment base. The tourism offer of the town will be promoted and expanded.

The impact of further development on Epping Forest, in terms of air quality and further recreational pressure will be minimised. Mitigation measures will be implemented where necessary.

Residential Sites

- 5.11 Policy SP1 sets out the number of homes to be provided in Epping. The provision of approximately 709 homes has been informed by the aspiration for Epping to support an appropriate level of growth to continue its role as one of the main towns within the District.
- 5.12 The Council has considered the spatial options to accommodate new homes in Epping and concluded that the most appropriate spatial options are:
- **Intensification within the existing settlement**
Focussing development within the existing settlement boundary will ensure growth occurs in the most sustainable locations within the settlement, such as on previously developed land, thereby minimising potential harm to the wider landscape around the settlement. This approach will also be less harmful to the Green Belt.
 - **Expansion of the settlement to the South**
This strategic option is the least sensitive to change in landscape terms and maximises opportunities to focus development in close proximity to Epping London Underground Station. The majority of this strategic option lies within Flood Zone 1 and any potential harm to the Green Belt and the settlement's heritage can be suitably mitigated through the incorporation of sensitive design measures.
- 5.13 Following an assessment of the suitability, availability and achievability of residential sites located within these spatial options, the Council has identified nine sites for allocation, as set out in this Policy.
- 5.14 Proposals for residential development will be expected to accord with site specific policy requirements as set out in Part Two of this Plan.
- 5.15 Planning applications for sites EPP.R1 and EPP.R2 should be accompanied by a Strategic Masterplan which demonstrates that the development requirements set out in this Policy have been accommodated and which has been endorsed by the Council. The endorsed Strategic

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

Masterplan will be taken into account as an important material consideration in the determination of any planning applications. The Strategic Masterplan and subsequent applications should be considered and informed by the Quality Review Panel and be subject to public consultation, including in respect of Masterplans, consultation with all those with a development interest in the defined area.

- 5.16 Applications for development within the South of Epping Masterplan Area which would result in a material increase in the number of new homes above the 450 indicated will need to demonstrate that this can be accommodated within the known constraints relating to the site taking into account landscape, biodiversity, heritage, community and infrastructure impacts. In addition, sufficient information will need to be provided to demonstrate that any material increase in the number of new homes would not result in an adverse effect on the integrity of the Epping Forest Special Area of Conservation having had regard to the Council's adopted Air Pollution Mitigation Strategy for the Epping Forest.

Sites for Traveller Accommodation

- 5.17 Policies SP1 and H4 set out the Council's approach to traveller sites within the District. There are no allocations for traveller accommodation in Epping.

Employment Sites

- 5.18 Policies SP1 and E1 set out the Council's approach to identifying sites for employment uses.
- 5.19 There are four existing employment sites that have been identified in Epping for designation in the Local Plan:
- EPP.E1 – Land at Eppingdene (1.11 hectares)
 - EPP.E2 – Land at Coopersale Hall (1.80 hectares)
 - EPP.E3 – Falconry Court (0.50 hectares)
 - EPP.E4 – Bower Hill Industrial Estate (1.73 hectares)

Infrastructure Requirements

- 5.20 Policy SP1 confirms the importance of identifying and delivering key infrastructure to support residential, traveller and employment development across the District. The infrastructure needs for Epping are 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.

Town Centre

- 5.21 Policy E2 identifies Epping as a Town Centre. This reflects the Council's aspiration for the centre to remain a successful destination, maintaining and enhancing its existing retail offer along with other leisure and entertainment amenities.
- 5.22 In accordance with Policy E2, the Council has designated a Primary Shopping Area and Primary and Secondary Commercial, Business, and Service Frontages.
- 5.23 Reflecting national planning policy, the Council will support the weekly market that takes place within the Town.

Sustainable Transport Choices

- 5.24 A key consideration for development proposals in Epping is to ensure that new development provides opportunities to access jobs, services, education and leisure opportunities through walking, cycling and public transport. This will include provision of safe and convenient routes to key destinations, including to Epping London Underground Station. Measures should provide viable alternatives to private car use, and prevent the establishment of unsustainable travel behaviour.

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

Policy P1 Epping

- A. Proposals for development on allocated sites should accord with the site specific policy requirements set out in Part Two of this Plan.

Residential and Mixed Use Sites

- B. In accordance with Policy SP1 the following sites are allocated for residential or mixed use development:
- i) EPP.R1 Land South of Epping, West and EPP.R2 Land South of Epping, East – a minimum of 450 homes
 - ii) EPP.R4 Land at St Johns Road – approximately 34 homes and appropriate uses
 - iii) EPP.R5 Epping Sports Centre – approximately 42 homes
 - iv) EPP.R6 Cottis Lane Car park – approximately 47 homes
 - v) EPP.R7 Bakers Lane Car Park – approximately 31 homes
 - vi) EPP.R8 Land and part of Civic Offices – approximately 44 homes
 - vii) EPP.R9 Land at Bower Vale – approximately 50 homes
 - viii) EPP.R11 Epping Library – approximately 11 homes.

Employment Sites

- C. In accordance with Policies SP1 and E1 the following existing sites are designated for employment use:
- (i) EPP.E1 Land at Eppingdene
 - (ii) EPP.E2 Land at Coopersale Hall
 - (iii) EPP.E3 Falconry Court
 - (iv) EPP.E4 Bower Hill Industrial Estate

Sustainable Transport Choices

- D. In accordance with Policy T1, all development proposals must demonstrate how opportunities to access jobs, services, education and leisure facilities by means other than the car have been addressed, both within Epping and to the Harlow and Gilston Garden Town. This includes the need to make provision for, improve, enhance and promote use of existing, cycling and walking networks and access to passenger transport services.

Infrastructure Requirements

- E. New development must be served and supported by appropriate on and off-site infrastructure and services. Development should deliver and/or contribute towards the delivery of infrastructure where this is necessary and fairly and reasonably related to the development having full regard to the Infrastructure Delivery Plan Schedule and its wider infrastructure objectives.
- F. Development proposals in Epping will be expected to deliver and/or contribute proportionately towards infrastructure items as required, including:
- i) education provision including early years, primary school and secondary school places;
 - ii) provision of health facilities;
 - iii) provision of walking and cycling facilities and linkages both within the site and to key destinations;
 - iv) enhancements to public transport provision or other initiatives which reduce the need to travel by car;
 - v) highways and junction upgrades;
 - vi) upgrade and improvement of utility infrastructure including water, waste water, solid waste, gas, electricity and telecommunications; and
 - vii) improvements and provision of green and blue infrastructure assets including open space.
- G. A new leisure centre will be provided in Epping to replace the facility currently located at site EPP.R5.

Town Centre Uses

- H. In accordance with Policy E2, in Epping Town Centre, at least 70% of the ground floor Primary Commercial, Business and Service Frontage and at least 20% of the ground floor Secondary Commercial, Business and Service Frontage will be maintained in Use Class E uses.

Air Pollution

- I. The development of sites within Epping has the potential to produce air pollution that could impact upon air quality in the District, including the Epping Forest. All development proposals will need to demonstrate that they are in accordance with Policy DM2 and Policy DM22

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

and should have regard to the Council's adopted Air Pollution Mitigation Strategy for the Epping Forest. This includes, where necessary, the provision of financial contributions for the purposes of implementing air pollution mitigation initiatives and undertaking air quality monitoring and any necessary future air quality assessments.

Recreational Pressure

J. Developments within Epping which would result in a net increase in dwellings have the potential to result in recreational pressure on the Epping Forest Special Area of Conservation. All such developments will need to demonstrate that they are in accordance with Policy DM2. This includes, where necessary, the provision of financial contributions towards mitigation and monitoring measures.

Flood Risk

K. Except for essential infrastructure and water compatible developments, no built development on residential allocations will be permitted on land within Flood Zones 2 and 3 as shown on the Council's latest Strategic Flood Risk Assessment maps, including the appropriate allowance for climate change.

South Epping Masterplan Area

L. Planning applications for sites EPP.R1 and EPP.R2 should be accompanied by a Strategic Masterplan for the South Epping Masterplan Area which demonstrates that the development requirements set out in this Policy have been accommodated and which has been endorsed by the Council. The endorsed Strategic Masterplan will be taken into account as an important material consideration in the determination of any planning applications.

M. In addition to the requirements set out above, the Strategic Masterplan must make provision for:

- i) a minimum of 450 homes;
- ii) appropriate community and health facilities, employment and retail uses;
- iii) a new primary school;
- iv) provision or enhancement of walking and cycling facilities, Public Rights of Way and linkages both within the site, over the railway line, the footbridge over the M25,

and to key destinations including Epping London Underground Station and the Town Centre;

- v) vehicular access/egress which provides safe access to the local highway network, does not impact on its safe and efficient operation, does not result in the loss of important boundary trees and/or hedgerows, or cause material harm to the living conditions of adjoining residents as a result of noise, light pollution or privacy;
- vi) preserving or enhancing the setting of the Grade II listed Gardners Farm and Grade II listed farm buildings;
- vii) minimising the impact upon the Biodiversity Action Plan Priority Habitat within the site and nearby Local Wildlife Site;
- viii) incorporation of an appropriate buffer to protect the amenity of future residents with regards to noise and air quality from the M25 and an appropriate buffer from the High Voltage Transmission Cables and land impacted by the BPA Oil Pipeline constraints;
- ix) the sloping topography of the site by incorporating sensitive design responses to the level changes and by ensuring a positive relationship is established between the new development, the town and the wider landscape;
- x) the continued protection of those trees benefitting from a Tree Preservation Order and other identified Veteran Trees;
- xi) land to the South of the indicative 'build-to' line in EPP.R2 within the Masterplan Area must be retained for public open space or for other appropriate uses as agreed through the masterplanning process;
- xii) the strengthening and/or creation of new Green Belt boundaries to the East and West of the site;
- xiii) the integration, retention and improvements to the existing watercourse;
- xiv) adequate levels of high quality public open space, including the retention or reprovision of Brook Road Informal Recreation Ground; and

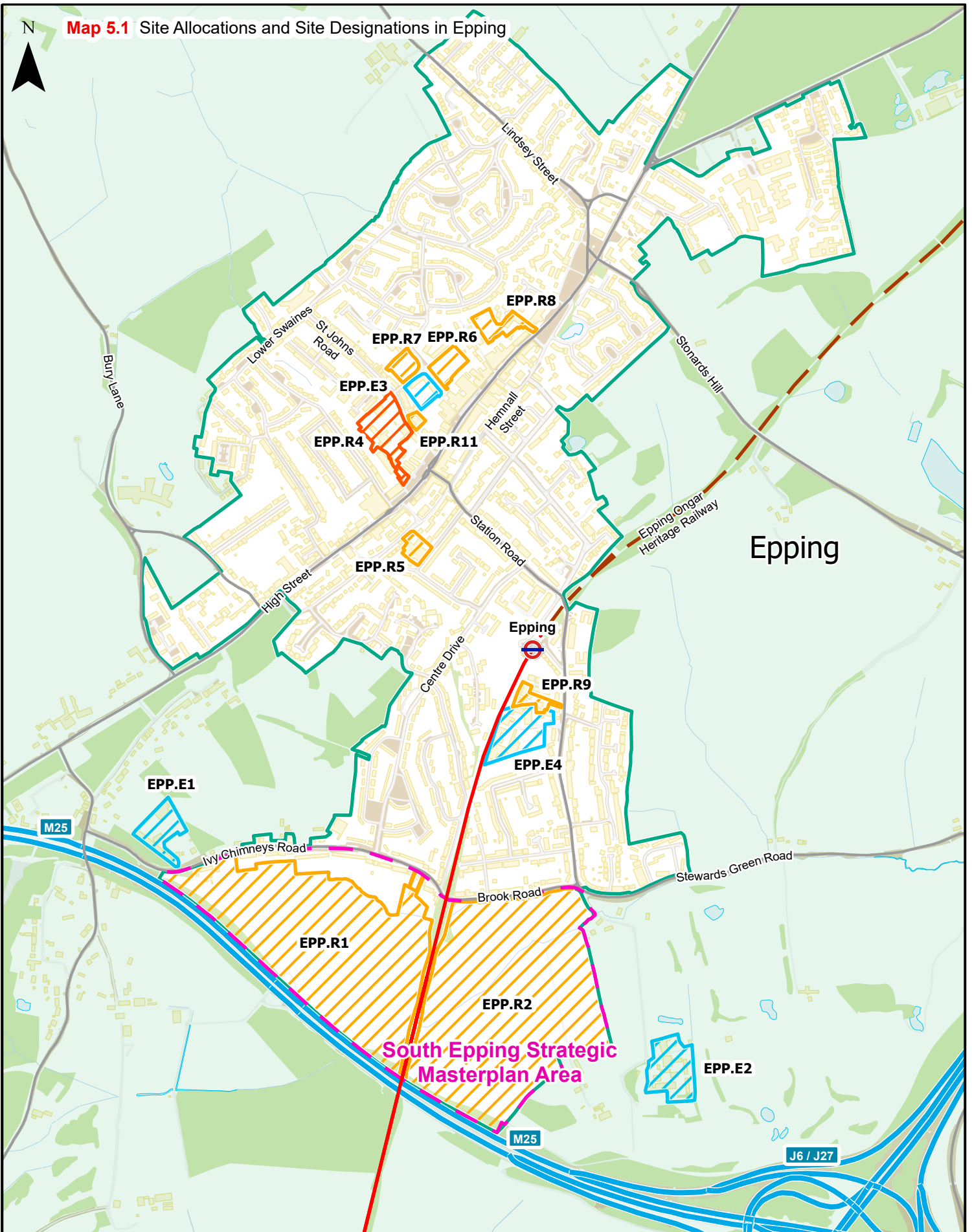
The Local Plan should be read as a whole. Proposals will be judged against all relevant policies.

xv) a Suitable Alternative Natural Greenspace.

- N. The Strategic Masterplan and subsequent applications should be considered and informed by the Quality Review Panel and be subject to public consultation, including in respect of Masterplans, consultation with all those with a development interest in the defined area.
- O. The Strategic Masterplan must incorporate measures to promote and encourage the use of sustainable methods of transportation and provide viable alternatives to single occupancy private car use including car clubs/car sharing or pooling arrangements. Such measures are to be planned in consultation with Essex County Council (and relevant passenger transport providers). The proposed measures should be underpinned by feasibility evidence that comprehensively demonstrates the delivery of modal shift by way of sustainable travel measures.

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

Map 5.1 Site Allocations and Site Designations in Epping



**Epping Forest District
Local Plan
2011-2033**

Drawing No.
EFDC-SP-0004-REV3

Date: February 2023

Scale: 1:13,000 @ A4

Map 5.1
Site Allocations and Designations in
Epping

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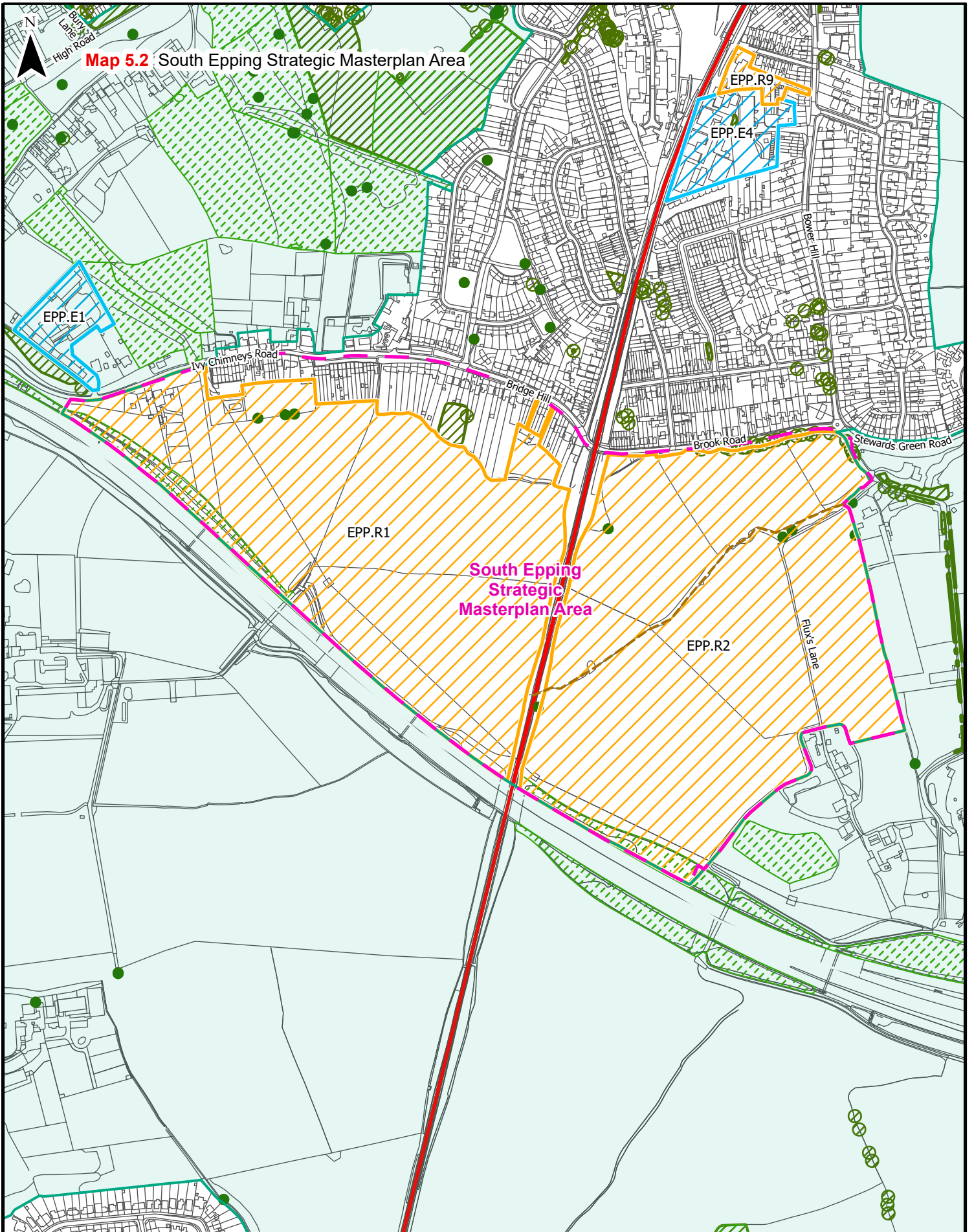
Legend

-  Residential site allocation
-  Employment site designation
-  Employment site allocation
-  Mixed Use allocation
-  Traveller site allocation
-  Residential and traveller site allocation
-  Masterplan Area
-  Concept Framework Plan Area
-  Green Belt Boundary
-  Local Greenspace
-  Local Authority boundary

This legend shows only the key Local Plan policy designations.
A full legend can be found in Part Two: Site Specific Policy Requirements and Designations

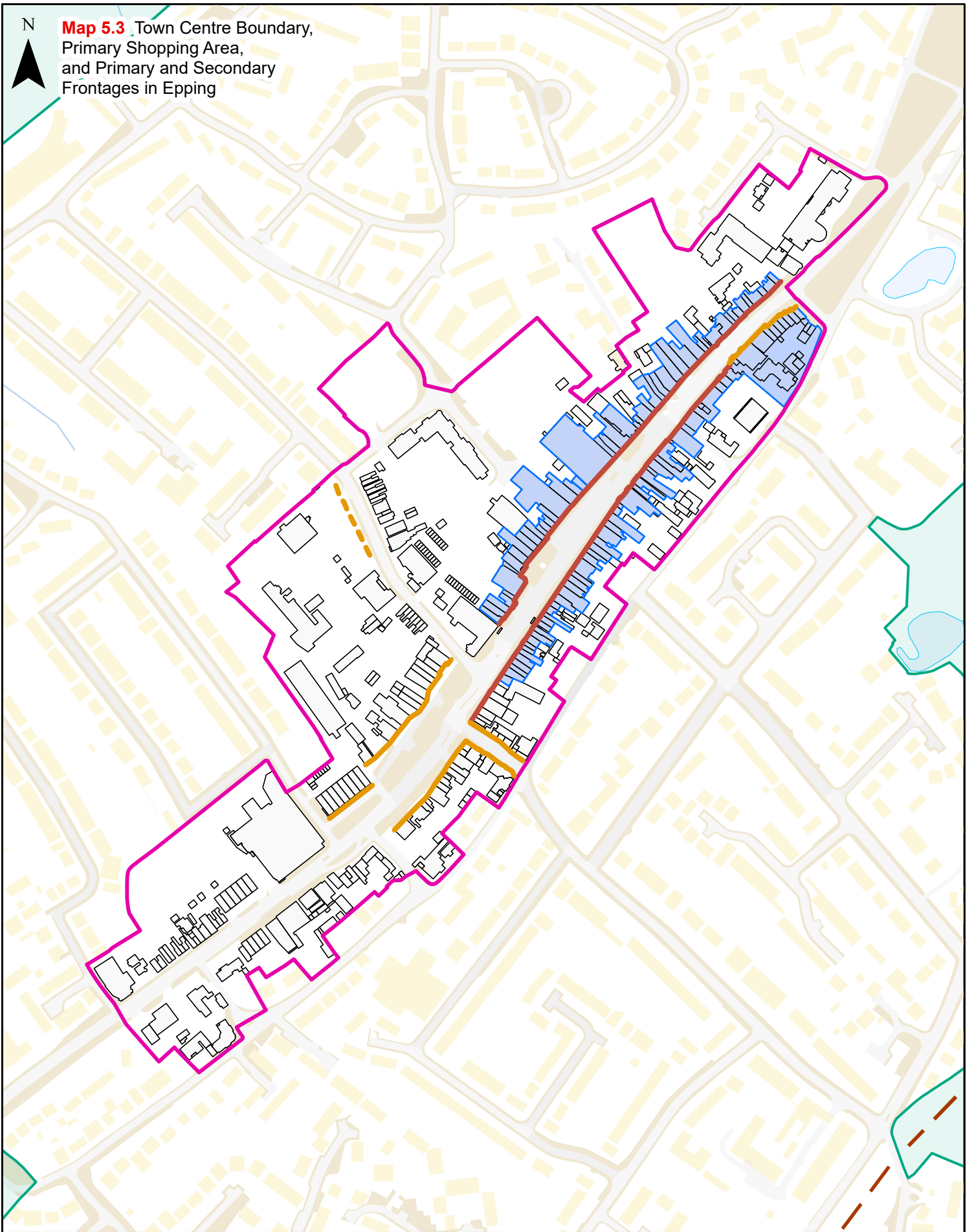


Map 5.2 South Epping Strategic Masterplan Area



N

Map 5.3 Town Centre Boundary, Primary Shopping Area, and Primary and Secondary Frontages in Epping



**Epping Forest District
Local Plan 2011-2033**

Drawing No.
EFDC-DP-00105-Rev3

Date: February 2023

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Map 5.3
Town Centre Boundary,
Primary Shopping Area,
and Primary and Secondary
Frontages in Epping

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Legend

- Town / District Centre Boundary
- Primary Shopping Area
- Primary Commercial, Business and Service Frontage
- Secondary Commercial, Business and Service Frontage
- Proposed Secondary Commercial, Business and Service Frontage
- Green Belt Boundary



Loughton

- 5.25 Loughton is one of the District's main towns. The settlement boasts good transport connectivity as a direct result of its two London Underground Stations and many different bus services.
- 5.26 The settlement is host to the District's only further education college and the University of Essex, Loughton Campus. This provides a number of opportunities for Loughton, including the potential to create an 'education hub'.
- 5.27 Loughton has a significant retail offer, benefitting from a Town Centre at Loughton High Road, a District Centre at Loughton Broadway, and retail centre at Epping Forest Shopping Park. Loughton is characterised by a diverse retail offer, with a large proportion of national retailers compared to other centres in the District. Loughton High Road provides some comparison retail alongside a range of other retail and non-retail uses. Loughton Broadway is characterised by a local and independent retail offer, with a number of national retailers to meet local needs.
- 5.28 The Epping Forest Shopping Park provides a broader retail offer with larger scale comparison shopping opportunities than currently offered elsewhere in the District.

Vision for Loughton

Loughton will continue to be one of the District's major towns, providing a retail, employment and education hub that maximises its good public transport connectivity and proximity to the Epping Forest and the forest-edge environment. The needs of Loughton residents will be met through an appropriate mix of housing in sustainable locations. Future development should maintain separation from neighbouring Theydon Bois, Buckhurst Hill and Chigwell.

The main centre of Loughton High Road will be strengthened and future development will support the Centre's continued role as a successful retail centre within the District. Loughton Broadway will be the focus of further enhancement and the Epping Forest Shopping Park will provide a complementary retail offer. Employment will

continue to be supported through both strategic employment sites such as Langston Road, and smaller-scale employment provision within the settlement centre.

The impact of further development on the Epping Forest, both in terms of air quality and also in terms of further recreational pressure will be minimised and mitigation measures will have been implemented where necessary.

Residential Sites

- 5.29 Policy SP1 sets out the number of homes to be provided in Loughton. The provision of approximately 455 homes has been informed by the aspiration for Loughton to continue to be a major town, providing retail, education and employment opportunities in the District, supported by appropriate residential expansion to support the two successful retail centres, and Epping Forest Shopping Park.
- 5.30 The Council has considered the spatial options to accommodate new homes in Loughton and concluded that there is one appropriate spatial option which comprises intensification within the existing settlement. 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 Green Belt and wider landscape around the settlement, including Epping Forest.
- 5.31 Following an assessment of the suitability, availability and achievability of residential sites located within this spatial option, the Council has identified 13 sites for allocation as set out in this Policy.
- 5.32 Proposals for residential development will be expected to accord with the site specific policy requirements as set out in Part Two of this Plan.

Sites for Traveller Accommodation

- 5.33 Policies SP1 and H4 set out the Council's approach to traveller sites within the District. There are no allocations for traveller accommodation in Loughton.

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

Employment Sites

- 5.34 Policies SP1 and E1 set out the Council's approach to identifying sites for employment uses.
- 5.35 There are three existing employment sites that have been identified in Loughton for designation in the Local Plan:
- LOU.E1 – Oakwood Hill Industrial Estate (6.1 hectares)
 - LOU.E2B – Langston Road Industrial Estate (26.87 hectares)
 - LOU.E3 – Buckingham Court (0.62 hectares)
- 5.36 An allocation for one hectare of B2 Use Class (general industrial) has been made:
- LOU.E2A – Land adjacent to Langston Road Industrial Estate

Infrastructure Requirements

- 5.37 Policy SP1 confirms the importance of identifying and delivering key infrastructure to support residential, traveller and employment development across the District. The infrastructure needs for Loughton are 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.

Town Centre and District Centre

- 5.38 Policy E2 identifies Loughton High Road as a Town Centre and Loughton Broadway as a District Centre. In addition, Loughton also benefits from Epping Forest Shopping Park. This reflects the Council's aspiration for these centres to remain successful, supporting and strengthening the existing range of services and facilities.
- 5.39 In accordance with Policy E2, the Council has designated a Primary Shopping Area and Primary and Secondary Commercial, Business, and Service Frontages.

Policy P2 Loughton

- A. Proposals for development on allocated sites should accord with the site specific policy requirements set out in Part Two of this Plan.

Residential and Mixed Use Sites

- B. In accordance with Policy SP1 the following sites are allocated for residential or mixed use development:
- LOU.R3 Land at Vere Road – approximately nine homes
 - LOU.R4 Borders Lane Playing Fields – approximately 217 homes and appropriate uses
 - LOU.R6 Royal Oak Public House – approximately ten homes
 - LOU.R7 Loughton Library – approximately 20 homes
 - LOU.R9 Land at Former Epping Forest College – approximately 111 homes
 - LOU.R10 Land at Station Road – approximately 12 homes
 - LOU.R11 Land West of Roding Road – approximately nine homes
 - LOU.R12 Land at 63 Wellfields – approximately ten homes
 - LOU.R13 Land at 70 Wellfields – approximately six homes
 - LOU.R14 Land at Alderton Hill – approximately 19 homes
 - LOU.R15 Land at Traps Hill – approximately six homes
 - LOU.R16 St Thomas More RC Church – approximately 18 homes
 - LOU.R18 Land at High Beech Road – approximately eight homes

Employment Sites

- C. In accordance with Policies SP1 and E1 the following existing sites are designated for employment uses:
- LOU.E1 Oakwood Hill Industrial Estate
 - LOU.E2B Langston Road Industrial Estate
 - LOU.E3 Buckingham Court

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

D. In accordance with Policies SP1 and E1 the following site is allocated for B2 Use Class employment uses:

- i) LOU.E2A Land adjacent to Langston Road Industrial Estate

Infrastructure Requirements

- E. New development must be served and supported by appropriate on and off-site infrastructure and services. Development should deliver and/or contribute towards the delivery of infrastructure where this is necessary and fairly and reasonably related to the development having full regard to the Infrastructure Delivery Plan Schedule and its wider objectives.
- F. Development proposals in Loughton will be expected to deliver and/or contribute proportionately towards infrastructure items as required, including:
- i) education provision including early years, primary school and secondary school places;
 - ii) provision of health facilities;
 - iii) highways and junction upgrades;
 - iv) provision of walking and cycling facilities, and linkages both within the site and to key destinations;
 - v) enhancements to public transport provision or other initiatives which reduce the need to travel by car;
 - vi) upgrade and improvement of utility infrastructure including water, waste water, solid waste, gas, electricity and telecommunications; and
 - vii) improvements and provision of green and blue infrastructure assets including open space.

Town Centre Uses

- G. In accordance with Policy E2, in Loughton High Road Town Centre, at least 70% of the ground floor Primary Commercial, Business and Service Frontage and at least 35% of the ground floor Secondary Commercial, Business and Service Frontage will be maintained in Use Class E uses.

District Centre Uses

- H. In accordance with Policy E2, in Loughton Broadway District Centre, at least 60% of the ground floor Primary Commercial, Business and

Service Frontage will be maintained in Use Class E uses.

Air Pollution

- I. The development of sites within Loughton has the potential to produce air pollution that could impact upon air quality in the District, including the Epping Forest. All development proposals will need to demonstrate that they are in accordance with Policy DM2 and Policy DM22 and should have regard to the Council's adopted Air Pollution Mitigation Strategy for the Epping Forest. This includes, where necessary, the provision of financial contributions for the purposes of implementing air pollution mitigation initiatives and undertaking air quality monitoring and any necessary future air quality assessments.

Recreational Pressure

- J. Developments within Loughton which would result in a net increase in dwellings have the potential to result in recreational pressure on the Epping Forest Special Area of Conservation. All such developments will need to demonstrate that they are in accordance with Policy DM2. This includes, where necessary, the provision of financial contributions towards mitigation and monitoring measures.

Flood Risk

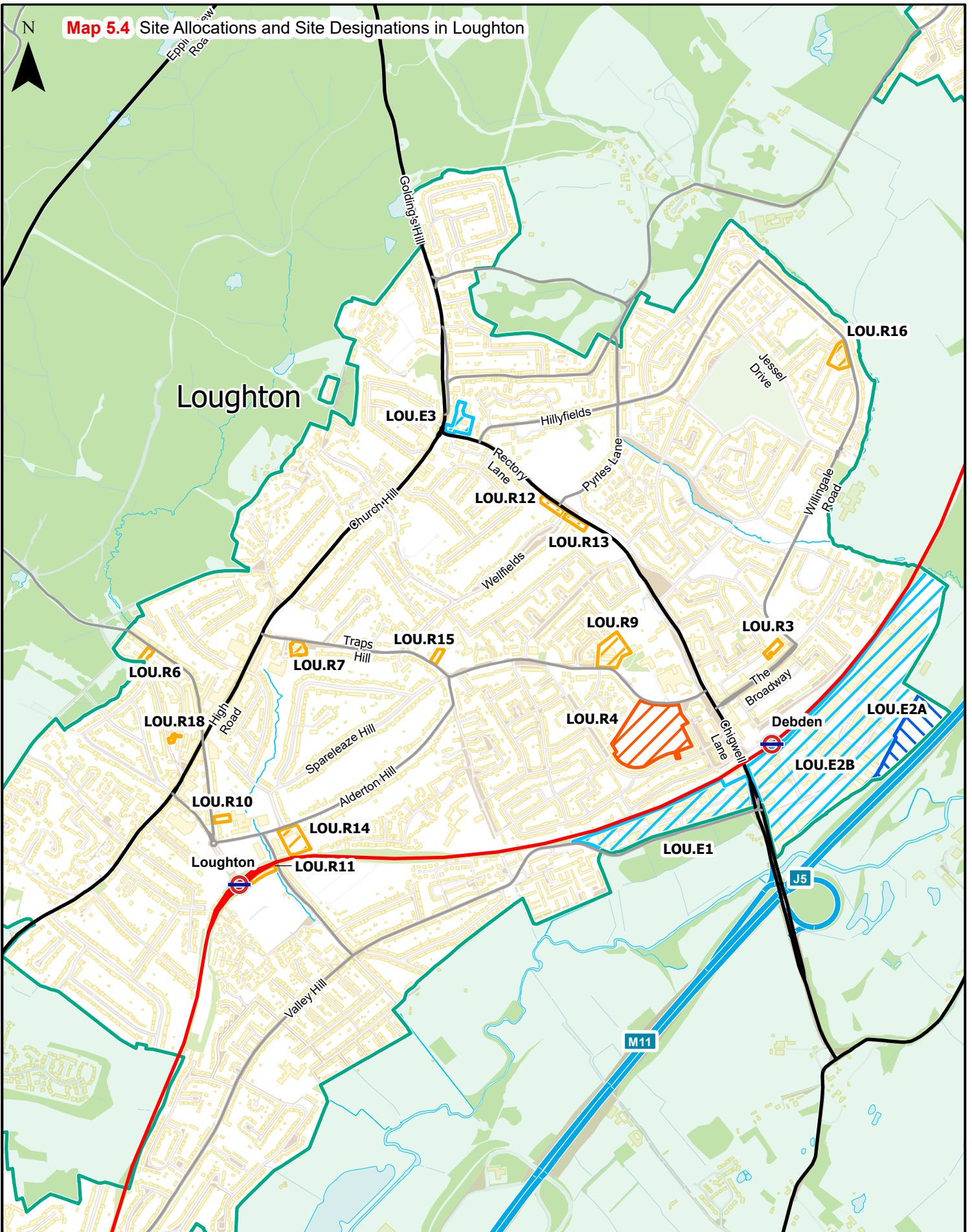
- K. Except for essential infrastructure and water compatible developments, no built development on residential allocations will be permitted on land within Flood Zones 2 and 3 as shown on the Council's latest Strategic Flood Risk Assessment maps, including the appropriate allowance for climate change.

Habitat Protection

- L. Sites within the Impact Risk Zone for the Roding Valley Meadows Site of Special Scientific Interest and are above the identified development threshold should make provision for any avoidance and mitigation measures to address any impacts on this nationally important habitat.

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

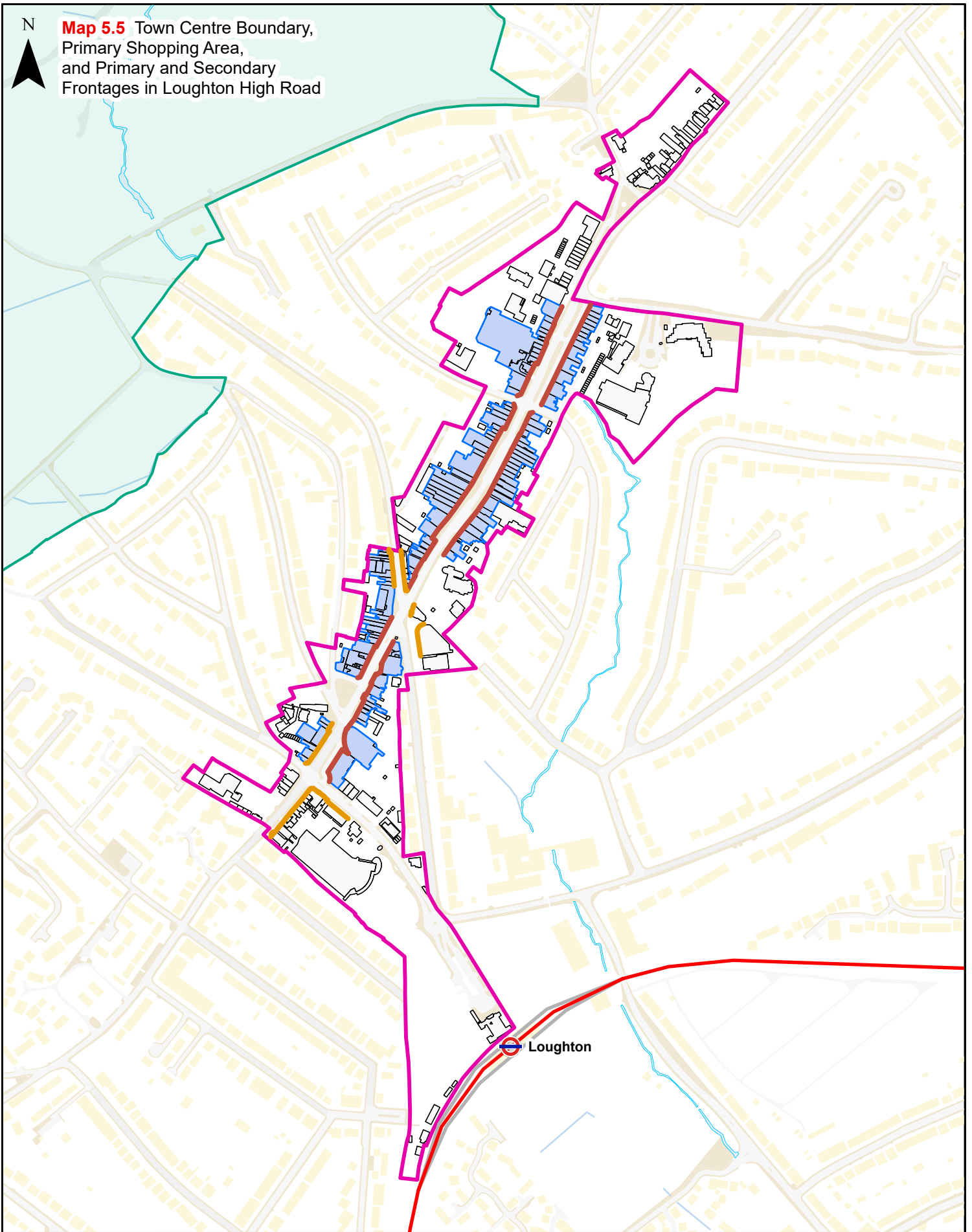
Map 5.4 Site Allocations and Site Designations in Loughton



<p>Epping Forest District Local Plan 2011-2033</p> 	<p>Drawing No. EFDC-SP-0004-REV3</p>	<p>Map 5.4 Site Allocations and Designations in Loughton</p> <p><small>Contains Ordnance Survey & Royal Mail Data © Crown Copyright & Database Right 2023 EFDC Licence No: 100018534 2023 © Royal Mail Copyright & Database Right 2023 © Environment Agency, © Copyright Geo Perspectives, © Natural England 2023 Reproduced with the permission of Natural England The Local Plan should be read as a whole. Proposals will be judged against all relevant policies.</small></p>	<p>Legend</p>	
	<p>Date: February 2023</p>		<p>Scale: 1:18,000 @ A4</p>	<p> Residential site allocation</p> <p> Employment site designation</p> <p> Employment site allocation</p> <p> Mixed Use allocation</p> <p> Traveller site allocation</p>



Map 5.5 Town Centre Boundary,
Primary Shopping Area,
and Primary and Secondary
Frontages in Loughton High Road



Epping Forest District
Local Plan 2011-2033

Drawing No.
EFDC-DP-00104-Rev3

Date: February 2023

Scale: 1: 4,000 @A4

Map 5.5
Town Centre Boundary,
Primary Shopping Area,
and Primary and Secondary
Frontages in Loughton High Road

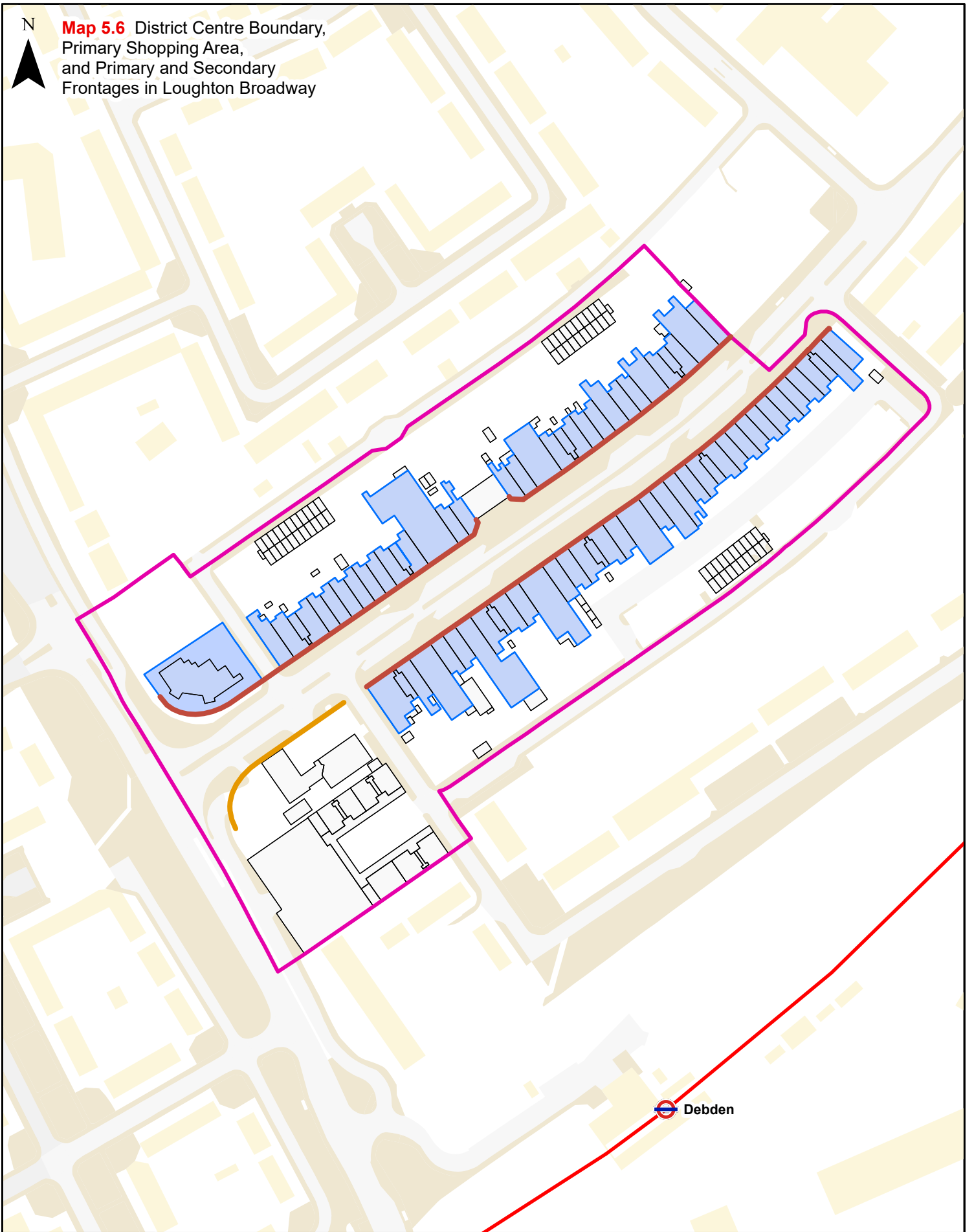
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

Legend

- Town / District Centre Boundary
- Primary Shopping Area
- Primary Commercial, Business and Service Frontage
- Secondary Commercial, Business and Service Frontage
- Green Belt Boundary
- Proposed Secondary Commercial, Business and Service Frontage



N
Map 5.6 District Centre Boundary,
 Primary Shopping Area,
 and Primary and Secondary
 Frontages in Loughton Broadway



Epping Forest District Council Local Plan 2011-2033 	Drawing No. EFDC-DP-00102-Rev3	Map 5.6 District Centre Boundary, Primary Shopping Area, and Primary and Secondary Frontages in Loughton Broadway	Legend	
	Date: February 2023		 Town / District Centre Boundary	 Proposed Secondary Commercial, Business and Service Frontage
	Scale: 1: 4,000 @A4	<small> Contains Ordnance Survey & Royal Mail Data © Crown Copyright & Database Right 2023 EFDC Licence No: 100018534 2023 © Royal Mail Copyright & Database Right 2023 © Environment Agency, © Copyright Geo Perspectives, © Natural England 2023 Reproduced with the permission of Natural England The Local Plan should be read as a whole. Proposals will be judged against all relevant policies. </small>	 Primary Shopping Area	 Green Belt Boundary

Waltham Abbey

- 5.40 Waltham Abbey, located in the West of the District, has a strong historic character with a number of heritage and natural assets located in and around the main settlement. Of particular note, Waltham Abbey Church and Gardens, Royal Gunpowder Mills and the adjacent Lee Valley Regional Park strongly contribute towards the character of the settlement.
- 5.41 The District Centre is focused on the pedestrianised Sun Street and Market Square, which comprises a large number of cafes and restaurants alongside a small comparison retail offer.
- 5.42 The settlement benefits from its close proximity to the Lee Valley Regional Park, which provides recreational opportunities.

Vision for Waltham Abbey

Waltham Abbey will be a revitalised town 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.

The town will seek to develop and 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.

New opportunities for enhanced provision of open spaces, leisure and amenity activities for residents will be supported 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. Improvements to sustainable transport infrastructure will be made.

The town will support a diverse population of young people, families and the elderly, reducing inequality through the provision of high quality residential development in the most sustainable locations. Waltham Abbey will create local business and

employment opportunities that underpin the local economy, particularly in the leisure industry.

Residential Sites

- 5.43 Policy SP1 sets out the number of homes to be provided in Waltham Abbey. The provision of approximately 836 homes has been informed by the aspiration for Waltham Abbey to provide a level of housing which supports regeneration of the settlement and improvements to the retention of town centre services, community and social infrastructure.
- 5.44 The Council has considered the spatial options to accommodate new homes in Waltham Abbey and concluded that the most appropriate spatial options are:
- **Intensification within the existing settlement**
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 Green Belt and wider landscape around the settlement.
 - **Expansion of the settlement to the North**
This strategic option provides opportunities to support development within close proximity to existing town centre services whilst minimising harm to the Green Belt.
- 5.45 Following an assessment of the suitability, availability and achievability of residential sites located within these spatial options, the Council has identified six sites for allocation as set out in this Policy.
- 5.46 Proposals for residential development will be expected to accord with site specific policy requirements as set out in Part Two of this Plan.
- 5.47 Development proposals should ensure that vulnerability to surface water flooding as well as the potential consequences for surrounding sites is suitability mitigated.
- 5.48 Planning applications for sites WAL.R1, WAL.R2, WAL.R3, and WAL.T1 should be accompanied by a Strategic Masterplan for the Waltham Abbey North Masterplan Area which demonstrates that the development requirements set out in this Policy have been

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

accommodated and which has been endorsed by the Council. The endorsed Strategic Masterplan will be taken into account as an important material consideration in the determination of any planning applications.

Sites for Traveller Accommodation

5.49 Policies SP1 and H4 set out the Council's approach to traveller sites within the District. One site has been allocated for traveller accommodation in Waltham Abbey:

- WAL.T1 – Land to the rear of Lea Valley Nursery, Crooked Mile – five pitches

Employment Sites

5.50 Policies SP1 and E1 set out the Council's approach to identifying sites for employment uses.

5.51 There are six existing employment sites that have been identified in Waltham Abbey for designation in the Local Plan:

- WAL.E1 – Howard Business Park (0.54 hectares)
- WAL.E2 – Land at Breeches Farm (3.27 hectares)
- WAL.E3 – Land at Woodgreen Road (0.62 hectares)
- WAL.E4 – Cartersfield Road/Brooker Road Industrial Estate (8.69 hectares)
- WAL.E5 – Meridian Business Park and Sainsbury's Distribution Centre (23.65 hectares)
- WAL.E6B - Galley Hill Road Industrial Estate (2.61 hectares)

5.52 Two sites have been identified for allocation for employment uses:

- WAL.E6A – Land adjacent to Galley Hill Road Industrial Estate for B2/B8 Use Class (general industrial/storage and warehousing)
- WAL.E8 – Land north of A121 for B2/B8 Use Class (general industrial/storage and warehousing)/ light industrial (within Use Class E)

Infrastructure Requirements

5.53 Policy SP1 confirms the importance of identifying and delivering key infrastructure to support residential, traveller and employment development across the District. The infrastructure needs for Waltham Abbey are 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. This will include the provision of improvements to pedestrian and cycling links between Waltham Abbey and the Lee Valley Regional Park.

District Centre

5.54 Policy E2 identifies Waltham Abbey as a District Centre. This reflects the Council's aspiration for the centre to become revitalised with a maintained and enhanced historic character and local feel.

5.55 In accordance with Policy E2, the Council has designated a Primary Shopping Area and Primary and Secondary Commercial, Business, and Service Frontages.

Policy P3 Waltham Abbey

A. Proposals for development on allocated sites should accord with the site specific policy requirements set out in Part Two of this Plan.

Residential Sites

B. In accordance with Policy SP1 the following sites are allocated for residential development:

- WAL.R1 Land West of Galley Hill Road, WAL.R2 Lea Valley Nursery, Crooked Mile and WAL.R3 Land adjoining Parklands – a minimum of 740 homes
- WAL.R4 Fire Station, Sewardstone Road – approximately 16 homes
- WAL.R5 Waltham Abbey Community Centre, Saxon Way – approximately 53 homes and re-provision of a community centre
- WAL.R6 Waltham Abbey Swimming Pool, Roundhills – approximately 27 homes

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

Employment Sites

- C. In accordance with Policies SP1 and E1 the following existing sites are designated for employment uses:
- i) WAL.E1 Howard Business Park
 - ii) WAL.E2 Land at Breeches Farm
 - iii) WAL.E3 Land at Woodgreen Road
 - iv) WAL.E4 Cartersfield Road/Brooker Road Industrial Estate
 - v) WAL.E5 Meridian Business Park and Distribution Centre
 - vi) WAL.E6B Galley Hill Road Industrial Estate
- D. In accordance with Policies SP1 and E1 the following sites are allocated for employment uses:
- i) WAL.E6A Land adjacent to Galley Hill Road Industrial Estate (B2/B8 Use Class)
 - ii) WAL.E8 Land North of A121 (B2/B8 Use Class/ light industrial (within Use Class E)

Traveller Sites

- E. In accordance with Policies SP1 and H4 the following site is allocated for traveller accommodation:
- i) WAL.T1 Land to the rear of Lea Valley Nursery, Crooked Mile – five pitches

Infrastructure Requirements

- F. New development must be served and supported by appropriate on and off-site infrastructure and services. Development should deliver and/or contribute towards the delivery of infrastructure where this is necessary and fairly and reasonably related to the development having full regard to the Infrastructure Delivery Plan Schedule and its wider infrastructure objectives.
- G. Development proposals in Waltham Abbey will be expected to deliver and/or contribute proportionately towards infrastructure items as required, including:
- i) education provision including early years, primary school and secondary school places;
 - ii) appropriate provision of health facilities;
 - iii) provision of walking and cycling facilities, providing linkages both within the site and

to key destinations, including to the Lee Valley Regional Park;

- iv) enhancements to public transport provision or other initiatives which reduce the need to travel by car;
- v) appropriate provision of surface water drainage measures;
- vi) highways and junction upgrades;
- vii) upgrade and improvement of utility infrastructure including water, waste water, solid waste, gas, electricity and telecommunications; and
- viii) improvements to existing, and provision of new, green and blue infrastructure assets including open space in accordance with the Council's adopted Green Infrastructure Strategy.

District Centre Uses

- H. In accordance with Policy E2, in Waltham Abbey District Centre, at least 45% of the ground floor Primary Commercial, Business, and Service Frontage and at least 25% of the ground floor Secondary Commercial, Business, and Service Frontage will be maintained in Use Class E uses.

Air Pollution

- I. The development of sites within Waltham Abbey has the potential to produce air pollution that could impact upon air quality in the District, including the Epping Forest. All development proposals will need to demonstrate that they are in accordance with Policy DM2 and Policy DM22 and should have regard to the Council's adopted Air Pollution Mitigation Strategy for the Epping Forest. This includes, where necessary, the provision of financial contributions for the purposes of implementing air pollution mitigation initiatives and undertaking air quality monitoring and any necessary future air quality assessments.

Recreational Pressure

- J. Developments within Waltham Abbey which would result in a net increase in dwellings have the potential to result in recreational pressure on the Epping Forest Special Area of Conservation. All such developments will need to demonstrate that they are in accordance with Policy DM2. This includes, where necessary, the provision of financial

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

contributions towards mitigation and monitoring measures.

Flood Risk

- K. Except for essential infrastructure and water compatible developments, no built development on residential allocations will be permitted on land within Flood Zones 2 and 3 as shown on the Council's latest Strategic Flood Risk Assessment maps, including the appropriate allowance for climate change.

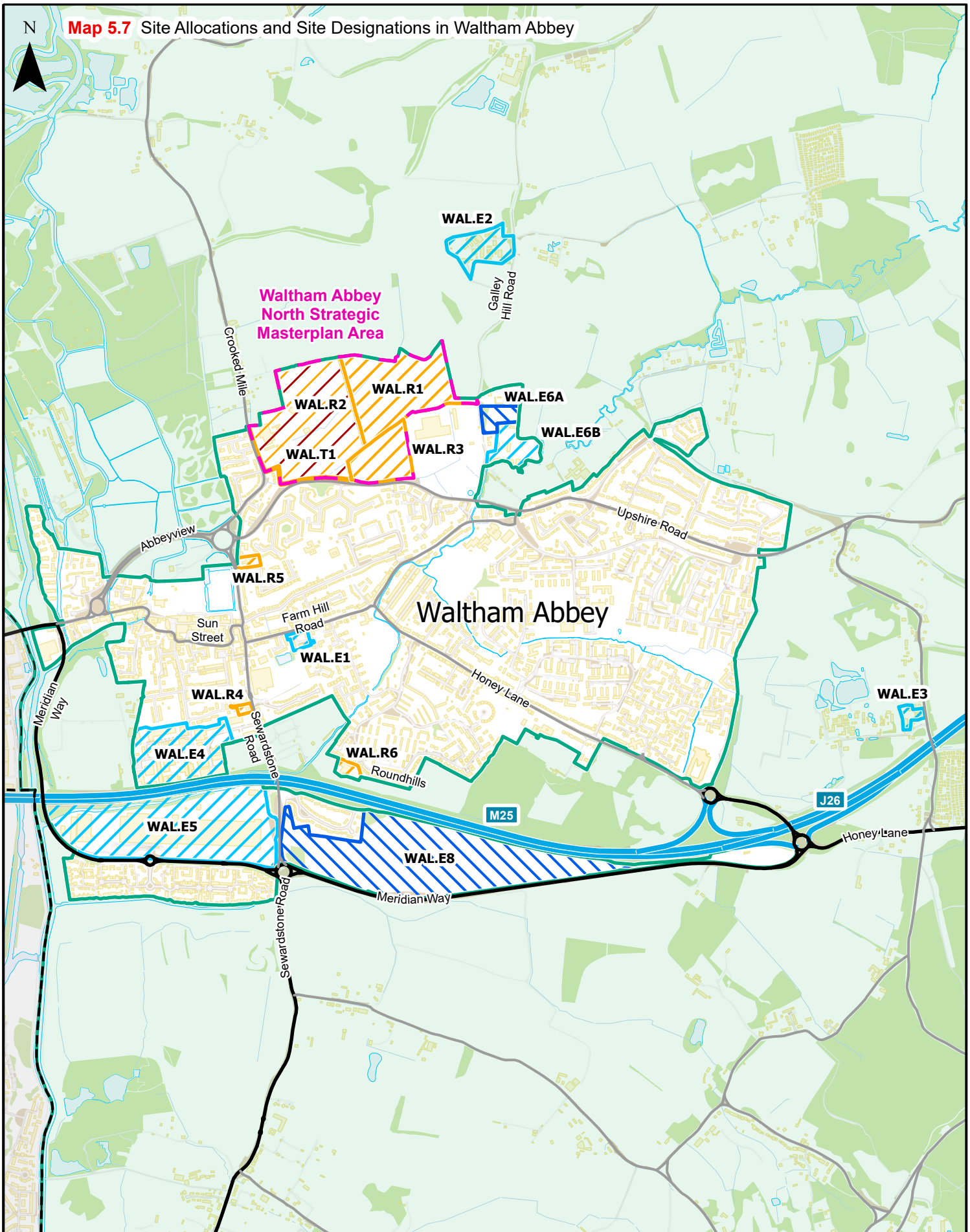
Waltham Abbey North Masterplan

- L. Planning application for sites WAL.R1, WAL.R2, WAL.R3 and WAL.T1 should be accompanied by a Strategic Masterplan for the Waltham Abbey North Masterplan Area which demonstrates that the development requirements set out in this Policy have been accommodated and which has been endorsed by the Council. The endorsed Strategic Masterplan will be taken into account as an important material consideration in the determination of any planning applications.
- M. In addition to the requirements set out above the Strategic Masterplan must make provision for:
- i) a minimum of 740 homes;
 - ii) effective integration with the town centre, supporting regeneration;
 - iii) five pitches for traveller accommodation;
 - iv) a new local centre to include a community facility and retail uses;
 - v) new road links to the existing highway network and an internal road layout to support a bus corridor;
 - vi) the potential need to upgrade/widen the existing Galley Hill Road and Crooked Mile, in order to ensure a safe access point and sufficient capacity for the development they serve;
 - vii) measures to promote and encourage the use of sustainable modes of transport and provide viable alternatives to single occupancy private car use including car clubs/car sharing or pooling arrangements;
 - viii) the strengthening and/or creation of new Green Belt boundaries to the North and East of the site;

- ix) the integration, retention and improvements to the existing watercourses and Public Rights of Way;
 - x) new pedestrian and cycle links through the site to the Lee Valley Regional Park, the existing allotments to the North, and towards Waltham Abbey District Centre;
 - xi) improvements to existing open space in the locality, together with enhancements within the Lee Valley Regional Park and on-site open space, including a proportion of natural greenspace; and
 - xii) ensure that vulnerability to surface water flooding as well as the potential consequences for surrounding sites is suitably mitigated through appropriate surface water drainage.
- N. The Strategic Masterplan and subsequent applications should be considered and informed by the Quality Review Panel and be subject to public consultation, including in respect of Masterplans, consultation with all those with a development interest in the defined area.

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

Map 5.7 Site Allocations and Site Designations in Waltham Abbey



Epping Forest District Local Plan 2011-2033

Epping Forest District Council

Drawing No. EFDC-SP-0004-REV3

Date: February 2023

Scale: 1:20,000 @ A4

Map 5.7
Site Allocations and Designations in Waltham Abbey

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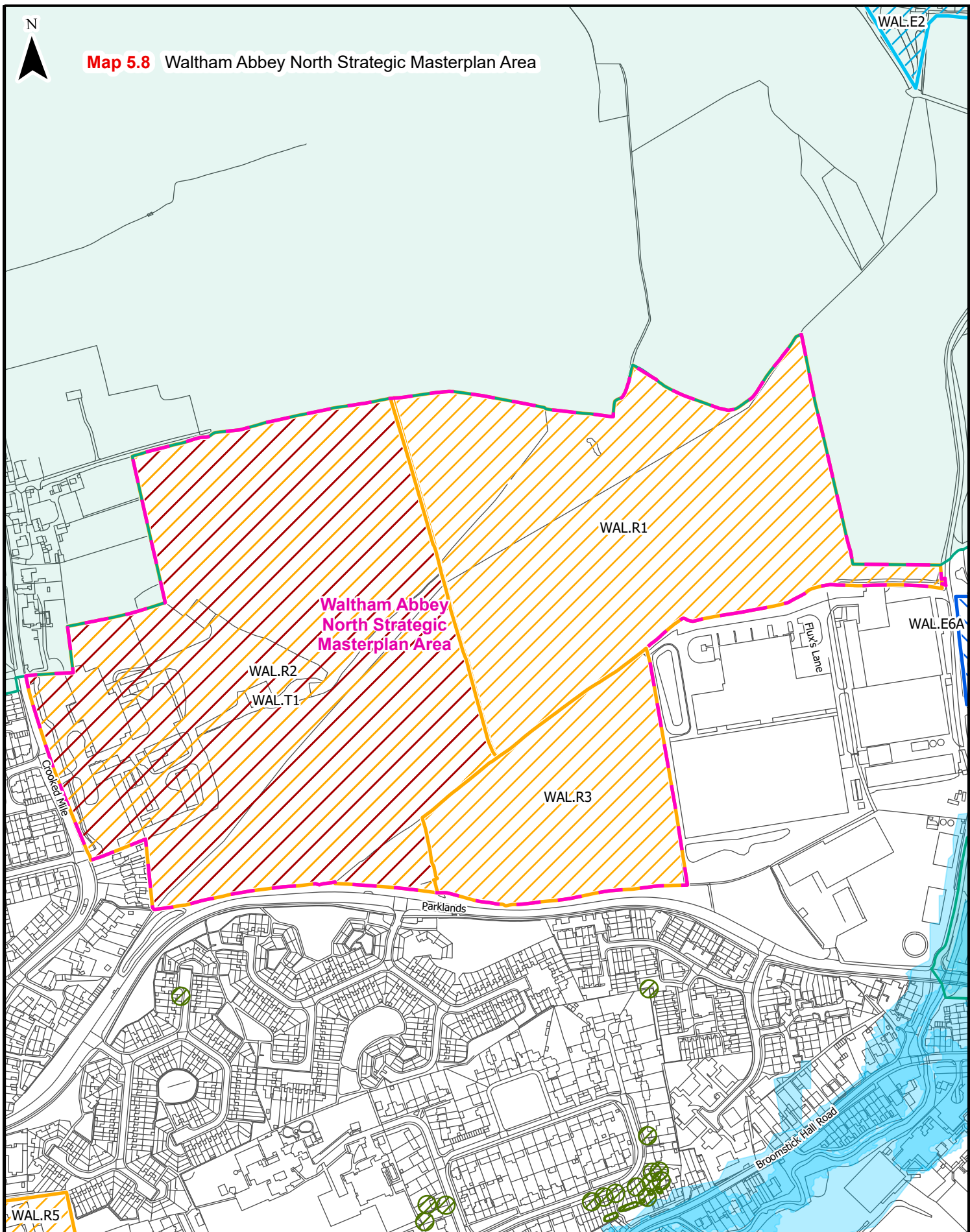
Legend

Residential site allocation	Residential and traveller site allocation	Green Belt Boundary
Employment site designation	Masterplan Area	Local Greenspace
Employment site allocation	Concept Framework Plan Area	Local Authority boundary
Traveller site allocation		

This legend shows only the key Local Plan policy designations. A full legend can be found in Part Two: Site Specific Policy Requirements and Designations



Map 5.8 Waltham Abbey North Strategic Masterplan Area



Epping Forest District
Local Plan
2011-2033

Map 5.8

Date: February 2023

1:5,000@A4

Waltham Abbey North Strategic
Masterplan Area

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Proposals will be judged against all relevant policies.

Legend

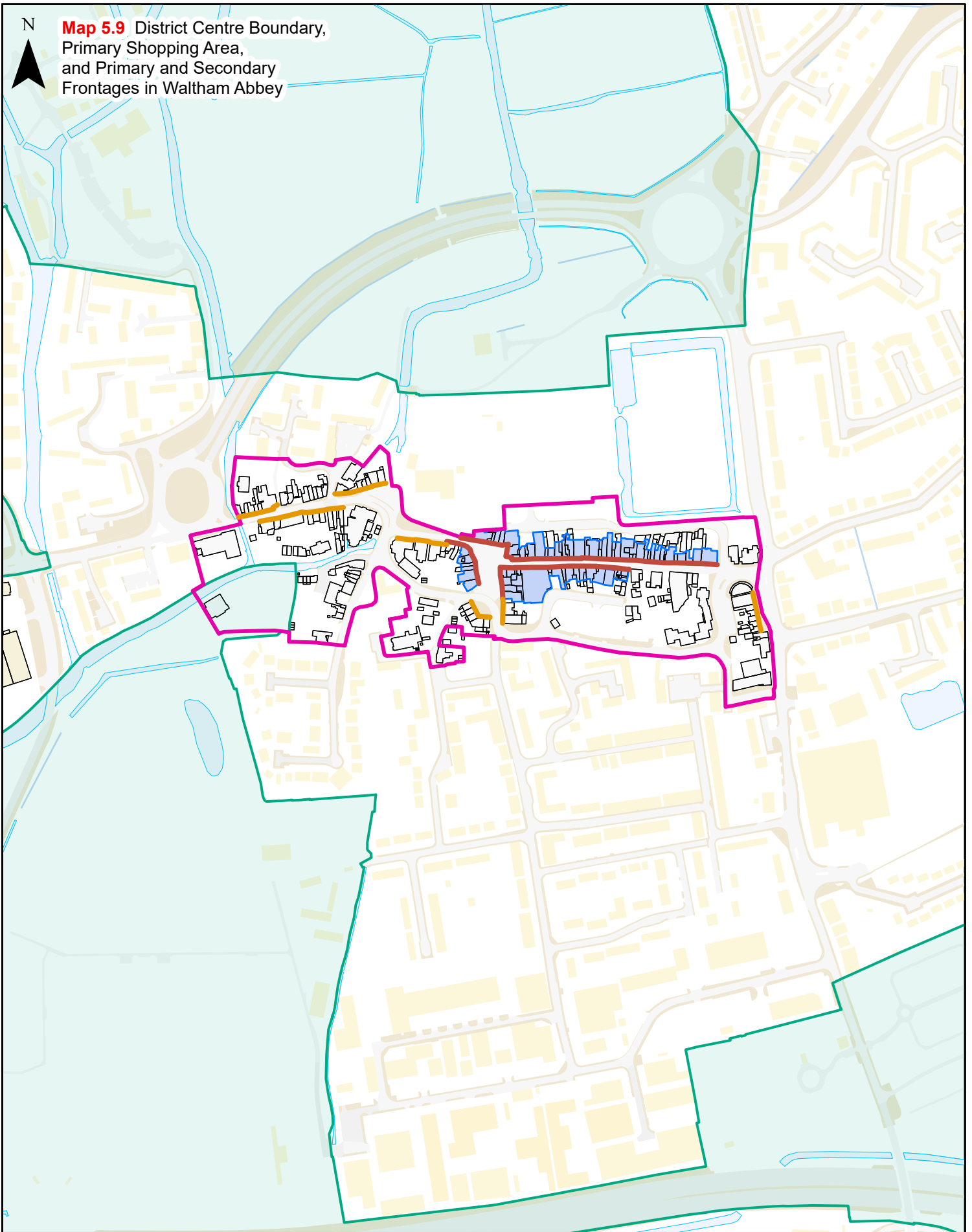
- Residential site allocation
- Employment site designation
- Employment site allocation
- Traveller site allocation
- Residential and traveller site allocation
- Strategic Masterplan Area
- Concept Framework Plan Area
- Green Belt Boundary
- Local Greenspace
- Local Authority boundary

This legend shows only the key Local Plan policy designations.
A full legend can be found in Part Two: Site Specific Policy Requirements and Designations.



N

Map 5.9 District Centre Boundary, Primary Shopping Area, and Primary and Secondary Frontages in Waltham Abbey



Epping Forest District Local Plan 2011-2033

Drawing No. EFDC-DP-00106-Rev3

Date: February 2023

Scale: 1: 4,000 @A4

Map 5.9 District Centre Boundary, Primary Shopping Area, and Primary and Secondary Frontages in Waltham Abbey

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

Legend

- Town / District Centre Boundary
- Primary Shopping Area
- Primary Commercial, Business and Service Frontage
- Secondary Commercial, Business and Service Frontage
- Proposed Secondary Commercial, Business and Service Frontage
- Green Belt Boundary



Ongar

- 5.56 Located in the East of the District, Ongar is a town of medieval origin that boasts a retail and service offer benefiting the local community and those in other settlements further afield.
- 5.57 The settlement is surrounded by Green Belt which divides Ongar into the three areas namely Ongar, Shelley and Marden Ash. This creates breaks in the existing development and gives Ongar a distinctive settlement pattern.
- 5.58 The town benefits from a number of local heritage assets including Ongar Castle and the High Street Conservation Area.

Vision for Ongar

Ongar will continue to thrive as a settlement, and its existing local and independent character will be retained and strengthened. Development in Ongar will contribute towards the settlement's self-sufficiency aspirations, particularly through the provision of additional local services and infrastructure. This will include measures that support alternative, sustainable modes of travel to reduce congestion and reliance on car-based travel.

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, through the protection and enhancement of the settlement's historic environment.

Residential Sites

- 5.59 Policy SP1 sets out the number of homes to be provided in Ongar. The provision of approximately 590 homes has been informed by the aspiration for Ongar to remain self-sustaining, to ensure that sufficient homes are built to support existing services and to maximise the opportunities provided by the new secondary academy and capacity in the two primary schools.
- 5.60 The Council has considered the spatial options to accommodate new homes in Ongar and

concluded that the most appropriate spatial options are:

- **Intensification within the existing settlement**

This strategic option will maximise opportunities to focus development in the most sustainable locations within the settlement, use previously developed land, and minimise harm to the Green Belt and wider landscape around the settlement.

- **Expansion of the settlement to the North**

This strategic option provides opportunities to promote development in sustainable locations within the settlement, in close proximity to the new secondary academy, the existing primary school and health facility. Whilst part of the strategic option is sensitive in Green Belt terms, the option as a whole is less harmful to the Green Belt relative to other strategic options. It is considered that the opportunities created by locating development sustainably within this strategic option outweighs Green Belt and landscape harm, both of which can be limited through incorporation of suitable mitigation.

- **Expansion of the settlement to the West**

This strategic option provides opportunities to promote development in sustainable locations within the settlement, in close proximity to the new secondary academy, the existing primary school and health facility. Whilst part of the strategic option is sensitive in Green Belt terms the option as a whole is less harmful to the Green Belt relative to the other strategic options identified for this settlement. It is considered that the particular opportunities for sustainably locating development presented by this strategic option outweighs Green Belt and landscape harm, both of which can be limited through incorporation of suitable mitigation.

- **Expansion of the settlement to the South**

Although a greater distance from existing town centre amenities, public transport and community facilities, this strategic option

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

provides opportunities for settlement expansion which minimises harm to the Green Belt and largely avoids harm to the wider landscape around the settlement.

- 5.61 Following an assessment of the suitability, availability and achievability of residential sites located within these spatial options, the Council has identified eight sites for allocation as set out in this Policy.
- 5.62 Proposals for residential development will be expected to accord with the site specific policy requirements as set out in Part Two of this Plan.
- 5.63 Planning applications for sites ONG.R1 and ONG.R2 should be accompanied by and have regard to a Concept Framework Plan (as defined in Policy SP2) 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.

Sites for Traveller Accommodation

- 5.64 Policies SP1 and H4 set out the Council's approach to traveller sites within the District. There are no allocations for traveller accommodation in Ongar.

Employment Sites

- 5.65 Policies SP1 and E1 set out the Council's approach to identifying sites for employment uses.
- 5.66 There is one existing employment site that has been identified in Ongar for designation in the Local Plan:
- ONG.E1 – Essex Technology and Innovation Centre (0.28 hectares)

Infrastructure Requirements

- 5.67 Policy SP1 confirms the importance of identifying and delivering key infrastructure to support residential, traveller and employment development across the District. The infrastructure needs for Ongar are 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.

District Centre

- 5.68 Policy E2 identifies Ongar as a District Centre. This reflects the Council's aspiration for the centre to continue to meet local retail needs during the day and into the evening.
- 5.69 In accordance with Policy E2, the Council has designated a Primary Shopping Area and Primary and Secondary Commercial, Business, and Service Frontages.

Policy P4 Ongar

- A. Proposals for development on allocated sites should accord with the site specific policy requirements set out in Part Two of this Plan.

Residential Sites

- B. In accordance with Policy SP1 the following sites are allocated for residential development:
- ONG.R1 Land West of Ongar – approximately 99 homes
 - ONG.R2 Land at Bowes Field – approximately 135 homes
 - ONG.R3 Land at Fyfield Road – approximately 27 homes
 - ONG.R4 Land North of Chelmsford Road – approximately 163 homes
 - ONG.R5 Land at Greensted Road – approximately 107 homes
 - ONG.R6 Land between Stanford Rivers Road and Brentwood Road – approximately 33 homes
 - ONG.R7 Land South of Hunters Chase and West of Brentwood Road – approximately 17 homes
 - ONG.R8 The Stag Pub – approximately nine homes

Employment Sites

- C. In accordance with Policies SP1 and E1 the following existing site is designated for employment use:
- ONG.E1 Essex Technology and Innovation Centre

Infrastructure Requirements

- D. New development must be served and supported by appropriate on and off-site

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

infrastructure and services. Development should deliver and/or contribute towards the delivery of infrastructure where this is necessary and fairly and reasonably related to the development having full regard to the Infrastructure Delivery Plan Schedule and its wider infrastructure objectives.

- E. Development proposals in Ongar will be expected to deliver and/or contribute proportionately towards infrastructure items as required, including:
- i) education provision including early years, primary school and secondary school places;
 - ii) provision of health facilities;
 - iii) provision of walking and cycling facilities and linkages both within the site and to key destinations;
 - iv) enhancements to public transport provision or other initiatives which reduce the need to travel by car;
 - v) highways and junction upgrades;
 - vi) Upgrade and improvement of utility infrastructure including water, waste water, solid waste, gas, electricity and telecommunications where necessary; and
 - vii) improvements and provision of green and blue infrastructure assets including open space.

District Centre Uses

- F. In accordance with Policy E2, in Ongar District Centre, at least 50% of the ground floor Primary Commercial, Business, and Service Frontage and at least 45% of the ground floor Secondary Commercial, Business, and Service Frontage will be maintained in Use Class E uses.

Air Pollution

- G. The development of sites within Ongar has the potential to produce air pollution that could impact upon air quality in the District, including the Epping Forest. All development proposals will need to demonstrate that they are in accordance with Policy DM2 and Policy DM22 and should have regard to the Council's adopted Air Pollution Mitigation Strategy for the Epping Forest. This includes, where necessary, the provision of financial contributions for the purposes of implementing air pollution mitigation initiatives and

undertaking air quality monitoring and any necessary future air quality assessments.

Flood Risk

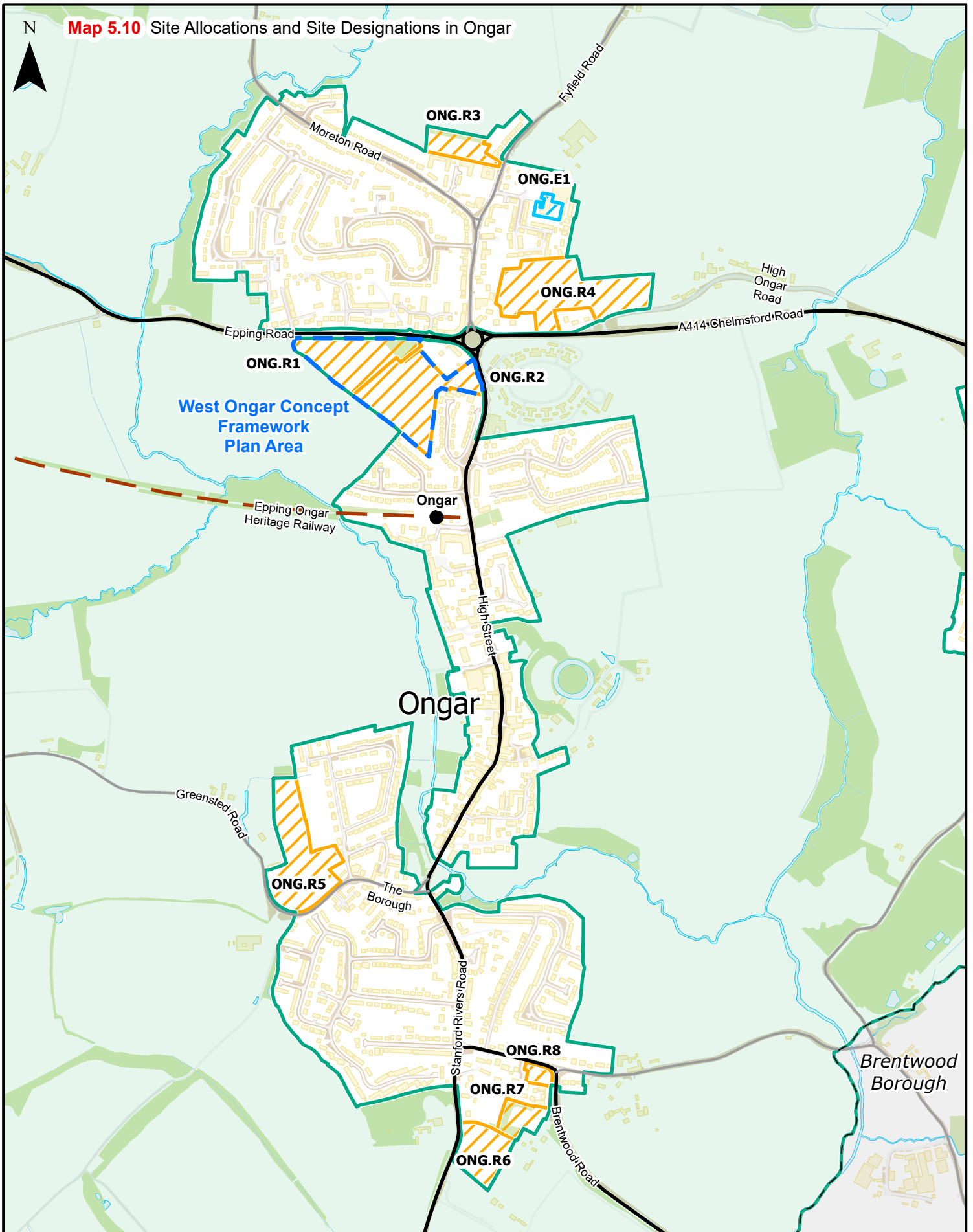
- H. Except for essential infrastructure and water compatible developments, no built development on residential allocations will be permitted on land within Flood Zones 2 and 3 as shown on the Council's latest Strategic Flood Risk Assessment maps, including the appropriate allowance for climate change.

West Ongar Concept Framework

- I. In order to ensure that a comprehensive and cohesive approach is taken to the planning and delivery of certain sites and associated infrastructure, planning applications in relation to sites ONG.R1 and ONG.R2 should be accompanied by and have regard to a Concept Framework Plan, as defined in Policy SP2 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.
- J. The Concept Framework Plan relates to two site allocations. It should be produced jointly between all applicants of the site allocations subject to the Concept Framework Plan. Details of the specific requirements of the Concept Framework Plan can be found within the site specific requirements set out in Part Two of this Plan.
- K. The Concept Framework Plan and the planning applications for each site located within it should be considered and informed by the Quality Review Panel and be subject to public consultation, including in respect of the Concept Framework Plan, consultation with all those with a development interest in the defined area.

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

Map 5.10 Site Allocations and Site Designations in Ongar



Epping Forest District Local Plan 2011-2033

Epping Forest District Council

Drawing No. EFDC-SP-0004-REV3

Date: February 2023

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Map 5.10
Site Allocations and Designations in Ongar

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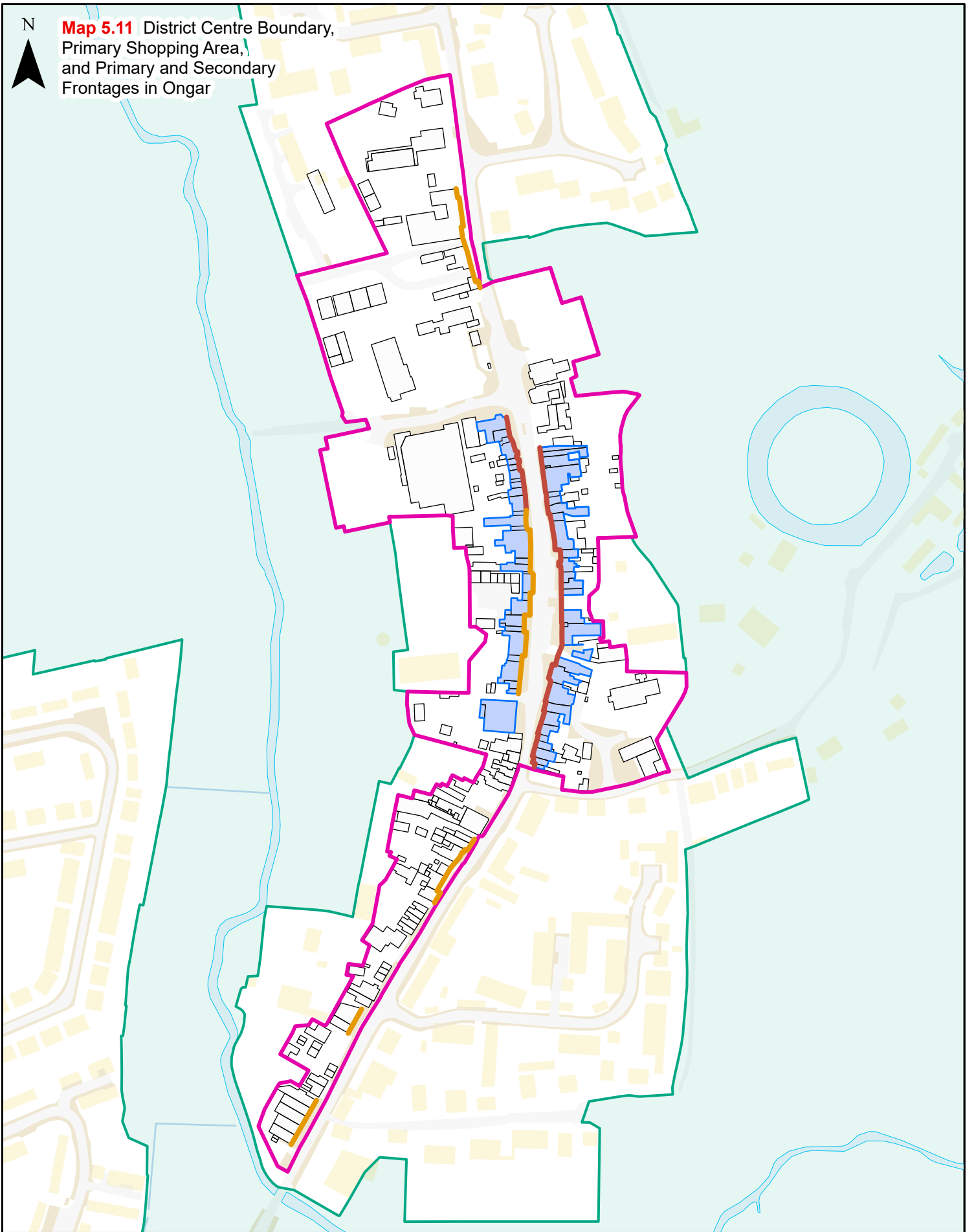
Legend

Residential site allocation	Residential and traveller site allocation	Green Belt Boundary
Employment site designation	Masterplan Area	Local Greenspace
Employment site allocation	Concept Framework Plan Area	Local Authority boundary
Mixed Use allocation		
Traveller site allocation		

This legend shows only the key Local Plan policy designations. A full legend can be found in Part Two: Site Specific Policy Requirements and Designations

N

Map 5.11 District Centre Boundary, Primary Shopping Area, and Primary and Secondary Frontages in Ongar



Epping Forest District
Local Plan 2011-2033

Drawing No.
EFDC-DP-00101-Rev3

Date: February 2023

Scale: 1: 4,000 @A4

Map 5.11
District Centre Boundary,
Primary Shopping Area,
and Primary and Secondary
Frontages in Ongar

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Proposals will be judged against all relevant
policies.

Legend

- Town / District Centre Boundary
- Primary Shopping Area
- Primary Commercial, Business and Service Frontage
- Secondary Commercial, Business and Service Frontage
- Proposed Secondary Commercial, Business and Service Frontage
- Green Belt Boundary



Buckhurst Hill

- 5.70 Buckhurst Hill is located in the south of the District in close proximity to Loughton. The settlement has good transport links and is connected via the Central Line to the London Underground network.
- 5.71 The settlement benefits from a District Centre that has a range of retailers, with a number of units currently in use by independent fashion and beauty-related businesses.

Vision for Buckhurst Hill

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 improve connectivity between the station, Queens Road and the wider settlement.

The village will provide various types of employment including professional services as part of a successful and prosperous high street. New opportunities for additional employment uses will be maximised.

A focus on improving sustainable transport connections will seek to maximise the good public transport accessibility.

Residential Sites

- 5.72 Policy SP1 sets out the number of homes to be provided in Buckhurst Hill. The provision of approximately 87 homes has been informed by the aspiration for Buckhurst Hill to continue to support successful retail and professional services employment whilst retaining its local feel.
- 5.73 The Council has considered the spatial options to accommodate new homes at Buckhurst Hill and concluded that there is one appropriate spatial option which comprises intensification within the existing settlement. This option provides opportunities to focus development in the most sustainable locations within the settlement, and use previously developed land.
- 5.74 Following an assessment of the suitability, availability and achievability of residential sites located within this spatial option, the Council

has identified three sites for allocation, as identified in this Policy.

- 5.75 Proposals for residential development will be expected to accord with the site specific policy requirements as set out in Part Two of this Plan.

Sites for Traveller Accommodation

- 5.76 Policies SP1 and H4 set out the Council's approach to traveller sites within the District. There are no allocations for traveller accommodation in Buckhurst Hill.

Employment Sites

- 5.77 Policies SP1 and E1 set out the Council's approach to identifying sites for employment uses. There are no existing or allocated employment sites in Buckhurst Hill identified in the Local Plan.

Infrastructure Requirements

- 5.78 Policy SP1 confirms the importance of identifying and delivering key infrastructure to support residential, traveller and employment development across the District. The infrastructure needs for Buckhurst Hill are 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.

District Centre

- 5.79 Policy E2 identifies Buckhurst Hill as a District Centre. This reflects the Council's aspiration to provide the highest level of protection for Use Class E uses.
- 5.80 In accordance with Policy E2, the Council has designated a Primary Shopping Area and Primary and Secondary Commercial, Business, and Service Frontages.

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

Policy P5 Buckhurst Hill

- A. Proposals for development on allocated sites should accord with the site specific policy requirements set out in Part Two of this Plan.

Residential Sites

- B. In accordance with Policy SP1 the following sites are allocated for residential development:
- i) BUCK.R1 Land at Powell Road – approximately 31 homes
 - ii) BUCK.R2 Queens Road car park – approximately 41 homes
 - iii) BUCK.R3 Stores at Lower Queens Road – approximately 15 new homes and re-provision of 24 homes and retail floorspace

Infrastructure Requirements

- C. New development must be served and supported by appropriate on and off-site infrastructure and services. Development should deliver and/or contribute towards the delivery of infrastructure where this is necessary and fairly and reasonably related to the development having full regard to the Infrastructure Delivery Plan Schedule and its wider infrastructure objectives.
- D. Development proposals in Buckhurst Hill will be expected to deliver and/or contribute proportionately towards infrastructure items as required, including:
- i) appropriate education provision including early years, primary school and secondary school places;
 - ii) appropriate provision of health facilities;
 - iii) provision of walking and cycling facilities, and linkages both within the site and to key destinations;
 - iv) enhancements to public transport provision or other initiatives which reduce the need to travel by car; and
 - v) improvements and provision of green and blue infrastructure and open space throughout the settlement.

District Centre Uses

- E. In accordance with Policy E2, at least 65% of the ground floor Primary Commercial, Business and Service Frontage and at least 40% of the ground floor Secondary Commercial, Business

and Service Frontage will be maintained in Use Class E uses in Buckhurst Hill District Centre.

Air Pollution

- F. The development of sites within Buckhurst Hill has the potential to produce air pollution that could impact upon air quality in the District, including the Epping Forest. All development proposals will need to demonstrate that they are in accordance with Policy DM2 and Policy DM22 and should have regard to the Council's adopted Air Pollution Mitigation Strategy for the Epping Forest. This includes, where necessary, the provision of financial contributions for the purposes of implementing air pollution mitigation initiatives and undertaking air quality monitoring and any necessary future air quality assessments.

Recreational Pressure

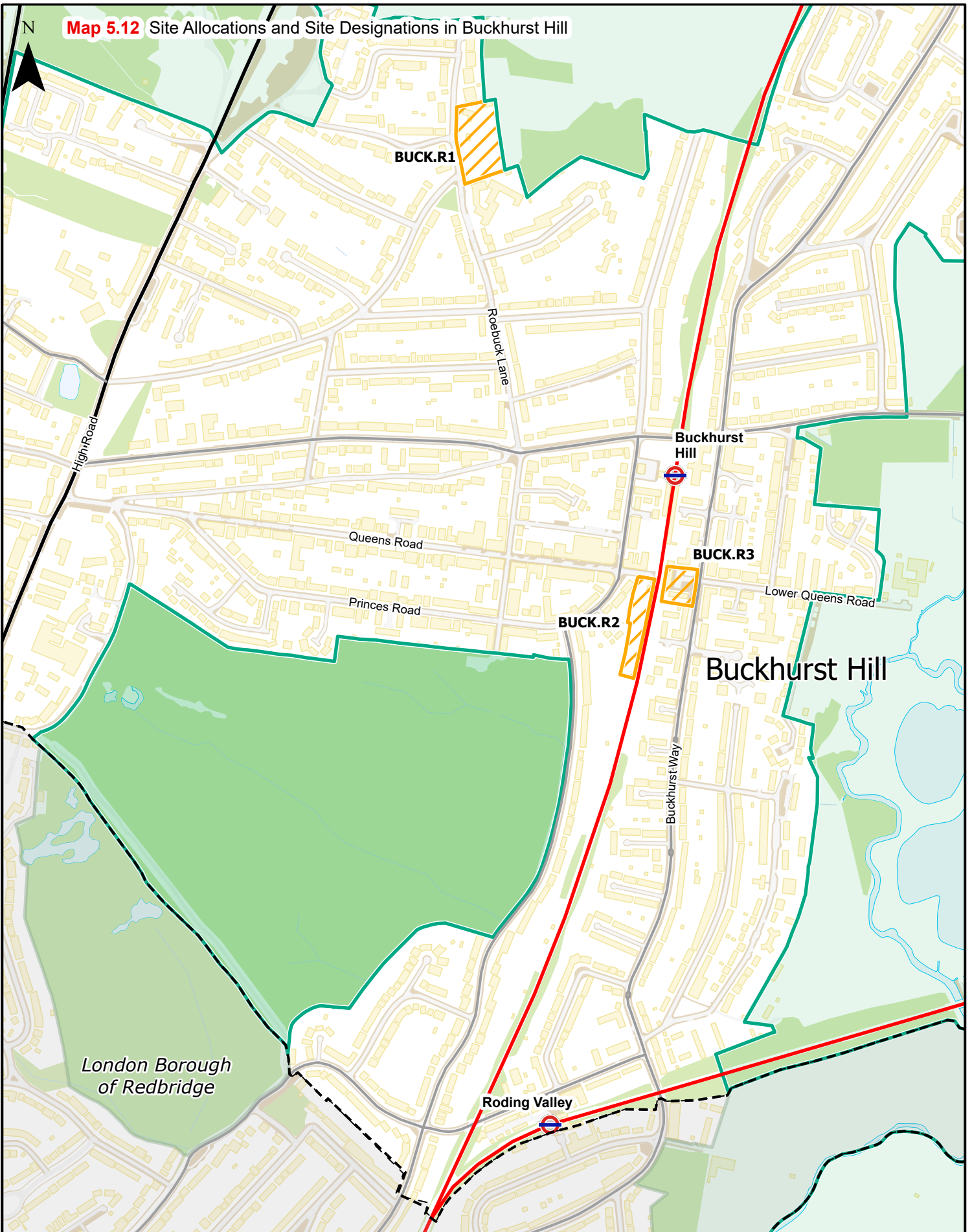
- G. Developments within Buckhurst Hill which would result in a net increase in dwellings have the potential to result in recreational pressure on the Epping Forest Special Area of Conservation. All such developments will need to demonstrate that they are in accordance with Policy DM2. This includes, where necessary, the provision of financial contributions towards mitigation and monitoring measures.

Flood Risk

- H. Except for essential infrastructure and water compatible developments, no built development on residential allocations will be permitted on land within Flood Zones 2 and 3 as shown on the Council's latest Strategic Flood Risk Assessment maps, including the appropriate allowance for climate change.

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

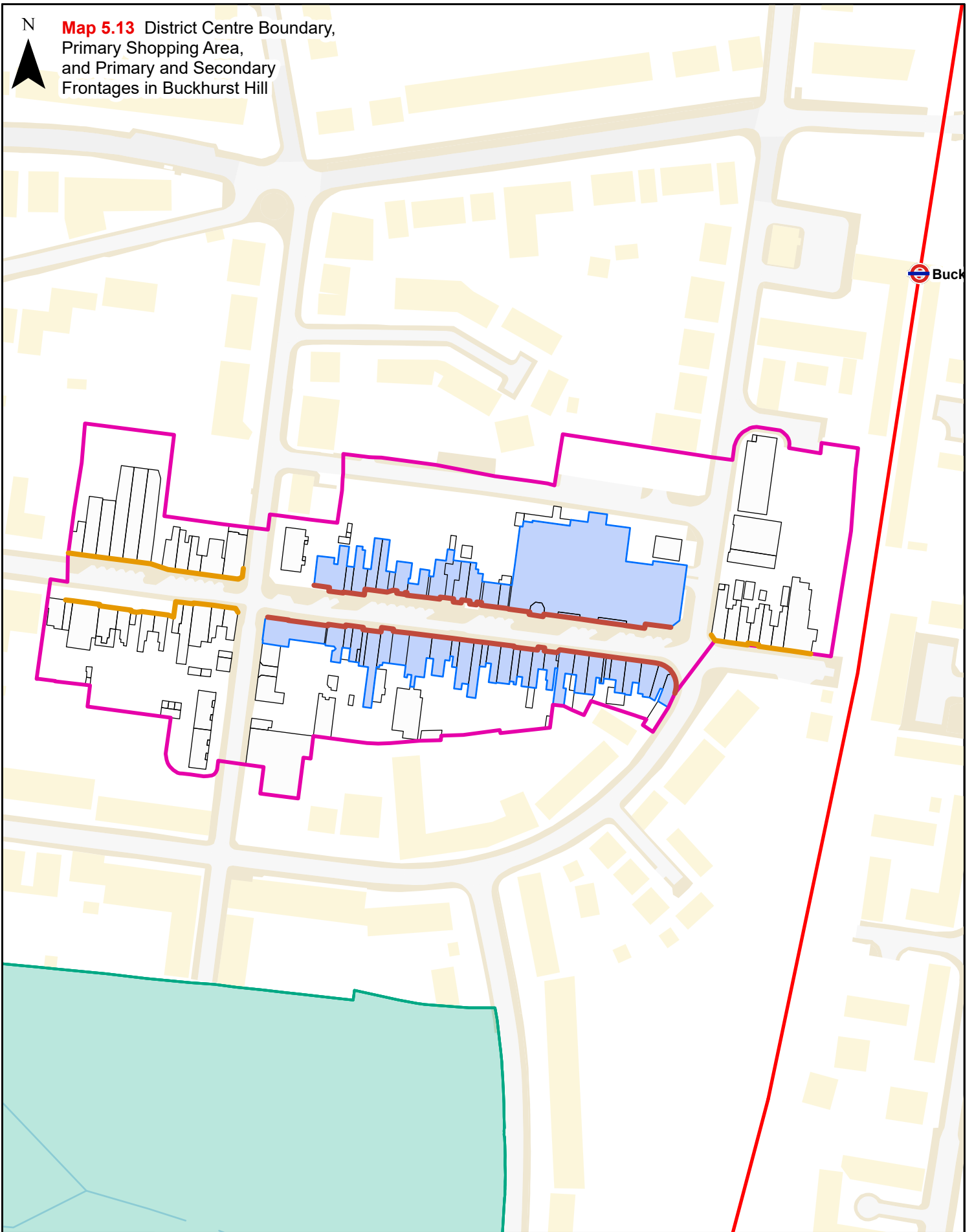
Map 5.12 Site Allocations and Site Designations in Buckhurst Hill




<p>Epping Forest District Local Plan 2011-2033</p> 	<p>Drawing No. EFDC-SP-0004-REV3</p>	<p>Map 5.12 Site Allocations and Designations in Buckhurst Hill</p> <p><small>Contains Ordnance Survey & Royal Mail Data © Crown Copyright & Database Right 2023 EFDC Licence No: 100018534 2023 © Royal Mail Copyright & Database Right 2023 © Environment Agency, © Copyright Geo Perspectives, © Natural England 2023 Reproduced with the permission of Natural England The Local Plan should be read as a whole. Proposals will be judged against all relevant policies.</small></p>	<p>Legend</p>		
	<p>Date: February 2023</p>		<p>Residential site allocation</p> <p>Employment site designation</p> <p>Employment site allocation</p> <p>Mixed Use allocation</p> <p>Traveller site allocation</p>	<p>Residential and traveller site allocation</p> <p>Masterplan Area</p> <p>Concept Framework Plan Area</p>	<p>Green Belt Boundary</p> <p>Local Greenspace</p> <p>Local Authority boundary</p>

N

Map 5.13 District Centre Boundary, Primary Shopping Area, and Primary and Secondary Frontages in Buckhurst Hill



Epping Forest District Council
Local Plan 2011-2033



Drawing No. EFDC-DP-00103-Rev3
 Date: February 2023
 Scale: 1: 4,000 @A4

Map 5.13
 District Centre Boundary, Primary Shopping Area, and Primary and Secondary Frontages in Buckhurst Hill

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Legend

- Town / District Centre Boundary
- Primary Shopping Area
- Primary Commercial, Business and Service Frontage
- Secondary Commercial, Business and Service Frontage
- Green Belt Boundary
- Proposed Secondary Commercial, Business and Service Frontage

North Weald Bassett

- 5.81 North Weald Bassett is located in the centre of the District, to the North East of Epping. The village has a proud military history, mainly characterised through links to aviation at North Weald Airfield to the West.
- 5.82 The settlement is surrounded by Green Belt on all sides, and views across the Ongar Redoubt Hill are an asset to the character of the local area.
- 5.83 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 which sets out a long term vision and aspirations for the village. The proposals in the North Weald Bassett Masterplanning Study were subject to public consultation and reported to Cabinet in October 2014. The content of the Masterplanning Study has informed the proposals contained within this Policy. For the purpose of this Plan when reference is made to 'North Weald Bassett' it refers to the settlement of North Weald Bassett, recognising that the Parish encompasses North Weald Bassett Village, Thornwood and Hastingwood.

Vision for North Weald Bassett

- 5.84 The 2014 Masterplanning Study includes a section on the vision for the settlement, which summarises the valued characteristics of the settlement and potential opportunities that should be maximised through the masterplan: *"North Weald Bassett has a number of great assets including, but not limited to, the settlement's relationship with the surrounding green open space, stand-out historic buildings, a range of housing types which can support a mixed community and the heritage and current economic role of the North Weald Airfield. However, the settlement could also benefit from investment to strengthen the existing commercial centre and establish North Weald Bassett as a sustainable place in its own right with an active community life."*
- 5.85 The Council has refined the statements made in the Study to create a vision statement for the

settlement. The following vision incorporates the findings of the Masterplanning Study as well as those identified through further stakeholder engagement and evidence base documents.

Vision for North Weald Bassett

North Weald Bassett will become more self-sufficient, enabling the settlement to realise a long term future as a larger provider of employment, housing and services within the District. The distinct local character of the settlement, surrounded by greatly valued green open space, will be retained by maintaining key landscape areas to the South and promoting its rich military heritage.

Future development will be located to the Northern side of the village, in line with the vision set out in the 2014 Masterplanning Study.

Aviation related uses, complemented by a mix of employment and leisure uses will be sought to boost the commercial offer and sustainability of the Airfield.

The needs of North Weald Bassett residents will be met through improved health, education, leisure and community facilities, alongside a strengthened range of shops and services that are complemented by enhanced sustainable and public transport provision.

Residential Sites

- 5.86 Policy SP1 sets out the number of homes to be provided in North Weald Bassett. The provision of a minimum of 1,050 homes has been informed by the aspirations set out in the North Weald Bassett Masterplanning Study and subsequent consultation, which identified the potential for the village to accommodate between 500 and 1,600 new homes.
- 5.87 The Council has identified five sites for allocation, as identified in this Policy.
- 5.88 Planning applications for sites NWB.R1, NWB.R2, NWB.R3, NWB.R4 and NWB.R5 should be accompanied by a Strategic Masterplan for the North Weald Bassett Masterplan Area which demonstrates that the development requirements set out in this Policy have been accommodated and which has been endorsed by the Council. The endorsed Strategic Masterplan will be taken into account as an

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

important material consideration in the determination of any planning applications.

Sites for Traveller Accommodation

- 5.89 Policies SP1 and H4 set out the Council's approach to traveller sites within the District. One site has been allocated for traveller accommodation in North Weald Bassett:
- NWB.T1 - Land West of Tylers Green – five pitches
- 5.90 The site allocation is within the Strategic Masterplan Area and the precise location of, and access to, site NWB.T1 will be determined through the Strategic Masterplanning process.

Employment Sites

- 5.91 Policies SP1 and E1 set out the Council's approach to identifying sites for employment uses.
- 5.92 There are four existing employment sites that have been identified in North Weald Bassett for designation:
- NWB.E1 – New House Farm at Vicarage Lane (0.63 hectares)
 - NWB.E2 – Tylers Green Industrial Area (1.1 hectares)
 - NWB.E3 – Weald Hall Farm and Commercial Centre (3.07 hectares)
 - NWB.E4B – Bassett Business Park and Merlin Way Industrial Estate (9.92 hectares)
- 5.93 An allocation for ten hectares of B2/B8 Use Class (business use/general industrial/storage and warehousing)/ offices, research and development and light industrial (within Use Class E) has been made:
- NWB.E4A – North Weald Airfield
- 5.94 This site will require a Strategic Masterplan to be produced.

Infrastructure Requirements

- 5.95 Policy SP1 confirms the importance of identifying and delivering key infrastructure to support residential, traveller and employment development across the District. The infrastructure needs for North Weald Bassett are 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.

Village Centre

- 5.96 The North Weald Bassett Masterplanning Study identified the delivery of an improved centre and new smaller second centre at Tylers Green to support the proposed residential and employment development in the village. The Council will require new retail provision to be incorporated into planning proposals which support the delivery of the North Weald Bassett Masterplan. Any new retail development should accord with the requirements of Policy E2.

Sustainable Transport Choices

- 5.97 A key element to supporting the vision for North Weald Bassett is to ensure that new development provides opportunities to access jobs, services, education and leisure opportunities through walking, cycling and public transport. Measures should provide viable alternatives to single occupancy private car use, and prevent the establishment of unsustainable travel behaviour. This will include the co-ordinated provision of safe and convenient sustainable routes to key destinations within, between and beyond the Masterplan Areas, and maximising opportunities for existing residents in North Weald Bassett to benefit from new opportunities without having to use their cars. In doing so it is recognised that sustainable access to Epping London Underground Station will continue to be needed and that the more strategic focus for employment and service provision within Harlow should be recognised and reflected in the detailed sustainable transport infrastructure planning for North Weald Bassett. As well as the interventions identified more innovative sustainable solutions will be sought and the two Masterplan Areas should be considered together to develop co-ordinated sustainable transport proposals.

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

Policy P6 North Weald Bassett

- A. Proposals for development on allocated sites should accord with the site specific requirements set out in this Policy.

Residential Sites

- B. In accordance with Policy SP1 the following sites are allocated for residential development:
- i) NWB.R1 Land West of Tylers Green, NWB.R2 Land at Tylers Farm, NWB.R3 Land South of Vicarage Lane, NWB.R4 Land at Chase Farm and NWB.R5 Land at The Acorns, Chase Farm – a minimum of 1,050 homes.

Employment Sites

- C. In accordance with Policies SP1 and E1 the following existing sites are designated for employment uses:
- i) NWB.E1 New House Farm, Vicarage Lane
 - ii) NWB.E2 Tylers Green Industrial Estate
 - iii) NWB.E3 Weald Hall Farm and Commercial Centre
 - iv) NWB.E4B Bassett Business Park and Merlin Way Industrial Estate
- D. In accordance with Policies SP1 and E1 the following site is allocated for B2/B8 Use Class/ offices, research and development and light industrial (within Use Class E) employment uses:
- i) NWB.E4A North Weald Airfield

Traveller Sites

- E. In accordance with Policies SP1 and H4 the following site is allocated for traveller accommodation:
- i) NWB.T1 Land West of Tylers Green – five pitches

Sustainable Transport Choices

- F. In accordance with Policy T1, all development proposals must demonstrate how they will respond to the need to make provision for, and improve and promote use of existing cycling and walking networks and access to passenger transport services. The Strategic Masterplans for North Weald Bassett and North Weald Airfield must incorporate measures to promote and encourage the use of sustainable methods of transportation and provide viable alternatives to private car use.

Such measures are to be planned in consultation with Essex County Council (and relevant passenger transport providers) through the production of the Strategic Masterplans. The measures should provide for, and encourage, more sustainable travel patterns by contributing toward integrated walking and cycling, and public transport connectivity to the wider areas, including Epping and Harlow. The proposed measures need to be underpinned by feasibility evidence that demonstrates the delivery of modal shift away from single occupancy private car use by way of sustainable travel measures.

Infrastructure Requirements

- G. New development must be served and supported by appropriate on and off-site infrastructure and services. Development should deliver and/or contribute towards the delivery of infrastructure where this is necessary and fairly and reasonably related to the development having full regard to the Infrastructure Delivery Plan Schedule and its wider infrastructure objectives.
- H. Development proposals in North Weald Bassett will be expected to deliver and/or contribute proportionately towards infrastructure items as required, including:
- i) appropriate education provision including early years, primary school and secondary school places;
 - ii) appropriate provision of health facilities;
 - iii) the provision of walking and cycling facilities, providing linkages both within the site and to key destinations;
 - iv) enhancements to public transport provision or other initiatives which reduce the need to travel by car;
 - v) highways and junction upgrades;
 - vi) upgrade and improvement of utility infrastructure including water, waste water, solid waste, gas, electricity and telecommunications where necessary; and
 - vii) improvements and provision of green and blue infrastructure and open space throughout the settlement.

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

Air Pollution

I. The development of sites within North Weald Bassett has the potential to produce air pollution that could impact upon air quality in the District, including the Epping Forest. All development proposals will need to demonstrate that they are in accordance with Policy DM2 and Policy DM22 and should have regard to the Council's adopted Air Pollution Mitigation Strategy for the Epping Forest. This includes, where necessary, the provision of financial contributions for the purposes of implementing air pollution mitigation initiatives and undertaking air quality monitoring and any necessary future air quality assessments.

Recreational Pressure

J. Developments within North Weald Bassett which would result in a net increase in dwellings have the potential to result in recreational pressure on the Epping Forest Special Area of Conservation. All such developments will need to demonstrate that they are in accordance with Policy DM2. This includes, where necessary, the provision of financial contributions towards mitigation and monitoring measures.

Flood Risk

K. Except for essential infrastructure and water compatible developments, no built development on residential allocations will be permitted on land within Flood Zones 2 and 3 as shown on the Council's latest Strategic Flood Risk Assessment maps, including the appropriate allowance for climate change.

North Weald Bassett Masterplan Area

L. Planning applications for sites NWB.R1, NWB.R2, NWB.R3, NWB.R4, NWB.R5 and NWB.T1 should be accompanied by a Strategic Masterplan for the North Weald Bassett Masterplan Area which demonstrates that the development requirements set out in this Policy have been accommodated and which has been endorsed by the Council. The endorsed Strategic Masterplan will be taken into account as an important material consideration in the determination of any planning applications.

M. In addition to the requirements set out above, the Strategic Masterplan must make provision for:

- i) a minimum of 1,050 homes and five traveller pitches;
- ii) a local centre including, retail, community, and appropriate provision of health facilities;
- iii) addressing surface water flooding;
- iv) education provision including early years, primary school and secondary school places;
- v) adequate levels of public open space to be provided on the site;
- vi) a Suitable Alternative Natural Greenspace, the location of which will be determined through the Strategic Masterplanning process;
- vii) preserving or enhancing the special architectural or historic interest of the Grade II Listed Buildings at Bluemans Farm/Tyler's Farmhouse and their settings;
- viii) new and improved Public Rights of Way and cycle linkages with the surrounding area including East to West connectivity between the two Masterplan Areas;
- ix) careful design and layout to ensure that where sensitive land uses are proposed near the intermediate High Pressure Gas Pipeline they accord with the requirements set out in the HSE's Land Use Planning Methodology;
- x) the need to upgrade/widen the existing Vicarage Lane West access in order to ensure a safe access point which has sufficient capacity for the development it serves;
- xi) the continued protection of those trees benefitting from a Tree Preservation Order, and other identified Veteran Trees; and
- xii) strengthening of the existing field boundary along the Western edge of the Strategic Masterplan Area to form the defensible boundary to the Green Belt.

N. The Strategic Masterplan and subsequent applications should be considered and informed by the Quality Review Panel and be

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

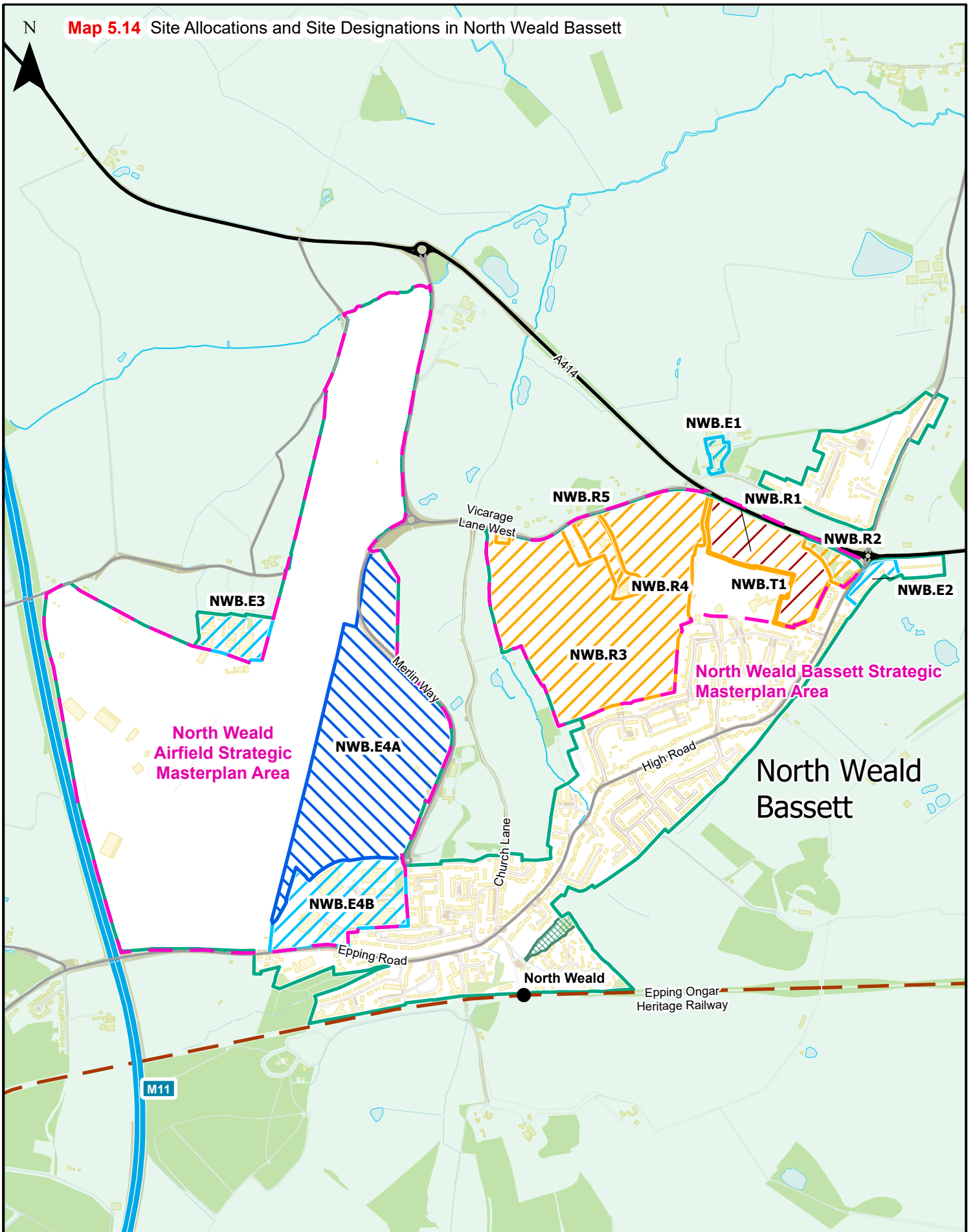
subject to public consultation, including in respect of Masterplans, consultation with all those with a development interest in the defined area.

North Weald Airfield Masterplan

- O. Planning applications at North Weald Airfield should be accompanied by a Masterplan for the North Weald Airfield which demonstrates that the development requirements set out in this Policy have been accommodated and which has been endorsed by the Council. The endorsed Strategic Masterplan will be taken into account as an important material consideration in the determination of any planning applications.
- P. In addition to the requirements set out in parts A-K the Strategic Masterplan must make provision for:
- i) community uses to the East of the main runway;
 - ii) retention and expansion of aviation uses to the West of the main runway;
 - iii) approximately ten hectares of additional employment land of B2, B8 offices, research and development and light industrial (within Use Class E) uses to the East;
 - iv) a new access from Epping Road to service the West of the site;
 - v) preserving or enhancing the special architectural or historic interest of the Grade II listed Control Tower and its setting;
 - vi) a Suitable Alternative Natural Greenspace, the location of which will be determined through the Strategic Masterplanning process; and
 - vii) new and improved Public Rights of Way and cycle linkages with the surrounding area including East to West connectivity between the two Masterplan Areas.
- Q. The Strategic Masterplan and subsequent applications should be considered and informed by the Quality Review Panel and be subject to public consultation, including in respect of Masterplans, consultation with all those with a development interest in the defined area.

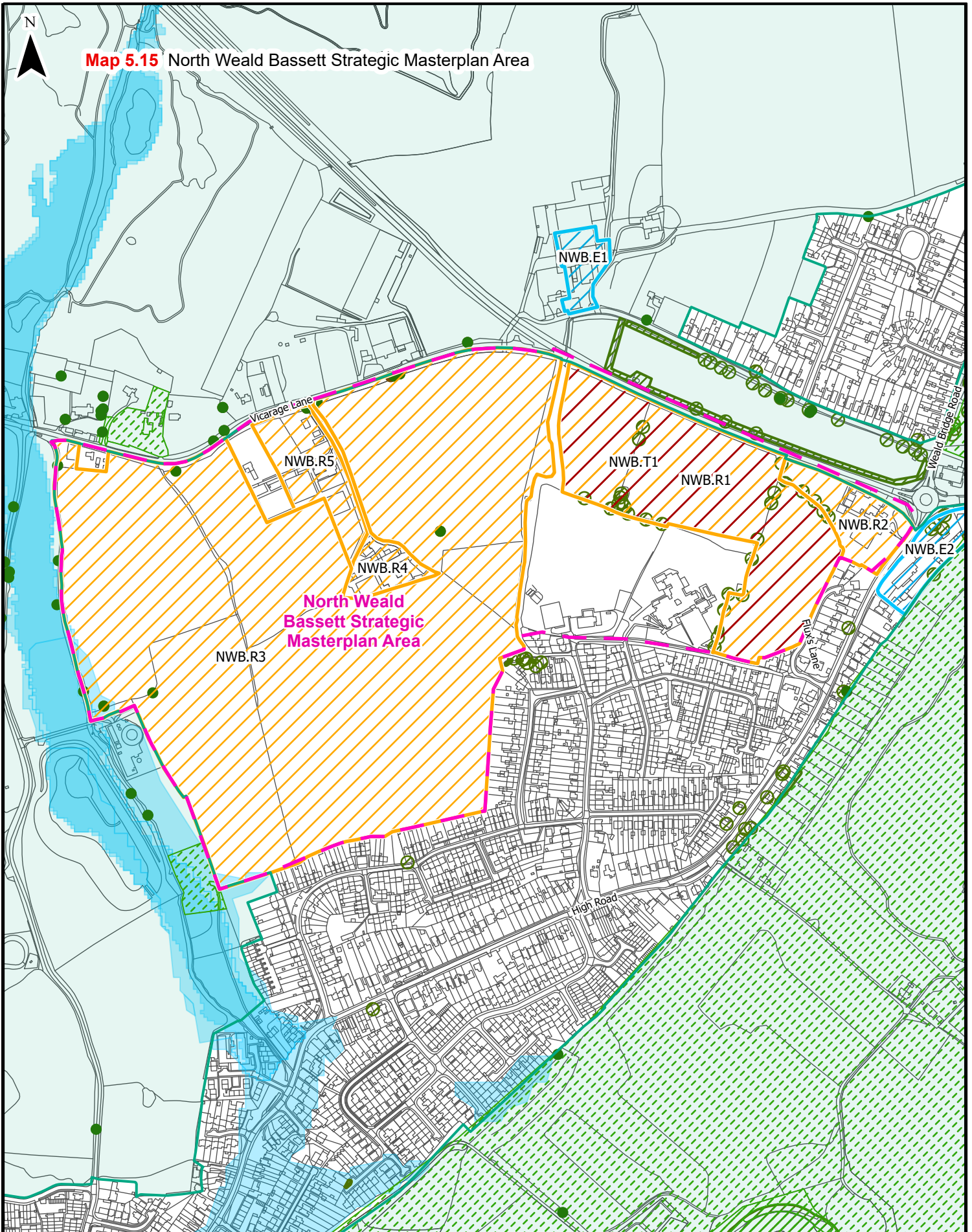
The Local Plan should be read as a whole. Proposals will be judged against all relevant policies.

Map 5.14 Site Allocations and Site Designations in North Weald Bassett

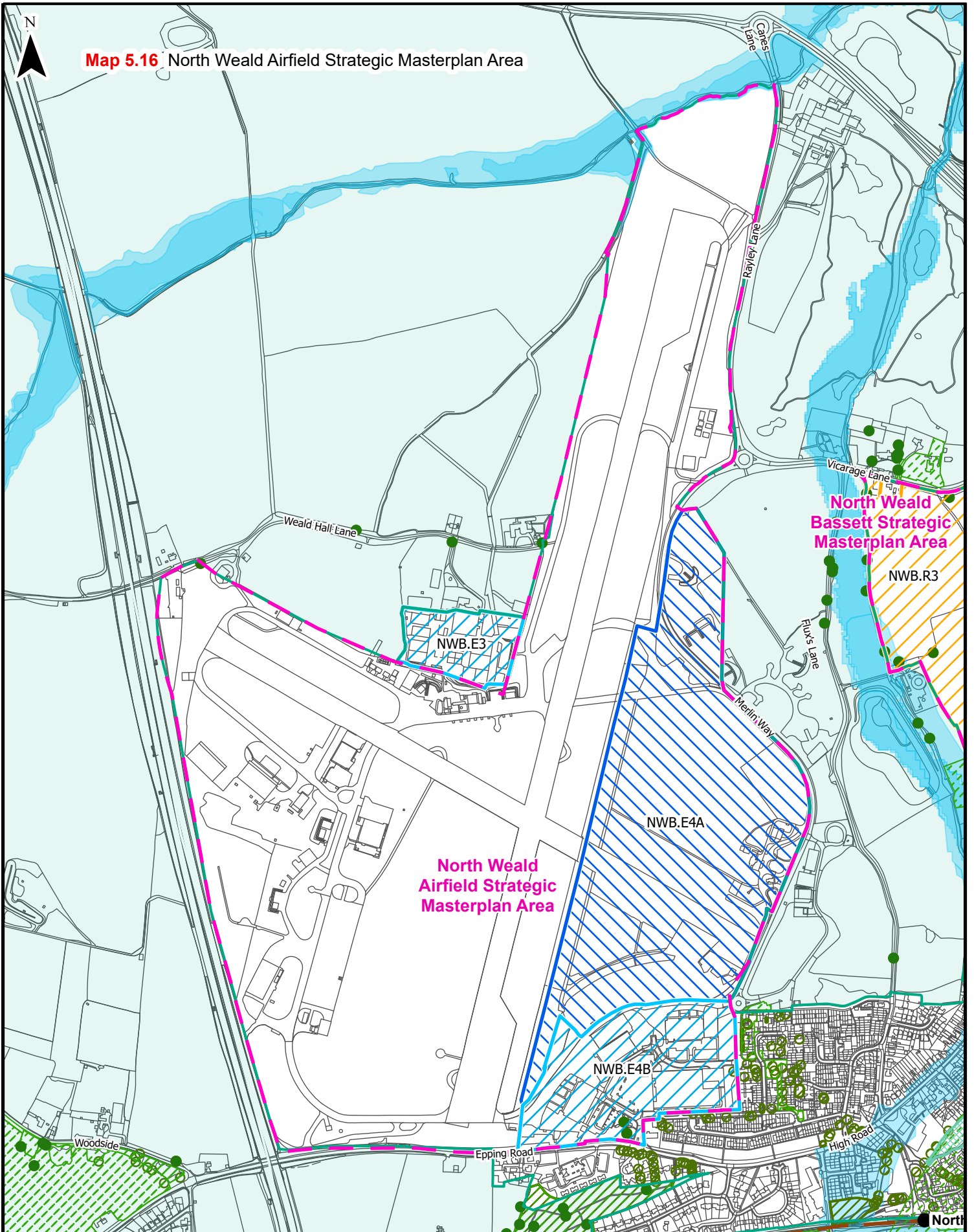


Epping Forest District Local Plan 2011-2033 	Drawing No. EFDC-SP-0004-REV3	Map 5.14 Site Allocations and Designations in North Weald Bassett	Legend		
	Date: February 2023		Contains Ordnance Survey & Royal Mail Data © Crown Copyright & Database Right 2023 EFDC Licence No: 100018534 2023 © Royal Mail Copyright & Database Right 2023 © Environment Agency, © Copyright Geo Perspectives, © Natural England 2023 Reproduced with the permission of Natural England The Local Plan should be read as a whole. Proposals will be judged against all relevant policies.	Residential site allocation Employment site designation Employment site allocation Mixed Use allocation Traveller site allocation	Residential and traveller site allocation Masterplan Area Concept Framework Plan Area
Scale: 1:16,000 @ A4	This legend shows only the key Local Plan policy designations. A full legend can be found in Part Two: Site Specific Policy Requirements and Designations				

Map 5.15 North Weald Bassett Strategic Masterplan Area



Map 5.16 North Weald Airfield Strategic Masterplan Area



<p>Epping Forest District Local Plan 2011-2033</p> <p>Epping Forest District Council</p>	<p>Map 5.16</p>	<p>North Weald Airfield Strategic Masterplan Area</p> <p><small>Contains Ordnance Survey & Royal Mail Data © Crown Copyright & Database Right 2023 EFDC Licence No: 100018534 2023 © Royal Mail Copyright & Database Right 2023 © Environment Agency, © Copyright Geo Perspectives, © Natural England 2023 Reproduced with the permission of Natural England The Local Plan should be read as a whole. Proposals will be judged against all relevant policies.</small></p>	<p>Legend</p>		
	<p>Date: February 2023</p>		<p> Residential site allocation</p> <p> Employment site designation</p> <p> Employment site allocation</p> <p> Traveller site allocation</p>	<p> Residential and traveller site allocation</p> <p> Strategic Masterplan Area</p> <p> Concept Framework Plan Area</p>	<p> Green Belt Boundary</p> <p> Local Greenspace</p> <p> Local Authority boundary</p>
	<p>1:10,000@ A4</p>		<p>This legend shows only the key Local Plan policy designations. A full legend can be found in Part Two: Site Specific Policy Requirements and Designations.</p>		

Chigwell

5.98 Chigwell is located in the South of the District and comprises three relatively distinct areas: the original historic village and retail area of Brook Parade, the Grange Hill and Limes Farm area, and Chigwell Row. The settlement has a rural and historic character, and is surrounded by Green Belt.

Vision for Chigwell

Chigwell will provide a range of services and infrastructure to support new and existing communities through the allocation of small and medium sized sites to meet local housing needs. Key priorities for infrastructure in the village are sustainable transport, health care and education.

The distinctive communities of Chigwell Village, Grange Hill and Chigwell Row will be celebrated.

A focus on brownfield sites and sustainable Green Belt release will ensure the existing visual identity of the settlement is maintained whilst providing future homes. In particular the important gap between Chigwell Row and Hainault will be protected. Care will be taken to maintain the gap between Chigwell and Woodford to the West, whilst the gap with Loughton and Debden will also be retained.

Future development will preserve and enhance the rural and historic character of the village, and new development will support new and diverse employment opportunities.

Residential Sites

5.99 Policy SP1 sets out the number of homes to be provided in Chigwell. The provision of approximately 206 homes has been informed by the aspiration for Chigwell to support predominantly small-scale development to meet a wide variety of local housing needs, whilst retaining and enhancing the character of the distinctive communities which make up the settlement.

5.100 The Council has considered the spatial options to accommodate new homes at Chigwell and concluded that the most appropriate spatial options are:

- **Intensification within the existing settlement**

Focussing development within the existing settlement boundary will be less harmful to the Green Belt. This strategic option maximises opportunities to focus development in the most sustainable locations within the settlement, uses previously developed land, and minimises any harm to the wider landscape around the settlement.

- **Expansion of the settlement to the North East**

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. Whilst this strategic option is sensitive to change in landscape terms, this harm can be mitigated or avoided through the careful siting of development and design.

- **Intensification of Chigwell Row settlement**

This strategic option lies predominantly within the existing settlement boundary and would be less harmful to the Green Belt relative to other strategic options identified around the settlement. This strategic option is also less sensitive to change in landscape terms.

5.101 Following an assessment of the suitability, availability and achievability of residential sites located within these spatial options, the Council has identified six sites for allocation as set out in this Policy.

5.102 Proposals for residential development will be expected to accord with the site specific policy requirements as set out in Part Two of this Plan.

Sites for Traveller Accommodation

5.103 Policies SP1 and H4 set out the Council's approach to traveller sites within the District. There are no allocations for traveller accommodation in Chigwell.

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

Employment Sites

5.104 Policies SP1 and E1 set out the Council's approach to identifying sites for employment uses.

5.105 There are no existing employment site designations or new employment site allocations in Chigwell identified in the Local Plan.

Infrastructure Requirements

5.106 Policy SP1 confirms the importance of identifying and delivering key infrastructure to support residential, traveller and employment development across the District. The infrastructure needs for Chigwell are 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. The provision of new community facilities, including a Community Hub to act as a focal point for the settlement, will be encouraged and supported as set out in Policy D4. However, other options may be appropriate, including the utilisation and improvement of existing facilities.

Policy P7 Chigwell

A. Proposals for development on allocated sites should accord with the site specific policy requirements set out in Part Two of this Plan.

Residential Sites

B. In accordance with Policy SP1 the following sites are allocated for residential development:

- i) CHIG.R4 Land Between Froghall Lane and Railway Line – approximately 105 specialist homes
- ii) CHIG.R5 Land at Chigwell Nurseries – approximately 65 homes
- iii) CHIG.R8 Land at Fencepiece Road – approximately six homes
- iv) CHIG.R9 Land at Grange Court – approximately eight homes
- v) CHIG.R10 The Maypole – approximately 11 homes

- vi) CHIG.R11 Land at Hainault Road – approximately 11 homes

Infrastructure Requirements

- C. New development must be served and supported by appropriate on and off-site infrastructure and services. Development should deliver and/or contribute towards the delivery of infrastructure where this is necessary and fairly and reasonably related to the development having full regard to the Infrastructure Delivery Plan Schedule and its wider infrastructure objectives.
- D. Development proposals in Chigwell will be expected to deliver and/or contribute proportionately towards infrastructure items including:
 - i) appropriate education provision including early years, primary school and secondary school places;
 - ii) appropriate provision of health facilities;
 - iii) provision of walking and cycling facilities, and linkages both within the site and to key destinations;
 - iv) enhancements to public transport provision or other initiatives which reduce the need to travel by car;
 - v) upgrade and improvement of utility infrastructure including water, waste water, solid waste, gas, electricity and telecommunications where necessary; and
 - vi) improvements and provision of green and blue infrastructure assets including open space.

Air Pollution

- E. The development of sites within Chigwell has the potential to produce air pollution that could impact air quality in the District, including the Epping Forest. All development proposals will need to demonstrate that they are in accordance with Policy DM2 and Policy DM22 and have regard to the Council's adopted Air Pollution Mitigation Strategy for the Epping Forest. This includes, where necessary, the provision of financial contributions for the purposes of implementing air pollution mitigation initiatives and undertaking air quality

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

monitoring and any necessary future air quality assessments.

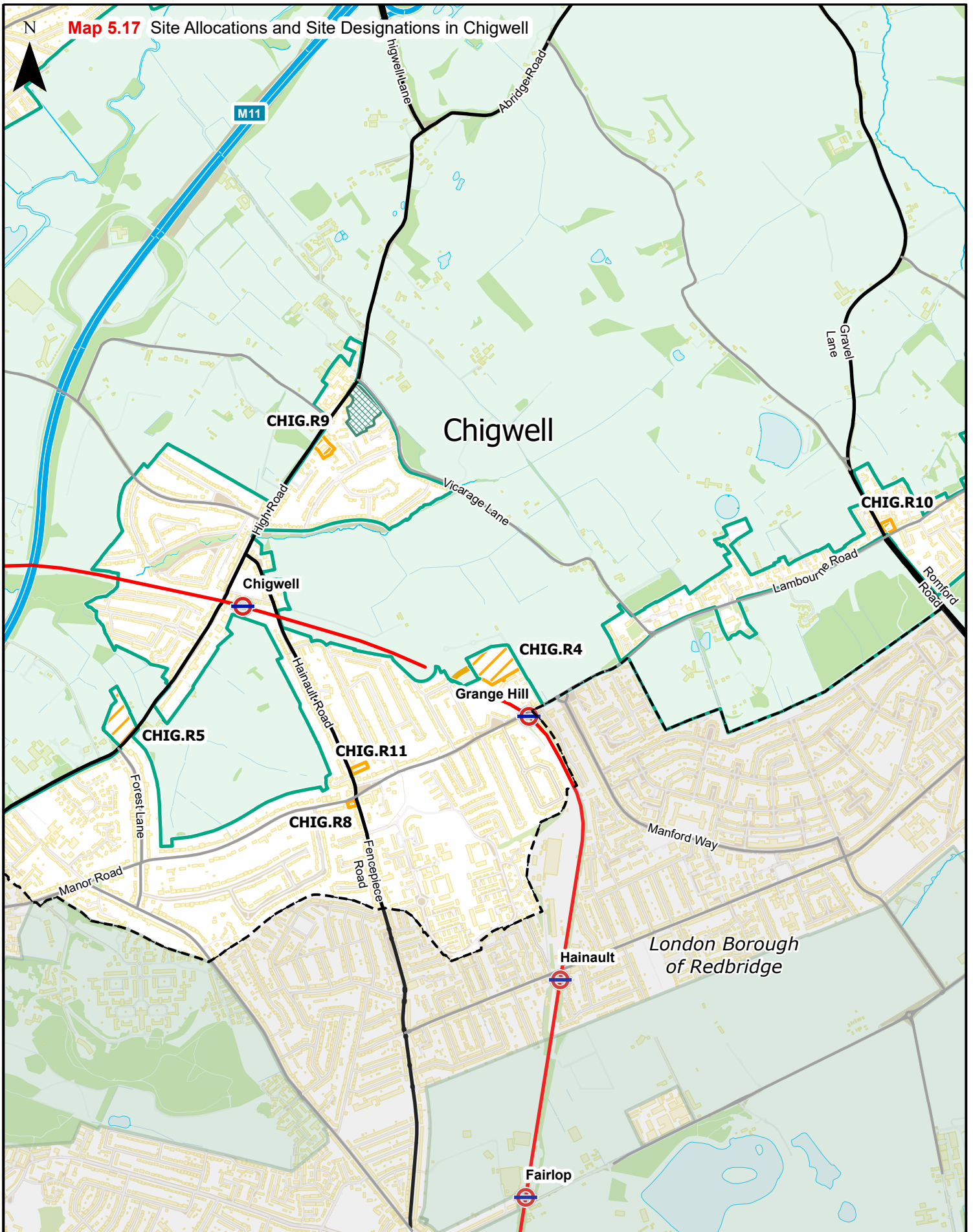
Recreational Pressure

- F. Developments within Chigwell which would result in a net increase in dwellings have the potential to result in recreational pressure on the Epping Forest Special Area of Conservation. All such developments will need to demonstrate that they are in accordance with Policy DM2. This includes, where necessary, the provision of financial contributions towards mitigation and monitoring measures.

Flood Risk

- G. Except for essential infrastructure and water compatible developments, no built development on residential allocations will be permitted on land within Flood Zones 2 and 3 as shown on the Council's latest Strategic Flood Risk Assessment maps, including the appropriate allowance for climate change.

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



Epping Forest District Local Plan 2011-2033

Epping Forest District Council

Drawing No. EFDC-SP-0004-REV3

Date: February 2023

Scale: 1:20,000 @ A4

Map 5.17
Site Allocations and Designations in Chigwell

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Legend

Residential site allocation	Residential and traveller site allocation	Green Belt Boundary
Employment site designation	Masterplan Area	Local Greenspace
Employment site allocation	Concept Framework Plan Area	Local Authority boundary
Mixed Use allocation		
Traveller site allocation		

This legend shows only the key Local Plan policy designations. A full legend can be found in Part Two: Site Specific Policy Requirements and Designations

Theydon Bois

- 5.107 Lying to the North of Loughton and South West of Epping, Theydon Bois is a village with a strong rural feel.
- 5.108 The settlement benefits from an attractive parade of shops offering local convenience retail, whilst a station on the London Underground network provides a direct link with London.
- 5.109 The village operates a unique ‘dark skies’ policy (i.e. no street lighting), which has traditionally been supported by the majority of residents.

Vision for Theydon Bois

Theydon Bois will continue to maintain its local feel and character and preserve its rural setting, adjacent to the Epping Forest, whilst providing a mix of housing, key local services and high quality independent retail. Theydon Bois will also enhance its leisure facilities and social infrastructure to support existing and future residents.

Residential Sites

- 5.110 Policy SP1 sets out the number of homes to be provided in Theydon Bois. The provision of approximately 57 homes has been informed by the aspiration for Theydon Bois to maintain its local feel and character.
- 5.111 The Council considered the spatial options to accommodate new homes at Theydon Bois and concluded that there is one appropriate spatial option which comprises intensification within the existing settlement with a small expansion to the North. This option provides opportunities to focus development in the most sustainable locations within the settlement, to use previously developed land, and will minimise any harm to the wider landscape and Green Belt around the settlement. The limited Northern expansion provides a natural extension to the settlement and is the least harmful to the Green Belt.
- 5.112 Following an assessment of the suitability, availability and achievability of residential sites located within this spatial option, the Council

has identified three sites for allocation as set out in this Policy.

- 5.113 Proposals for residential development will be expected to accord with the site specific policy requirements as set out in Part Two of this Plan.

Sites for Traveller Accommodation

- 5.114 Policies SP1 and H4 set out the Council’s approach to traveller sites within the District. There are no allocations for traveller accommodation in Theydon Bois.

Employment Sites

- 5.115 Policies SP1 and E1 set out the Council’s approach to identifying sites for employment uses.
- 5.116 There are no existing employment site designations or new employment site allocations in Theydon Bois identified in the Local Plan.

Infrastructure Requirements

- 5.117 Policy SP1 confirms the importance of identifying and delivering key infrastructure to support residential, traveller and employment development across the District. The infrastructure needs for Theydon Bois are 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.

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

Policy P8 Theydon Bois

- A. Proposals for development on allocated sites should accord with the site specific policy requirements set out in Part Two of this Plan

Residential Sites

- B. In accordance with Policy SP1 the following sites are allocated for residential development:
- i) THYB.R1 Land at Forest Drive – approximately 39 homes
 - ii) THYB.R2 Theydon Bois London Underground Station Car Park – approximately 12 homes
 - iii) THYB.R3 Land at Coppice Row – approximately six homes

Infrastructure Requirements

- C. New development must be served and supported by appropriate on and off-site infrastructure and services. Development should deliver and/or contribute towards the delivery of infrastructure where this is necessary and fairly and reasonably related to the development having full regard to the Infrastructure Delivery Plan Schedule and its wider infrastructure objectives.
- D. Development proposals in Theydon Bois will be expected to deliver and/or contribute proportionately towards infrastructure items including:
- i) highways and junction upgrades;
 - ii) upgrade and improvement of utility infrastructure including water, waste water, solid waste, gas, electricity and telecommunications;
 - iii) improvements and provision of green and blue infrastructure assets including open space;
 - iv) appropriate education provision including early years, primary school and secondary school places;
 - v) provision of walking and cycling facilities, and linkages both within the site and to key destinations;
 - vi) enhancements to public transport provision or other initiatives which reduce the need to travel by car; and
 - vii) appropriate provision of health facilities.

Air Pollution

- E. The development of sites within Theydon Bois has the potential to produce air pollution that could impact upon air quality in the District, including the Epping Forest. All development proposals will need to demonstrate that they are in accordance with Policy DM2 and Policy DM22 and should have regard to the Council's adopted Air Pollution Mitigation Strategy for the Epping Forest. This includes, where necessary, the provision of financial contributions for the purposes of implementing air pollution mitigation initiatives and undertaking air quality monitoring and any necessary future air quality assessments.

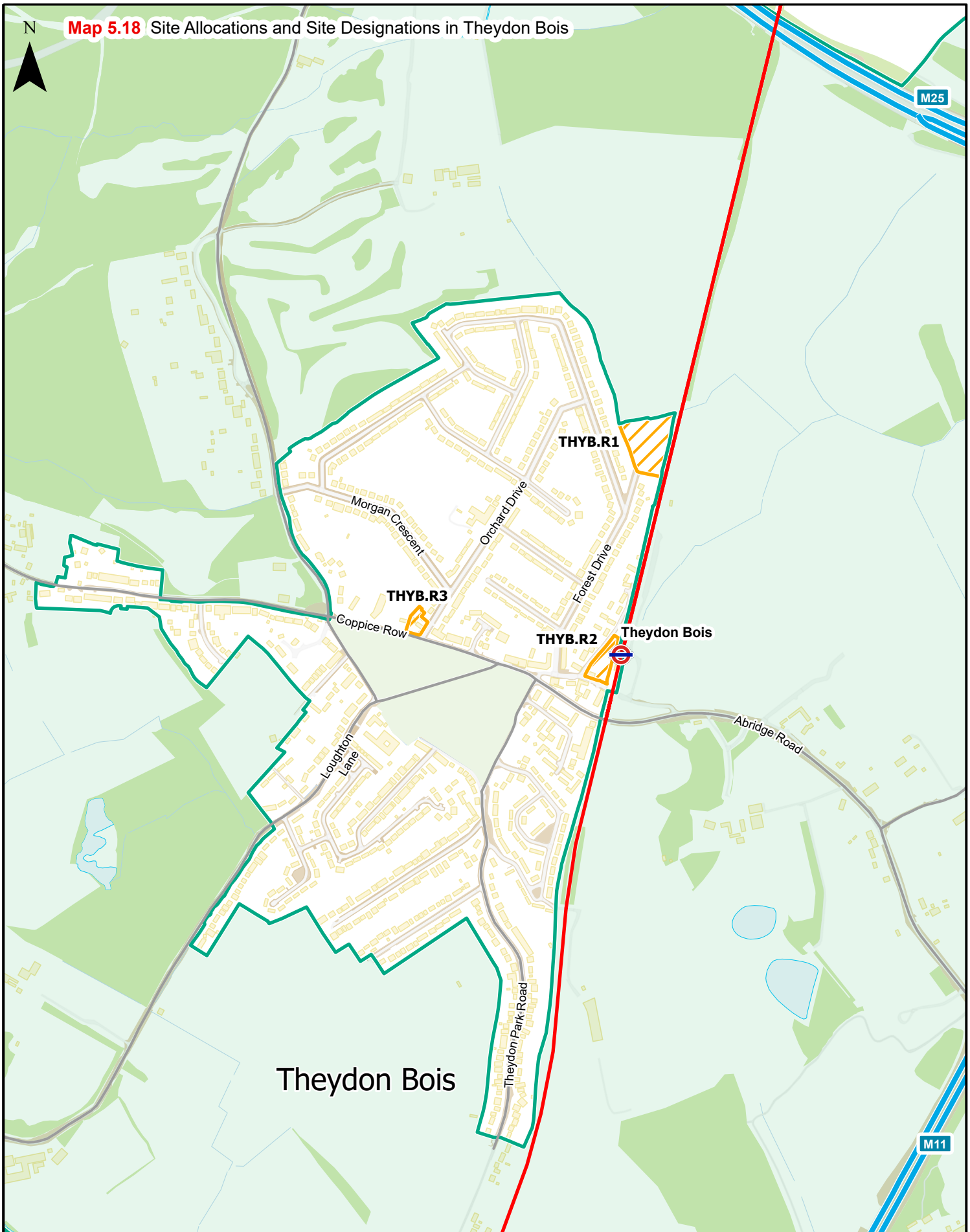
Recreational Pressure

- F. Developments within Theydon Bois which would result in a net increase in dwellings have the potential to result in recreational pressure on the Epping Forest Special Area of Conservation. All such developments will need to demonstrate that they are in accordance with Policy DM2. This includes, where necessary, the provision of financial contributions towards mitigation and monitoring measures.

Flood Risk

- G. Except for essential infrastructure and water compatible developments, no built development on residential allocations will be permitted on land within Flood Zones 2 and 3 as shown on the Council's latest Strategic Flood Risk Assessment maps, including the appropriate allowance for climate change.

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



Map 5.18 Site Allocations and Site Designations in Theydon Bois

Roydon

- 5.118 Roydon is a village in the North West of the District. It has a distinctive character and heritage, including a number of Listed Buildings and a Conservation Area in the centre of the settlement.
- 5.119 The village is served by a mainline railway station, connecting Roydon to Harlow, London and beyond. It is located in close proximity to the Lee Valley Regional Park which provides a range of opportunities for residents.

Vision for Roydon

Roydon 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. Roydon will continue to serve the convenience needs of the local community.

The village will build upon its key strengths; the mainline railway station, 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. The glasshouse industry located within the wider parish area will be supported and will continue to thrive by adapting to future challenges.

Residential Sites

- 5.120 Policy SP1 sets out the number of homes to be provided in Roydon. The provision of approximately 48 homes has been informed by the aspiration for Roydon to maintain its existing character and local feel.
- 5.121 The Council has considered the spatial options to accommodate new homes at Roydon and concluded that there is one suitable spatial option which comprises intensification within the existing settlement with small expansions to the South, East and West. This option provides natural extensions to the settlement and would be less harmful to the Green Belt relative to the other strategic options in the settlement. This strategic option would maximise opportunities

to focus development in the most sustainable locations in close proximity to existing village centre amenities, public transport services (including Roydon railway station) and community facilities, and to use previously developed land within the settlement. This strategic option minimises harm by limiting the scale of outward growth into the wider landscape and it will be possible to further limit harm to the landscape by incorporating sensitive design which responds to the characteristics of the landscape.

- 5.122 Following an assessment of the suitability, availability and achievability of residential sites located within this spatial option, the Council has identified three sites for allocation as set out in this Policy.
- 5.123 Proposals for residential development will be expected to accord with the site specific policy requirements as set out in Part Two of this Plan.

Sites for Traveller Accommodation

- 5.124 Policies SP1 and H4 set out the Council's approach to traveller sites within the District. There are no allocations for traveller accommodation within Roydon village although there are two allocations within the parish, as set out in Policy P14.

Employment Sites

- 5.125 Policies SP1 and E1 set out the Council's approach to identifying sites for employment uses.
- 5.126 There are no existing employment site designations or new employment site allocations in Roydon identified in the Local Plan.

Infrastructure Requirements

- 5.127 Policy SP1 confirms the importance of identifying and delivering key infrastructure to support residential, traveller and employment development across the District. The infrastructure needs for Roydon are 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.

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

This includes the opportunity to improve links between the settlement of Roydon and the Lee Valley Regional Park and to support pedestrian and cycling access into the Park from Roydon Railway Station.

Policy P9 Roydon

- A. Proposals for development on allocated sites should accord with the site specific policy requirements set out in Part Two of this Plan.

Residential Sites

- B. In accordance with Policy SP1 the following sites are allocated for residential development:
- i) ROYD.R1 The Old Coal Yard – approximately seven homes
 - ii) ROYD.R2 Land at Kingsmead School – approximately 21 homes
 - iii) ROYD.R4 Land at Parklands Nursery – approximately 20 homes

Infrastructure Requirements

- C. New development must be served and supported by appropriate on and off-site infrastructure and services. Development should deliver and/or contribute towards the delivery of infrastructure where this is necessary and fairly and reasonably related to the development having full regard to the Infrastructure Delivery Plan Schedule and its wider infrastructure objectives.
- D. Development proposals in Roydon will be expected to deliver and/or contribute proportionately towards infrastructure items including:
- i) appropriate education provision including early years, primary school and secondary school places;
 - ii) appropriate provision of health facilities;
 - iii) provision of walking and cycling facilities, providing linkages both within the site and to key destinations, including to the Lee Valley Regional park;
 - iv) enhancements to public transport provision or other initiatives which reduce the need to travel by car; and
 - v) improvements and provision of green and blue infrastructure and open space throughout the settlement.

Flood Risk

- E. Except for essential infrastructure and water compatible developments, no built development on residential allocations will be permitted on land within Flood Zones 2 and 3 as shown on the Council's latest Strategic Flood Risk Assessment maps, including the appropriate allowance for climate change.

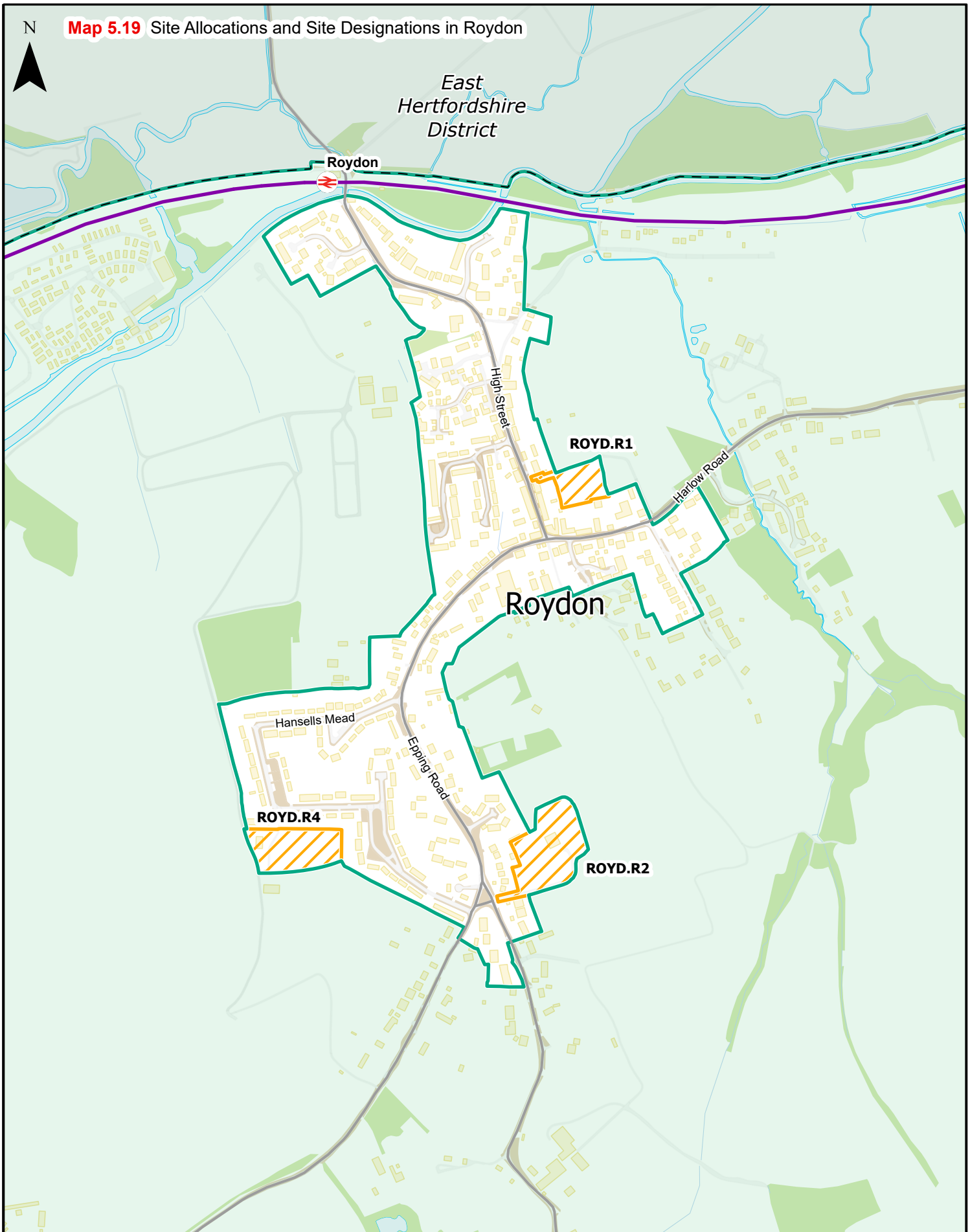
Air Pollution

- F. The development of sites within Roydon has the potential to produce air pollution that could impact upon air quality in the District, including the Epping Forest. All development proposals will need to demonstrate that they are in accordance with Policy DM2 and Policy DM22 and should have regard to the Council's adopted Air Pollution Mitigation Strategy for the Epping Forest. This includes, where necessary, the provision of financial contributions for the purposes of implementing air pollution mitigation initiatives and undertaking air quality monitoring and any necessary future air quality assessments.

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

N

Map 5.19 Site Allocations and Site Designations in Roydon



**Epping Forest District
Local Plan
2011-2033**

Drawing No.
EFDC-SP-0004-REV3

Date: February 2023

Scale: 1:8,000 @ A4

Map 5.19
Site Allocations and Designations in
Roydon

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Proposals will be judged against all relevant
policies.

Legend

- | | | |
|-----------------------------|---|--------------------------|
| Residential site allocation | Residential and traveller site allocation | Green Belt Boundary |
| Employment site designation | Masterplan Area | Local Greenspace |
| Employment site allocation | Concept Framework Plan Area | Local Authority boundary |
| Mixed Use allocation | | |
| Traveller site allocation | | |

This legend shows only the key Local Plan policy designations.
A full legend can be found in Part Two: Site Specific Policy Requirements and Designations



Nazeing

- 5.128 Nazeing is a village with a strong rural character in the North West of the District. The settlement benefits from a historic core, protected by its Conservation Area status.
- 5.129 The village has strong links with the glasshouse industry, the future of which is important to the settlement.

Vision for Nazeing

Nazeing will maintain its rural character through sustainable infill, minimising Green Belt and landscape impact whilst reinforcing the settlement pattern with a new community centre acting as a focal point for the settlement. The village will continue to support a thriving agricultural and horticultural economic base supported by the glasshouse industry. Opportunities will be sought to improve the highway network in order to ease congestion. Links to the Lee Valley Regional Park will be improved.

Residential Sites

- 5.130 Policy SP1 sets out the number of homes to be provided in Nazeing. The provision of approximately 118 homes has been informed by the aspiration for Nazeing to function as a small centre which is able to support the needs of the local community.
- 5.131 The Council considered the spatial options to accommodate new homes at Nazeing and concluded that the most appropriate spatial options are:
- **Expansion of the settlement to the South**
This strategic option will cause less harm to the Green Belt than other strategic options and is located close to existing community and village centre amenities.
 - **North Eastern expansion**
This strategic option is less harmful to the Green Belt than other strategic options.
- 5.132 Following an assessment of the suitability, availability and achievability of residential sites located within these spatial options, the Council has identified four sites for allocation as set out in this Policy.
- 5.133 Proposals for residential development will be expected to accord with the site specific policy requirements as set out in Part Two of this Plan.
- 5.134 Planning applications for sites NAZE.R1, NAZE.R3 and NAZE.R4 should be accompanied by and have regard to a Concept Framework Plan (as defined in Policy SP2) 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.

Sites for Traveller Accommodation

- 5.135 Policies SP1 and H4 set out the Council's approach to traveller sites within the District. There are no allocations for traveller accommodation in Nazeing.

Employment Sites

- 5.136 Policies SP1 and E1 set out the Council's approach to identifying sites for employment uses.
- 5.137 There are seven existing employment sites that have been identified in Nazeing for designation:
- NAZE.E1 – The Old Waterworks (2.15 hectares)
 - NAZE.E2 – Land West of Sedge Green (0.84 hectares)
 - NAZE.E3 – Bridge Works and Glassworks, Nazeing New Road (2.13 hectares)
 - NAZE.E4 – Hillgrove Business Park (3.85 hectares)
 - NAZE.E5 – Birchwood Industrial Estate (2.88 hectares)
 - NAZE.E6 – Millbrook Business Park (0.68 hectares)
 - NAZE.E7 – Land at Winston Farm (0.63 hectares)
- 5.138 In accordance with Policy E3, the Council will support the local glasshouse industry and encourage the local consumption of produce grown within the District.

Infrastructure Requirements

- 5.139 Policy SP1 confirms the importance of identifying and delivering key infrastructure to support residential, traveller and employment

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

development across the District. The infrastructure needs for Nazeing are 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. This includes the opportunity to improve links between the settlement of Nazeing and the Lee Valley Regional Park, particularly access to the Park for cyclists. The provision of a new community centre to act as a focal point for the settlement will be encouraged and supported, as set out in Policy D4. However other options may be appropriate to meet the demand, including the utilisation and improvement of existing facilities.

Policy P10 Nazeing

A. Proposals for development on allocated sites should accord with the site specific policy requirements set out in Part Two of this Plan.

Residential Sites

B. In accordance with Policy SP1 the following sites are allocated for residential development:

- i) NAZE.R1 Land at St Leonards Road – approximately 33 homes
- ii) NAZE.R2 The Fencing Centre, Pecks Hill – approximately 25 homes
- iii) NAZE.R3 Land to the rear of Pound Close – approximately 39 homes
- iv) NAZE.R4 Land at St Leonards Farm – approximately 21 homes

Employment Sites

C. There are no new employment site allocations in Nazeing. In accordance with Policy E1 the following existing sites are designated for employment uses:

- i) NAZE.E1 The Old Waterworks
- ii) NAZE.E2 Land West of Sedge Green
- iii) NAZE.E3 Bridge Works and Glassworks, Nazeing New Road
- iv) NAZE.E4 Hillgrove Business Park
- v) NAZE.E5 Birchwood Industrial Estate
- vi) NAZE.E6 Millbrook Business Park
- vii) NAZE.E7 Land at Winston Farm

Infrastructure Requirements

- D. New development must be served and supported by appropriate on and off-site infrastructure and services. Development should deliver and/or contribute towards the delivery of infrastructure where this is necessary and fairly and reasonably related to the development having full regard to the Infrastructure Delivery Plan Schedule and its wider infrastructure objectives.
- E. Development proposals in Nazeing will be expected to deliver and/or contribute proportionately towards infrastructure items, including:
 - i) appropriate education provision including early years, primary school and secondary school places;
 - ii) appropriate provision of health facilities;
 - iii) provision of walking and cycling facilities, and linkages both within the site and to key destinations, including to the Lee Valley Regional Park;
 - iv) enhancements to public transport provision or other initiatives which reduce the need to travel by car;
 - v) upgrade and improvement of utility infrastructure including water, waste water, solid waste, gas, electricity and telecommunications where necessary; and
 - vi) improvements and provision of green and blue infrastructure and open space throughout the settlement.

Air Pollution

F. The development of sites within Nazeing has the potential to produce air pollution that could impact upon air quality in the District, including the Epping Forest. All development proposals will need to demonstrate that they are in accordance with Policy DM2 and Policy DM22 and should have regard to the Council's adopted Air Pollution Mitigation Strategy for the Epping Forest. This includes, where necessary, the provision of financial contributions for the purposes of implementing air pollution mitigation initiatives and undertaking air quality monitoring and any necessary future air quality assessments.

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

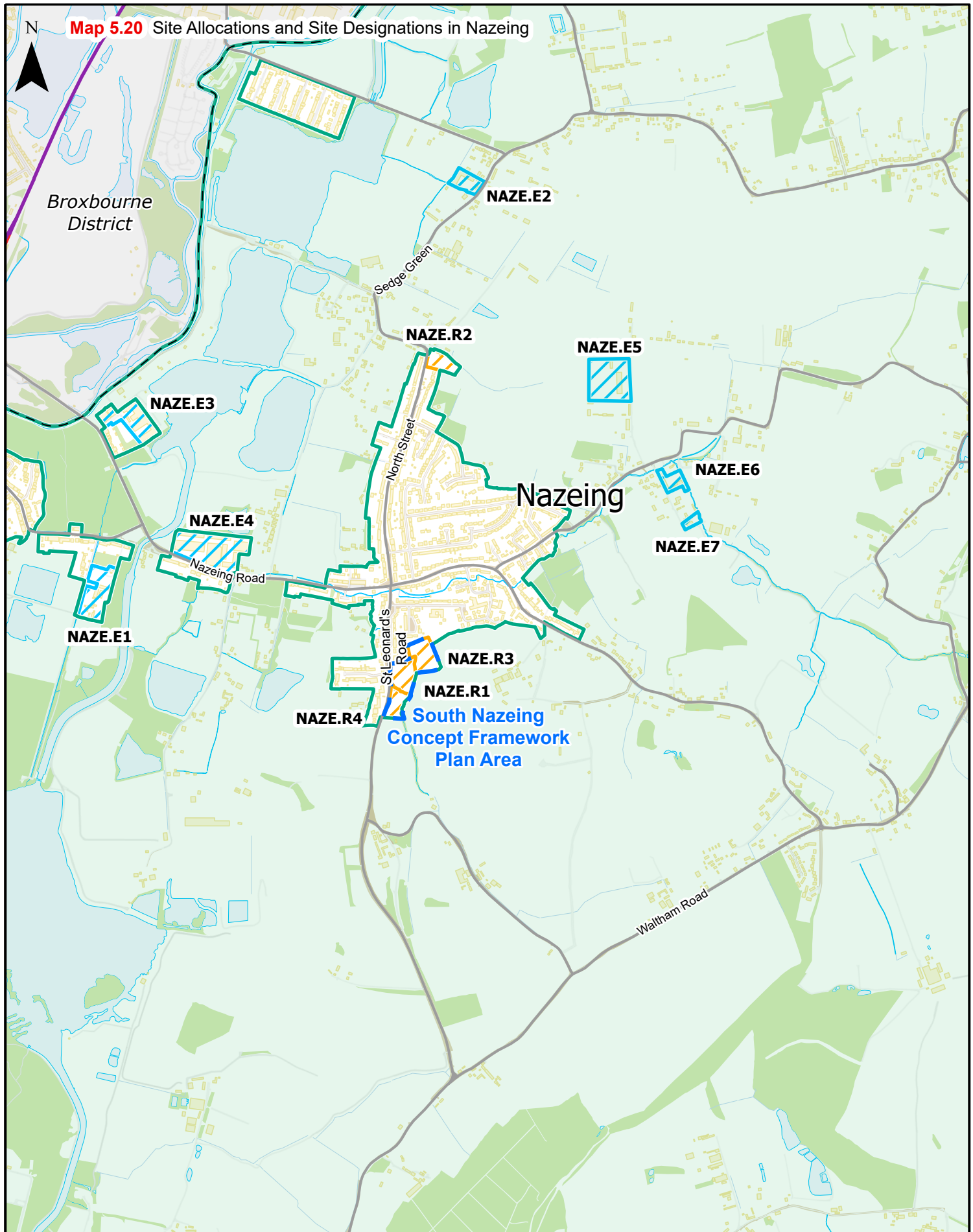
Flood Risk

- G. Except for essential infrastructure and water compatible developments, no built development on residential allocations will be permitted on land within Flood Zones 2 and 3 as shown on the Council's latest Strategic Flood Risk Assessment maps, including the appropriate allowance for climate change.

South Nazeing Concept Framework

- H. In order to ensure that a comprehensive and cohesive approach is taken to the planning and delivery of certain sites and associated infrastructure, planning applications in relation to sites NAZE.R1, NAZE.R3 and NAZE.R4 should be accompanied by and have regard to a Concept Framework Plan, as defined in Policy SP2, 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.
- I. The Concept Framework Plan will apply to multiple allocation sites. The Plan should be prepared and delivered jointly by all site promoters of the site allocations identified within the Concept Framework Plan Area. Details of the specific requirements of each Concept Framework Plan can be found within the site specific requirements set out in Part Two of this Plan.
- J. The Concept Framework Plan and the planning applications for each site located within it should be considered and informed by the Quality Review Panel and be subject to public consultation, including in respect of the Concept Framework Plan, consultation with all those with a development interest in the defined area.

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



Epping Forest District
Local Plan
2011-2033

Drawing No.
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Date: February 2023

Scale: 1:20,000 @ A4

Map 5.20
Site Allocations and Designations in
Nazeing

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Proposals will be judged against all relevant
policies.

Legend

- Residential site allocation
- Employment site designation
- Employment site allocation
- Mixed Use allocation
- Traveller site allocation
- Residential and traveller site allocation
- Masterplan Area
- Concept Framework Plan Area
- Green Belt Boundary
- Local Greenspace
- Local Authority boundary

This legend shows only the key Local Plan policy designations.
A full legend can be found in Part Two: Site Specific Policy Requirements and Designations



Thornwood

5.140 Thornwood is a village to the North East of Epping. The village has an established residential core of housing and some valued assets such as the village hall and allotments.

Vision for Thornwood

Thornwood will become a more self-sustaining village with improved provision of services, transport infrastructure and amenities to cater for the existing and future community and reducing reliance on other settlements. Well-designed development will contribute towards the creation of a central focal point for the village.

Residential Sites

5.141 Policy SP1 sets out the number of homes to be provided in Thornwood. The provision of approximately 172 homes has been informed by the aspiration to meet local needs and support the settlement becoming more self-sufficient.

5.142 The Council considered the spatial options to accommodate new homes at Thornwood. No spatial options were identified given the small-scale of this settlement. The suitability of identified sites was therefore assessed on a case by case basis.

5.143 Following an assessment of the suitability, availability and achievability of residential sites, the Council has identified two sites for allocation as set out in this Policy.

5.144 Proposals for residential development will be expected to accord with the site specific policy requirements as set out in Part Two of this Plan.

Sites for Traveller Accommodation

5.145 Policies SP1 and H4 sets out the Council's approach to traveller sites within the District. There are no allocations for traveller accommodation in Thornwood.

Employment Sites

5.146 Policies SP1 and E1 set out the Council's approach to identifying sites for employment uses.

5.147 There are four existing employment sites that have been identified in Thornwood for designation:

- THOR.E1 – Camfaud Concrete Pumps (1.35 hectares)
- THOR.E2 – Land at Esgors Farm (2 hectares)
- THOR.E3 – Woodside Industrial Estate (1.99 hectares)
- THOR.E4 – Weald Hall Lane Industrial Area (1.09 hectares)

Infrastructure Requirements

5.148 Policy SP1 confirms the importance of identifying and delivering key infrastructure to support residential, traveller and employment development across the District. The infrastructure needs for Thornwood are 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.

Policy P11 Thornwood

A. Proposals for development on allocated sites should accord with the site specific policy requirements set out in Part Two of this Plan.

Residential Sites

B. In accordance with Policy SP1, the following sites are allocated for residential development:

- THOR.R1 Land at Tudor House – approximately 124 homes
- THOR.R2 Land West of High Road – approximately 48 homes

Employment Sites

C. There are no new employment site allocations in Thornwood. In accordance with Policies SP1 and E1 the following existing sites are designated for employment uses:

- THOR.E1 Camfaud Concrete Pumps
- THOR.E2 Land at Esgors Farm
- THOR.E3 Woodside Industrial Estate

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

iv) THOR.E4 Weald Hall Lane Industrial Area

Infrastructure Requirements

- D. New development must be served and supported by appropriate on and off-site infrastructure and services. Development should deliver and/or contribute towards the delivery of infrastructure where this is necessary and fairly and reasonably related to the development having full regard to the Infrastructure Delivery Plan Schedule and its wider infrastructure objectives.
- E. Development proposals in Thornwood will be expected to deliver and/or contribute proportionately towards infrastructure items including:
- i) appropriate education provision including early years, primary school and secondary school places;
 - ii) appropriate provision of health facilities.
 - iii) enhancements to public transport provision or other initiatives which reduce the need to travel by car;
 - iv) upgrade and improvement of utility infrastructure including water, waste water, solid waste, gas, electricity and telecommunications where necessary;
 - v) improvements and provision of green and blue infrastructure and open space throughout the settlement; and
 - vi) community uses.

Air Pollution

- F. The development of sites within Thornwood has the potential to produce air pollution that could impact upon air quality in the District, including the Epping Forest. All development proposals will need to demonstrate that they are in accordance with Policy DM2 and Policy DM22 and should have regard to the Council's adopted Air Pollution Mitigation Strategy for the Epping Forest. This includes, where necessary, the provision of financial contributions for the purposes of implementing air pollution mitigation initiatives and undertaking air quality monitoring and any necessary future air quality assessments.

Recreational Pressure

- G. Developments within Thornwood which would result in a net increase in dwellings have the potential to result in recreational pressure on the Epping Forest Special Area of Conservation. All such developments will need to demonstrate that they are in accordance with Policy DM2. This includes, where necessary, the provision of financial contributions towards mitigation and monitoring measures.

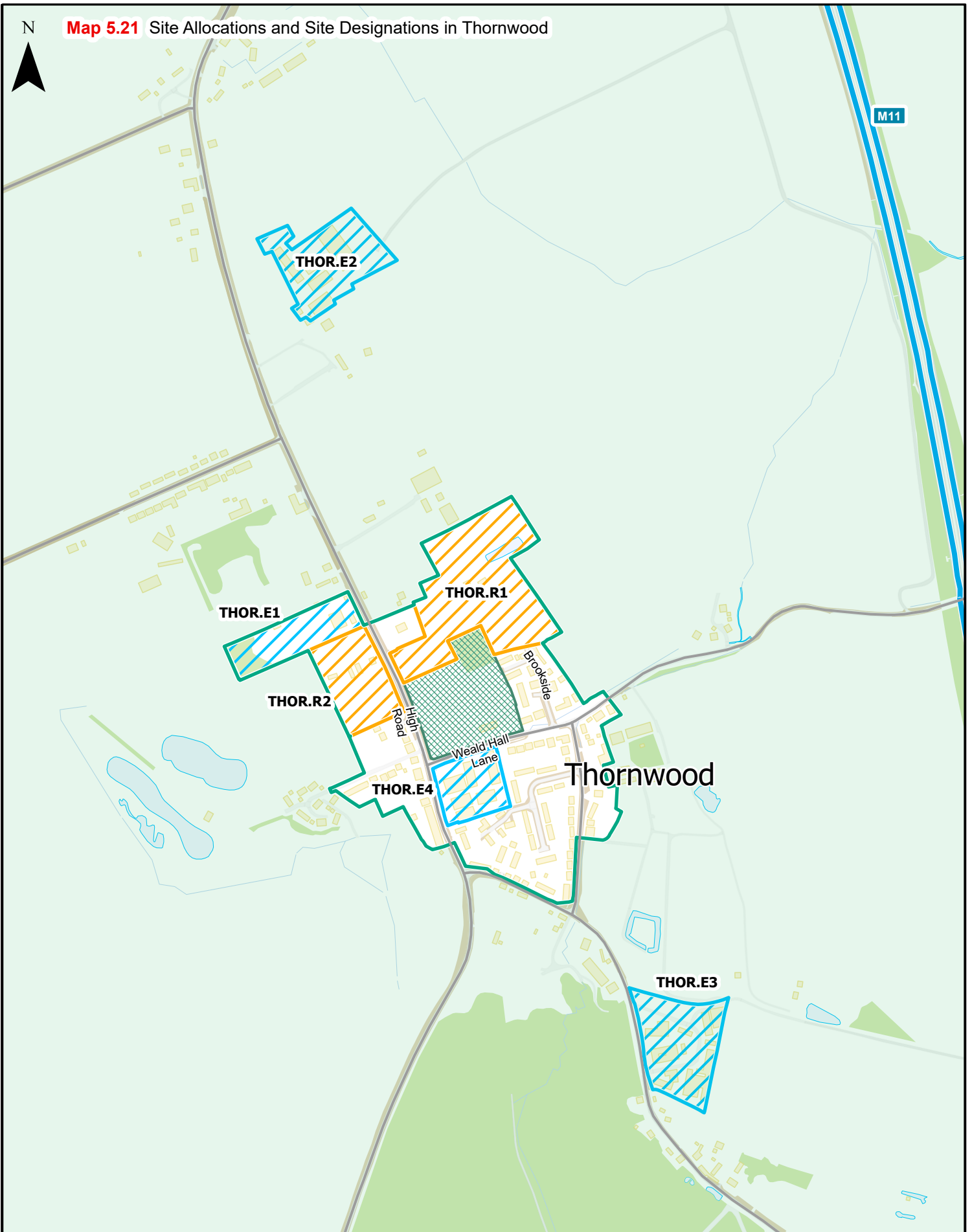
Flood Risk

- H. Except for essential infrastructure and water compatible developments, no built development on residential allocations will be permitted on land within Flood Zones 2 and 3 as shown on the Council's latest Strategic Flood Risk Assessment maps, including the appropriate allowance for climate change.

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

N

Map 5.21 Site Allocations and Site Designations in Thornwood



**Epping Forest District
Local Plan
2011-2033**

Drawing No.
EFDC-SP-0004-REV3

Date: February 2023

Scale: 1:8,000 @ A4

Map 5.21
Site Allocations and Designations in
Thornwood

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Proposals will be judged against all relevant
policies.

Legend

-  Residential site allocation
-  Employment site designation
-  Employment site allocation
-  Mixed Use allocation
-  Traveller site allocation
-  Residential and traveller site allocation
-  Masterplan Area
-  Concept Framework Plan Area
-  Green Belt Boundary
-  Local Greenspace
-  Local Authority boundary

This legend shows only the key Local Plan policy designations.
A full legend can be found in Part Two: Site Specific Policy Requirements and Designations



Coopersale, Fyfield, High Ongar, Lower Sheering, Sheering and Stapleford Abbots

5.149 In addition to the eleven settlements presented in the preceding sections, there are site allocations in Coopersale, Fyfield, High Ongar, Lower Sheering, Sheering and Stapleford Abbots. Each of these settlements are inset from the Green Belt.

Residential Sites

5.150 Policy SP1 sets out the number of homes to be provided in Coopersale, Fyfield, High Ongar, Lower Sheering, Sheering and Stapleford Abbots which is as follows:

- Coopersale - approximately six homes;
- Fyfield - approximately 14 homes;
- High Ongar - approximately ten homes;
- Lower Sheering - approximately 14 homes;
- Sheering - approximately 84 homes; and
- Stapleford Abbots - approximately 33 homes.

5.151 The Council considered the spatial options to accommodate new homes at each of these settlements.

- **Coopersale**
Intensification - This option provides an opportunity to maximise existing urban brownfield land around the centre of the settlement.
- **Fyfield**
Intensification - This option provides an opportunity to maximise existing brownfield land and focuses development on lower performing Green Belt land immediately adjacent to the settlement.
- **High Ongar**
Infill - This option provides opportunities to promote infill and settlement rounding by focusing development in lower performing Green Belt sites immediately adjacent to the settlement.

- **Lower Sheering**

Limited expansion - This option focuses development on lower performing Green Belt land in the most sustainable location immediately adjacent to the settlement.

- **Sheering**

Intensification with limited expansion - This option provides opportunities to promote infill and settlement rounding by focusing development on lower performing Green Belt sites immediately adjacent to the settlement.

- **Stapleford Abbots**

Intensification - This option provides opportunities to maximise existing brownfield land and promote infill by focusing development on lower performing Green Belt land immediately adjacent to the settlement.

5.152 Following an assessment of the suitability, availability and achievability of residential sites, the Council has identified ten sites for allocation set out in this Policy.

5.153 Proposals for residential development will be expected to accord with the site specific policy requirements set out in Part Two of this Plan.

Sites for Traveller Accommodation

5.154 Policies SP1 and H4 sets out the Council's approach to traveller sites within the District. There are no allocations for traveller accommodation in Coopersale, Fyfield, High Ongar, Lower Sheering, Sheering or Stapleford Abbots.

Employment Sites

5.155 Policies SP1 and E1 set out the Council's approach to identifying sites for employment uses.

5.156 There are three existing employment sites that have been identified for designation:

- HONG.E1 – Nash Hall Industrial Estate, High Ongar (2 hectares)
- LSHR.E1 – Land at The Maltings, Lower Sheering (2.04 hectares)

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

- STAP.E1 – Land at High Willows, Stapleford Abbots (0.6 hectares)

Infrastructure Requirements

5.157 Policy SP1 confirms the importance of identifying and delivering key infrastructure to support residential, traveller and employment development across the District. The infrastructure needs for Coopersale, Fyfield, High Ongar, Lower Sheering, Sheering and Stapleford Abbots are 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.

Policy P12 Coopersale, Fyfield, High Ongar, Lower Sheering, Sheering and Stapleford Abbots

A. Proposals for development on allocated sites should accord with the site specific policy requirements set out in Part Two of this Plan.

Residential Sites

- B. In accordance with Policy SP1 the following sites are allocated for residential development:
- COOP.R1 Land at Parklands – approximately six homes (Coopersale)
 - FYF.R1 Land at Gypsy Mead - approximately 14 homes (Fyfield)
 - HONG.R1 Land at Mill Lane - approximately ten homes (High Ongar)
 - LSHR.R1 Land at Lower Sheering - approximately 14 homes (Lower Sheering)
 - SHR.R1 Land at Daubneys Farm - approximately ten homes; SHR.R2 Land to the East of the M11 - approximately 62 homes; and SHR.R3 Land north of Primley Lane - approximately 12 homes (Sheering)
 - STAP.R1 Land at Oak Hill Road - approximately 33 homes

Employment Sites

C. There are no new employment site allocations in Coopersale, Fyfield, High Ongar, Lower Sheering, Sheering or Stapleford Abbots. In accordance with Policies SP1 and E1 the following existing sites are designated for

employment uses:

- High Ongar – HONG.E1 Nash Hall Industrial Estate
- Lower Sheering – LSHR.E1 Land at The Maltings
- Stapleford Abbots – STAP.E1 Land at High Willows

Infrastructure Requirements

D. New development must be served and supported by appropriate on and off-site infrastructure and services. Development should deliver and/or contribute towards the delivery of infrastructure where this is necessary and fairly and reasonably related to the development having full regard to the Infrastructure Delivery Plan Schedule and its wider infrastructure objectives.

E. Development proposals in these settlements will be expected to deliver and/or contribute proportionately towards infrastructure items including:

- appropriate education provision including early years, primary school places and secondary school places;
- appropriate provision of health facilities.
- enhancements to public transport provision or other initiatives which reduce the need to travel by car;
- highways and junction upgrades;
- upgrade and improvement of utility infrastructure including water, waste water, gas, electricity and telecommunications where necessary; and
- improvements and provision of green and blue infrastructure and open space throughout the settlement.

Air Pollution

F. The development of sites within Coopersale, Fyfield, High Ongar, Lower Sheering, Sheering and Stapleford Abbots has the potential to produce air pollution that could impact upon air quality in the District, including the Epping Forest. All development proposals will need to demonstrate that they are in accordance with Policy DM2 and Policy DM22 and should have regard to the Council's adopted Air Pollution Mitigation Strategy for the Epping Forest. This includes, where necessary, the provision of financial contributions for the purposes of

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

implementing air pollution mitigation initiatives and undertaking air quality monitoring and any necessary future air quality assessments.

- G. Developments within Coopersale which would result in a net increase in dwellings have the potential to result in recreational pressure on the Epping Forest Special Area of Conservation. All such developments will need to demonstrate that they are in accordance with Policy DM2. This includes, where necessary, the provision of financial contributions towards mitigation and monitoring measures.

Flood Risk

- H. Except for essential infrastructure and water compatible developments, no built development on residential allocations will be permitted on land within Flood Zones 2 and 3 as shown on the Council's latest Strategic Flood Risk Assessment maps, including the appropriate allowance for climate change.

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

N

Map 5.22 Site Allocations and Site Designations in Coopersale



**Epping Forest District
Local Plan
2011-2033**

Drawing No.
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Map 5.22
Site Allocations and Designations in
Coopersale

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Legend

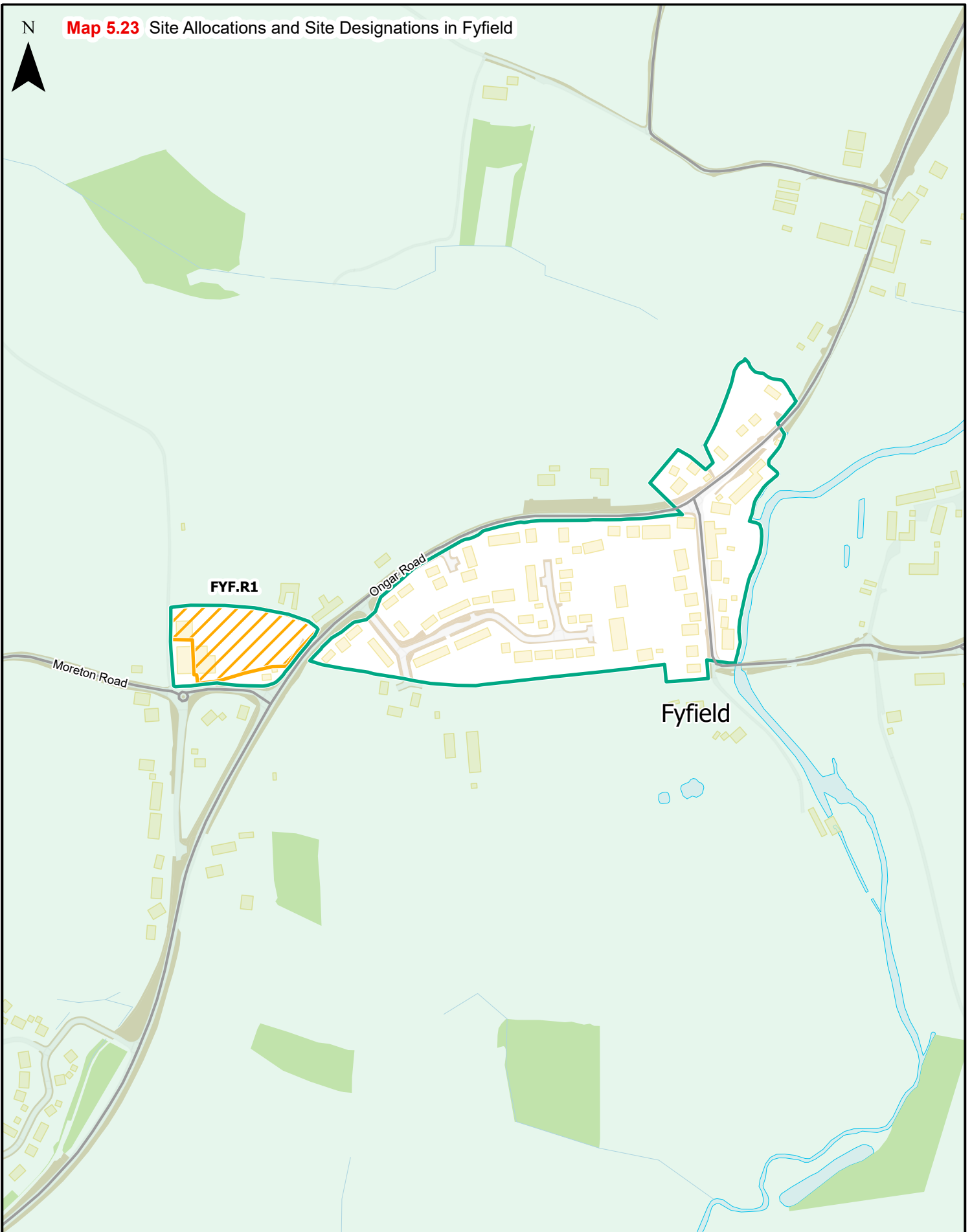
-  Residential site allocation
-  Employment site designation
-  Employment site allocation
-  Mixed Use allocation
-  Traveller site allocation
-  Residential and traveller site allocation
-  Masterplan Area
-  Concept Framework Plan Area
-  Green Belt Boundary
-  Local Greenspace
-  Local Authority boundary

This legend shows only the key Local Plan policy designations.
A full legend can be found in Part Two: Site Specific Policy Requirements and Designations



N

Map 5.23 Site Allocations and Site Designations in Fyfield



**Epping Forest District
Local Plan
2011-2033**

Drawing No.
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Map 5.23
Site Allocations and Designations in
Fyfield

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Legend

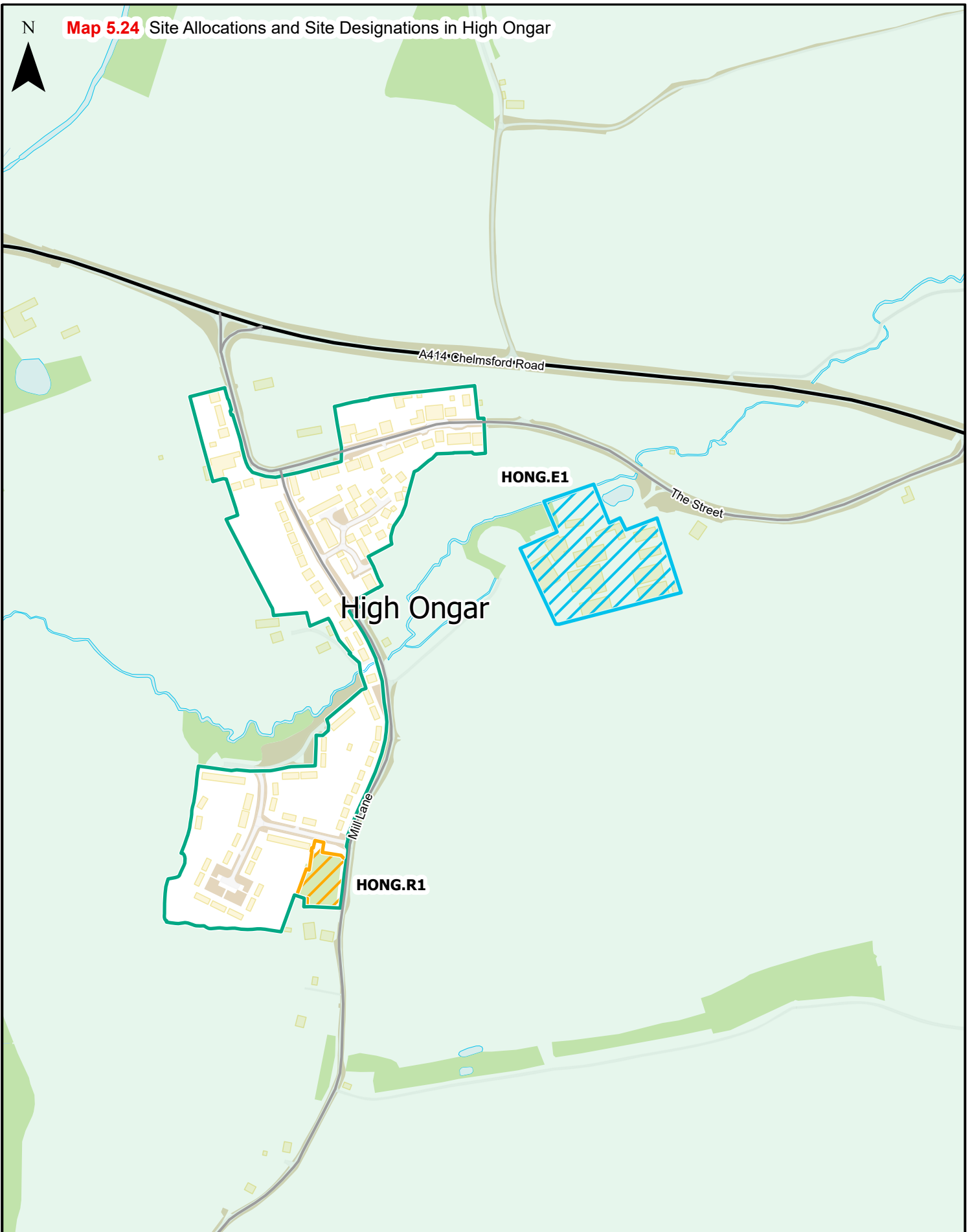
- | | | |
|---|---|--|
|  Residential site allocation |  Residential and traveller site allocation |  Green Belt Boundary |
|  Employment site designation |  Masterplan Area |  Local Greenspace |
|  Employment site allocation |  Concept Framework Plan Area |  Local Authority boundary |
|  Mixed Use allocation |  Traveller site allocation | |

This legend shows only the key Local Plan policy designations.
A full legend can be found in Part Two: Site Specific Policy Requirements and Designations



N

Map 5.24 Site Allocations and Site Designations in High Ongar



**Epping Forest District
Local Plan
2011-2033**

Drawing No.
EFDC-SP-0004-REV3

Date: February 2023

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Map 5.24
Site Allocations and Designations in
High Ongar

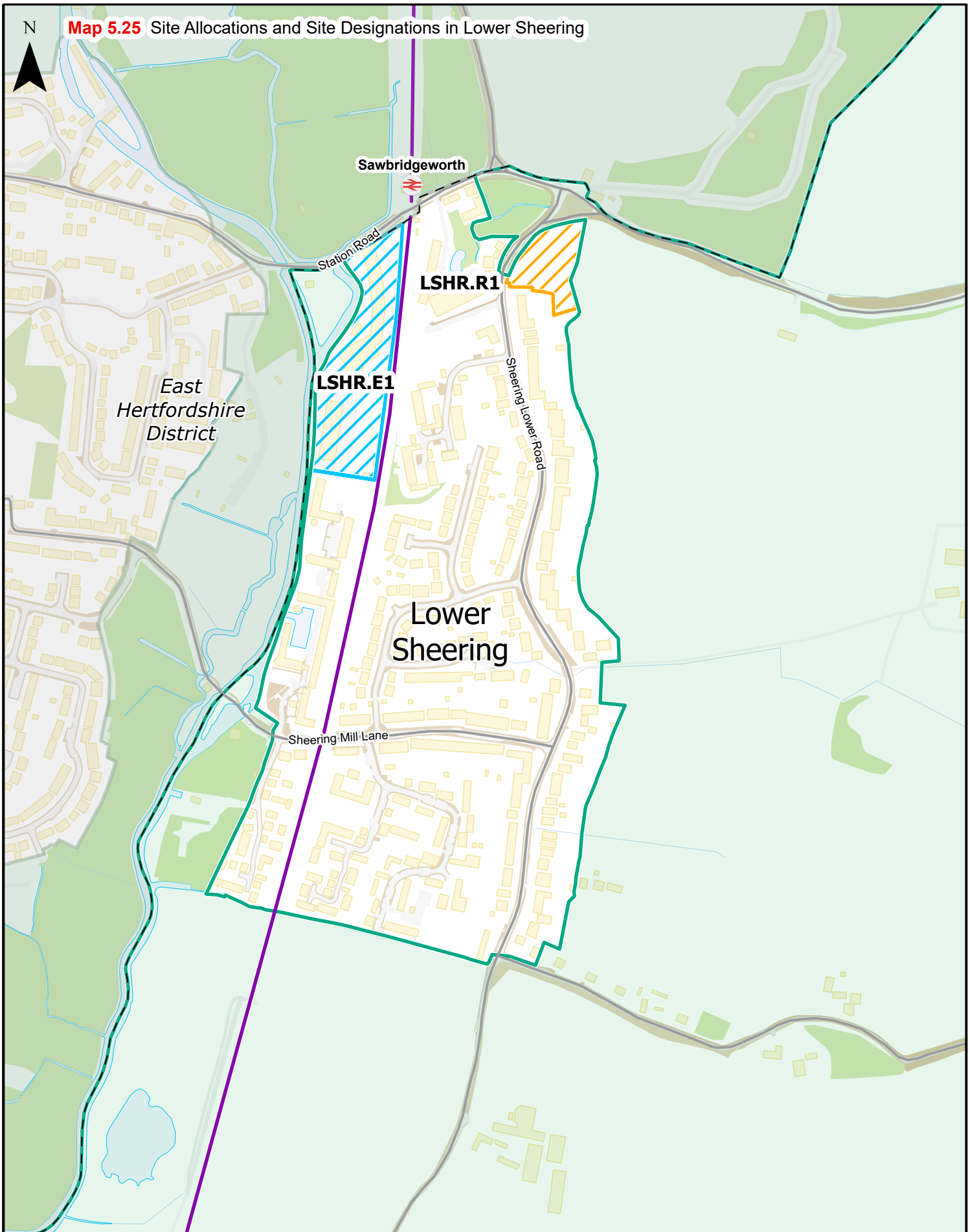
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Legend

-  Residential site allocation
-  Employment site designation
-  Employment site allocation
-  Mixed Use allocation
-  Traveller site allocation
-  Residential and traveller site allocation
-  Masterplan Area
-  Concept Framework Plan Area
-  Green Belt Boundary
-  Local Greenspace
-  Local Authority boundary

This legend shows only the key Local Plan policy designations.
A full legend can be found in Part Two: Site Specific Policy Requirements and Designations





Epping Forest District Local Plan 2011-2033

Epping Forest District Council

Drawing No. EFDC-SP-0004-REV3

Date: February 2023

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Map 5.25
Site Allocations and Designations in Lower Sheering

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Legend

Residential site allocation	Residential and traveller site allocation	Green Belt Boundary
Employment site designation	Masterplan Area	Local Greenspace
Employment site allocation	Concept Framework Plan Area	Local Authority boundary
Mixed Use allocation		
Traveller site allocation		

This legend shows only the key Local Plan policy designations. A full legend can be found in Part Two: Site Specific Policy Requirements and Designations

N **Map 5.26** Site Allocations and Site Designations in Sheering



**Epping Forest District
Local Plan
2011-2033**

Drawing No.
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Map 5.26
Site Allocations and Designations in
Sheering

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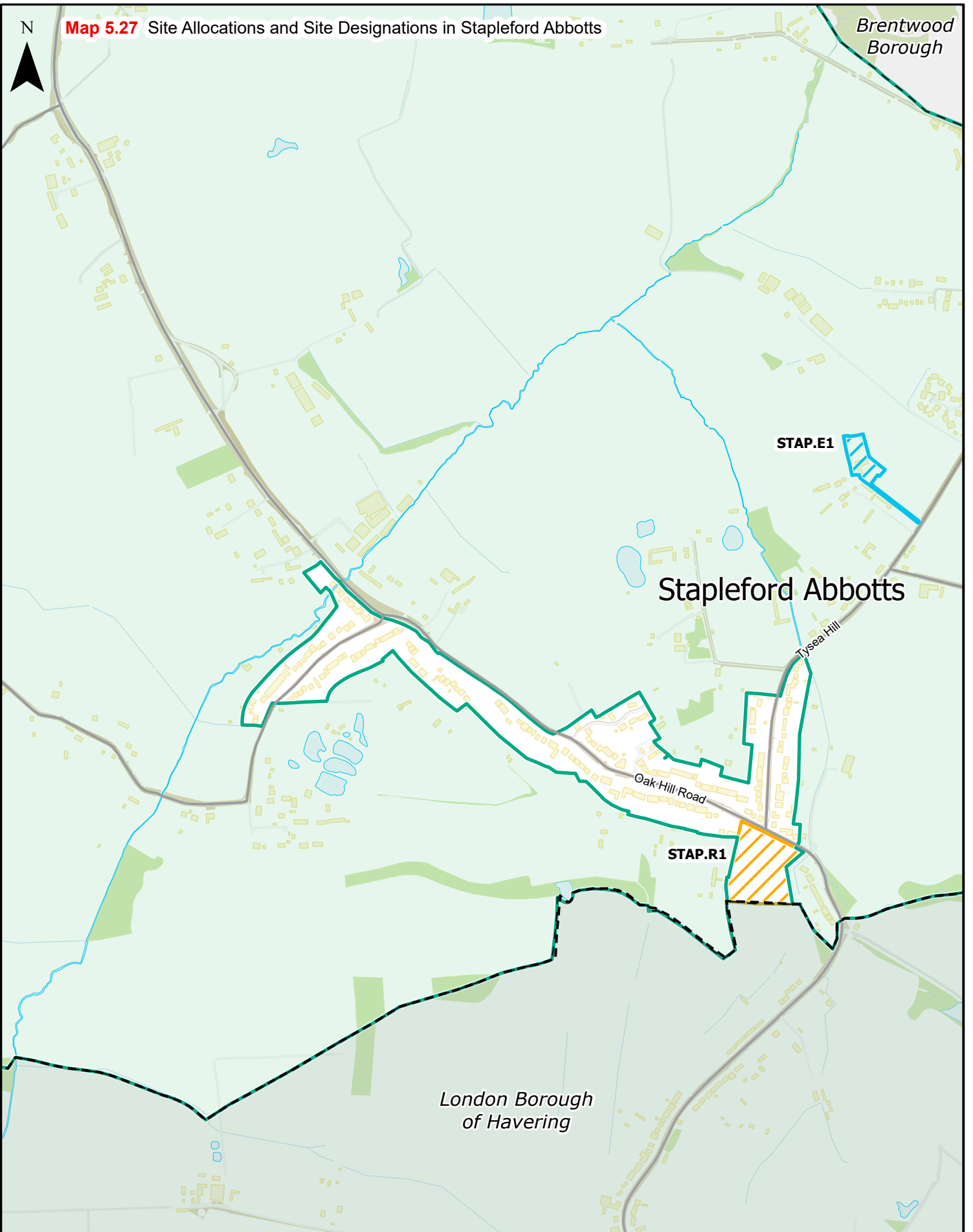
Legend

- | | | |
|-----------------------------|---|--------------------------|
| Residential site allocation | Residential and traveller site allocation | Green Belt Boundary |
| Employment site designation | Masterplan Area | Local Greenspace |
| Employment site allocation | Concept Framework Plan Area | Local Authority boundary |
| Mixed Use allocation | | |
| Traveller site allocation | | |

This legend shows only the key Local Plan policy designations.
A full legend can be found in Part Two: Site Specific Policy Requirements and Designations



Map 5.27 Site Allocations and Site Designations in Stapleford Abbots



Epping Forest District Local Plan 2011-2033



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Map 5.27
Site Allocations and Designations in Stapleford Abbots

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Legend

Residential site allocation	Employment site designation	Green Belt Boundary
Employment site allocation	Masterplan Area	Local Greenspace
Mixed Use allocation	Concept Framework Plan Area	Local Authority boundary
Traveller site allocation	<small>This legend shows only the key Local Plan policy designations. A full legend can be found in Part Two: Site Specific Policy Requirements and Designations</small>	

Rural Sites in the East of the District

Residential Sites

5.158 There are a number of rural communities within the District that are not located in the identified settlements set out elsewhere in this Chapter.

5.159 The Council has considered the spatial options to accommodate new homes within the rural parts of the East of the District. No sites for residential development are allocated within the rural parts of the East of the District.

Sites for Traveller Accommodation

5.160 Policies SP1 and H4 set out the Council's approach to traveller sites within the District. Two sites have been allocated in the rural parts of the East of the District, one of which, RUR.T6 is allocated for travelling showpeople in line with its existing use:

- RUR.T4 - Land at Valley View, Curtis Mill Lane – one pitch
- RUR.T6 - Lakeview, Moreton — this site has been identified as suitable for intensification commensurate with on-site amenity that allows for children's play and the appropriate storage for vehicles and machinery.

Employment Sites

5.161 Policies SP1 and E1 set out the Council's approach to identifying sites for employment uses.

5.162 There are 19 existing rural employment sites in the rural Eastern part of the District that have been identified for designation:

- RUR.E1 – Brickfield House, Thornwood (0.37 hectares)
- RUR.E2 – Land at Kingstons Farm, Matching (1.68 hectares)
- RUR.E3 – Matching Airfield South (2.81 hectares)
- RUR.E4 – Land at London Road, Stanford Rivers (4.64 hectares)
- RUR.E6 – Land at Housham Hall Farm, Matching (1.92 hectares)
- RUR.E7 – Land at Searles Farm, Foster Street (1.53 hectares)
- RUR.E8 – Fosters Croft, Foster Street (0.43 hectares)
- RUR.E9 – Horseshoe Farm, London Road (0.96 hectares)
- RUR.E10 – Land at Little Hyde Hall Farm, Sheering (0.92 hectares)
- RUR.E11 – Land at Quickbury Farm, Sheering (1.52 hectares)
- RUR.E12 – New House Farm, Little Laver Road (1.05 hectares)
- RUR.E14 – Matching Airfield North (1.34 hectares)
- RUR.E15 – Land at Rolls Farm Barns, Hastingwood Road (2.91 hectares)
- RUR.E18 – Land at Dunmow Road, Fyfield (0.21 hectares)
- RUR.E19B – Dorrington Farm, Rye Hill Road (0.91 hectares)
- RUR.E20 – Land at Stewarts Farm, Stanford Rivers (0.60 hectares)
- RUR.E21 – Land at Paslow Hall Farm, High Ongar (1.66 hectares)
- RUR.E22 – Hastingwood Business Centre, Hastingwood (0.29 hectares)
- RUR.E23 – Hobbs Cross Business Centre, Theydon Garnon (1.76 hectares)
- RUR.E24 – Land at Holts Farm, Threshers Bush (0.27 hectares)

5.163 An allocation for approximately one hectare of offices/ research and development (within Use Class E) has been made:

- RUR.E19A – Land adjacent to Dorrington Farm, Rye Hill Road (0.93 hectares)

Infrastructure Requirements

5.164 Policy SP1 confirms the importance of identifying and delivering key infrastructure to support residential, traveller and employment development across the District. The infrastructure needs for the rural parts of the East of the District are set out in this Policy and the Infrastructure Delivery Plan Schedule. The Infrastructure Delivery Plan Schedule will be

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

updated regularly to ensure it reflects current infrastructure requirements.

Policy P13 Rural Sites in the East of the District

A. Proposals for development on allocated sites should accord with the site specific policy requirements set out in Part Two of this Plan.

Employment Sites

B. In accordance with Policies SP1 and E1 the following existing sites are designated for employment uses:

- i) RUR.E1 Brickfield House, Thornwood
- ii) RUR.E2 Land at Kingstons Farm, Matching
- iii) RUR.E3 Matching Airfield South
- iv) RUR.E4 Land at London Road, Stanford Rivers
- v) RUR.E6 Land at Housham Hall Farm, Matching
- vi) RUR.E7 Land at Searles Farm, Foster Street
- vii) RUR.E8 Fosters Croft, Foster Street
- viii) RUR.E9 Horseshoe Farm, London Road
- ix) RUR.E10 Land at Little Hyde Hall Farm, Sheering
- x) RUR.E11 Land at Quickbury Farm, Sheering
- xi) RUR.E12 New House Farm, Little Laver Road
- xii) RUR.E14 Matching Airfield North
- xiii) RUR.E15 Land at Rolls Farm Barns, Hastingwood Road
- xiv) RUR.E18 Land at Dunmow Road, Fyfield
- xv) RUR.E19B Dorrington Farm (see Policy SP4 and allocation SP4.1)
- xvi) RUR.E20 Land at Stewarts Farm
- xvii) RUR.E21 Land at Paslow Hall Farm, King Street, High Ongar
- xix) RUR.E22 Hastingwood Business Centre, Hastingwood
- xx) RUR.E23 Hobbs Cross Business Centre, Theydon Garnon
- xxi) RUR.E24 Land at Holts Farm, Threshers Bush

C. In accordance with Policies SP1 and E1 the following site is allocated for offices/ research and development (within Use Class E):

- i) RUR.E19A – Land adjacent to Dorrington Farm, Rye Hill Road (see Policy SP4 and allocation SP4.1)

Traveller sites

D. In accordance with Policies SP1 and H4 the following sites are allocated for traveller accommodation:

- i) RUR.T4 Land at Valley View, Curtis Mill Lane – one pitch
- ii) RUR.T6 Lakeview, Moreton — in line with its existing use and identified as suitable for intensification commensurate with on-site amenity that allows for children’s play and the appropriate storage for vehicles and machinery on-site

Infrastructure Requirements

E. New development must be served and supported by appropriate on and off-site infrastructure and services. Development should deliver and/or contribute towards the delivery of infrastructure where this is necessary and fairly and reasonably related to the development having full regard to the Infrastructure Delivery Plan Schedule and its wider infrastructure objectives.

F. Development proposals in the Eastern rural part of the District will be expected to deliver and/or contribute proportionately towards infrastructure items including:

- i) appropriate education provision including early years, primary school and secondary school places;
- ii) appropriate provision of health facilities; and
- iii) enhancements to public transport provision or other initiatives which reduce the need to travel by car.

Air Pollution

G. The development of sites in the Eastern part of the District have the potential to produce air pollution that could impact upon air quality in the District, including the Epping Forest. All development proposals will need to demonstrate that they are in accordance with Policy DM2 and Policy DM22 and should have regard to the Council’s adopted Air Pollution Mitigation Strategy for the Epping Forest. This includes, where necessary, the provision of financial contributions for the purposes of

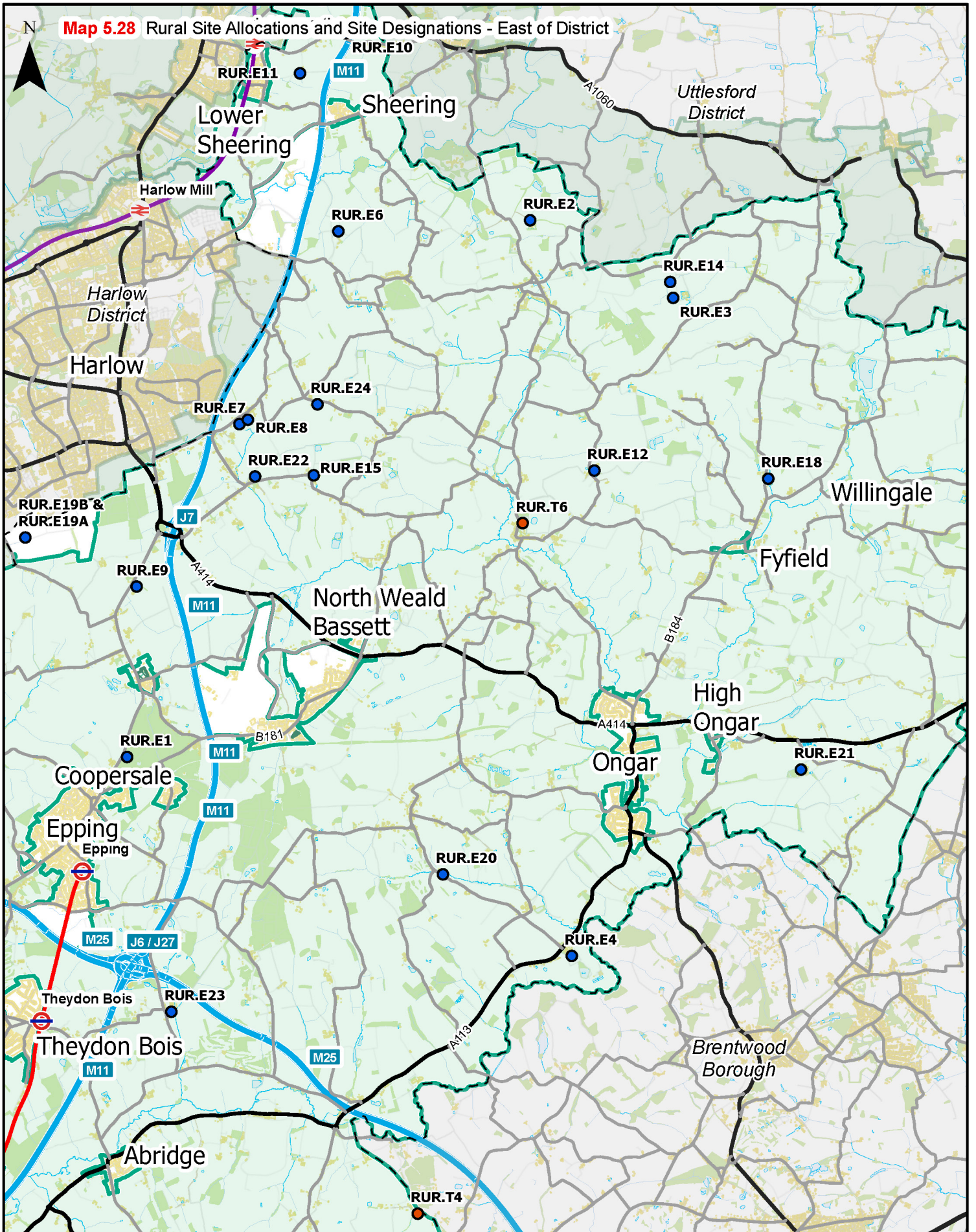
The Local Plan should be read as a whole. Proposals will be judged against all relevant policies.

implementing air pollution mitigation initiatives and undertaking air quality monitoring and any necessary future air quality assessments.

Flood Risk

- H. Except for essential infrastructure and water compatible developments, no built development on residential allocations will be permitted on land within Flood Zones 2 and 3 as shown on the Council's latest Strategic Flood Risk Assessment maps, including the appropriate allowance for climate change.

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



Map 5.28 Rural Site Allocations and Site Designations - East of District

Epping Forest District
Local Plan
2011-2033

Epping Forest
District Council

Drawing No.
EFDC-SP-0004-REV3

Date: February 2023

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Map 5.28
Rural Site Allocations and Designations -
East of District

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judged against all relevant policies.

Legend

- Rural residential site allocation
- Rural employment site designation/allocation
- Rural traveller site allocation
- Green Belt boundary
- Local Authority boundary

This legend shows only the key Local Plan policy designations.
A full legend can be found in Part Two: Site Specific Policy Requirements and Designations

Rural Sites in the West of the District

Residential Sites

- 5.165 There are a number of rural communities within the District that are not located in the identified settlements set out elsewhere in this Chapter.
- 5.166 The Council has considered the spatial options to accommodate new homes within the rural parts of the West of the District. No sites for residential development are allocated within the rural parts of the West of the District.

Sites for Traveller Accommodation

- 5.167 Policies SP1 and H4 set out the Council's approach to traveller sites within the District. Four sites have been allocated in the rural parts of the West of the District for traveller accommodation:
- RUR.T1 – Land at Suns Nursery, Hamlet Hill - two pitches
 - RUR.T2 – Land at Ashview, Hamlet Hill – one pitch
 - RUR.T3 – Land at James Mead, Waltham Road - four pitches
 - RUR.T5 – Land at Stoneshot View – five pitches

Employment Sites

- 5.168 Policies SP1 and E1 set out the Council's approach to identifying sites for employment uses.
- 5.169 There are two existing employment sites in the rural Western part of the District that have been identified for designation:
- RUR.E5 – Land at Hayleys Manor, Epping Upland (2.07 hectares)
 - RUR.E13 – Warlies Park House, Horseshoe Hill (0.56 hectares)

Infrastructure Requirements

- 5.170 Policy SP1 confirms the importance of identifying and delivering key infrastructure to support residential, traveller and employment development across the District. The infrastructure needs for the rural parts of the

West of the District are 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.

Policy P14 Rural Sites in the West of the District

- A. Proposals for development on allocated sites should accord with the site specific requirements set out in Part Two of this Plan.

Employment Sites

- B. There are no new employment site allocations in the rural Western part of the District. In accordance with Policies SP1 and E1 the following existing sites are designated for employment uses:
- RUR.E5 Land at Hayleys Manor, Epping Upland
 - RUR.E13 Warlies Park House, Horseshoe Hill

Traveller sites

- C. In accordance with Policies SP1 and H4 the following sites are allocated for traveller accommodation:
- RUR.T1 Land at Suns Nursery, Hamlet Hill - two pitches
 - RUR.T2 Land at Ashview, Hamlet Hill – one pitch
 - RUR.T3 Land at James Mead, Waltham Road – four pitches
 - RUR.T5 Land at Stoneshot View – five pitches

Infrastructure Requirements

- D. New development must be served and supported by appropriate on and off-site infrastructure and services. Development should deliver and/or contribute towards the delivery of infrastructure where this is necessary and fairly and reasonably related to the development having full regard to the Infrastructure Delivery Plan Schedule and its wider infrastructure objectives.
- E. Development proposals in the Western part of the District will be expected to deliver and/or contribute proportionately towards

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

infrastructure items including:

- i) appropriate education provision including early years, primary school and secondary school places;
- ii) appropriate provision of health facilities; and
- iii) enhancements to public transport provision or other initiatives which reduce the need to travel by car.

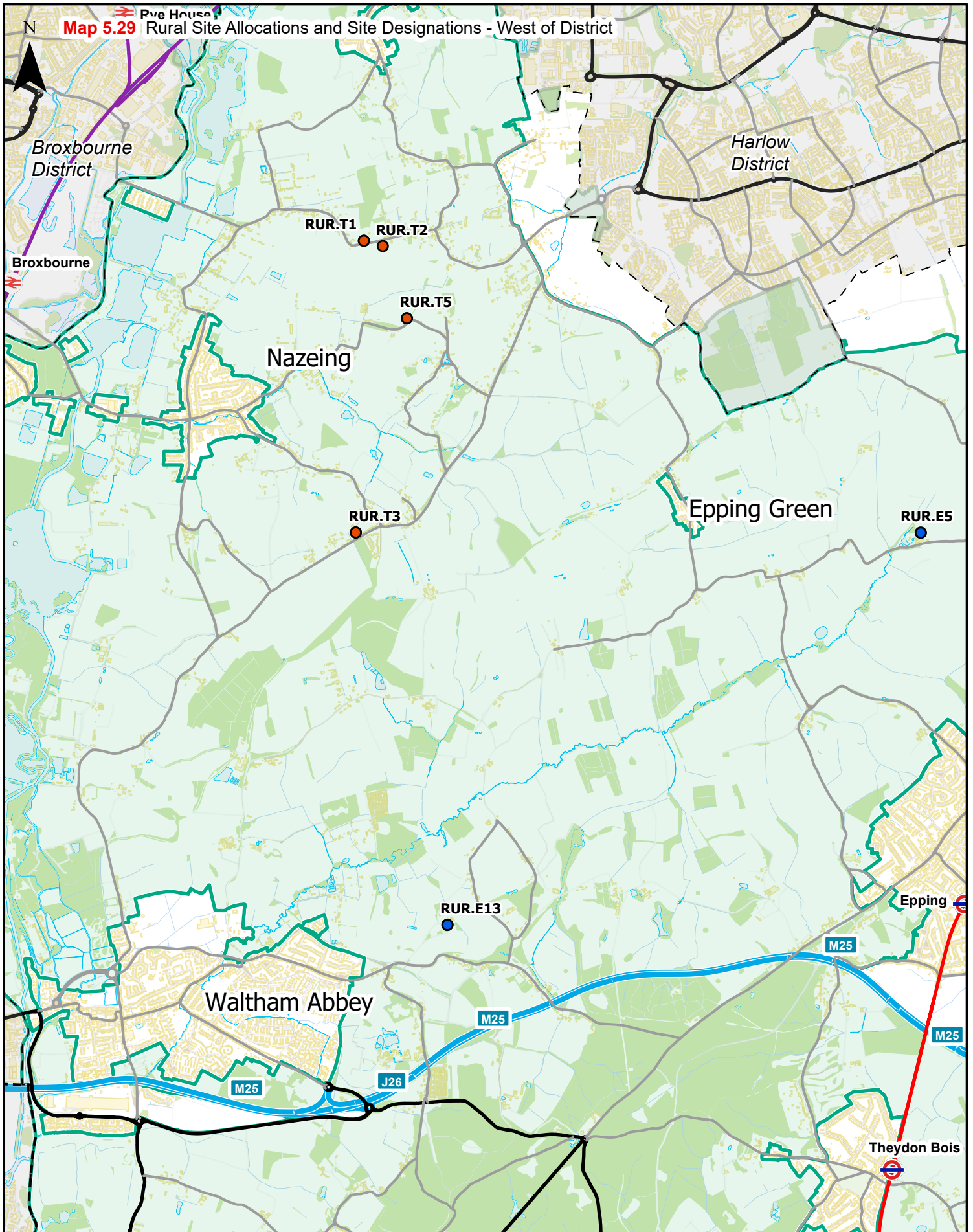
Air Pollution

- F. The development of sites in the Western part of the District has the potential to produce air pollution that could impact upon air quality in the District, including the Epping Forest. All development proposals will need to demonstrate that they are in accordance with Policy DM2 and Policy DM22 and should have regard to the Council's adopted Air Pollution Mitigation Strategy for the Epping Forest. This includes, where necessary, the provision of financial contributions for the purposes of implementing air pollution mitigation initiatives and undertaking air quality monitoring and any necessary future air quality assessments.

Flood Risk

- G. Except for essential infrastructure and water compatible developments, no built development on residential allocations will be permitted on land within Flood Zones 2 and 3 as shown on the Council's latest Strategic Flood Risk Assessment maps, including the appropriate allowance for climate change.

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



**Epping Forest District
Local Plan
2011-2033**

**Epping Forest
District Council**

Drawing No.
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Map 5.29
Rural Site Allocations and Designations -
West of District

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Legend

- Rural residential site allocation
- Rural employment site designation
- Rural traveller site allocation
- Green Belt boundary
- Local Authority boundary

This legend shows only the key Local Plan policy designations.
A full legend can be found in Part Two: Site Specific Policy Requirements and Designations

Rural Sites in the South of the District

5.171 There are a number of rural communities within the District that are not located in the identified settlements set out elsewhere in this Chapter.

Residential Sites and Sites for Traveller Accommodation

5.172 The Council has considered the spatial options to accommodate new homes and traveller accommodation within the 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.

Employment Sites

5.173 Policies SP1 and E1 set out the Council's approach to identifying sites for employment uses.

5.174 There are two existing employment sites in the rural Southern part of the District that have been identified for designation:

- RUR.E16 – Taylors Farm, Gravel Lane (0.63 hectares)
- RUR.E17 – Brookside Garage, Gravel Lane (0.34 hectares)

Infrastructure Requirements

5.175 Policy SP1 confirms the importance of identifying and delivering key infrastructure to support residential, traveller and employment development across the District. The infrastructure needs for the rural parts of the District are set out in the Infrastructure Delivery Plan Schedule. The Infrastructure Delivery Plan Schedule will be updated regularly to ensure it reflects current infrastructure requirements.

Policy P15 Rural sites in the South of the District

Employment Sites

A. There are no new employment site allocations in the rural Southern part of the District. In accordance with Policies SP1 and E1 the following existing sites are designated for employment uses:

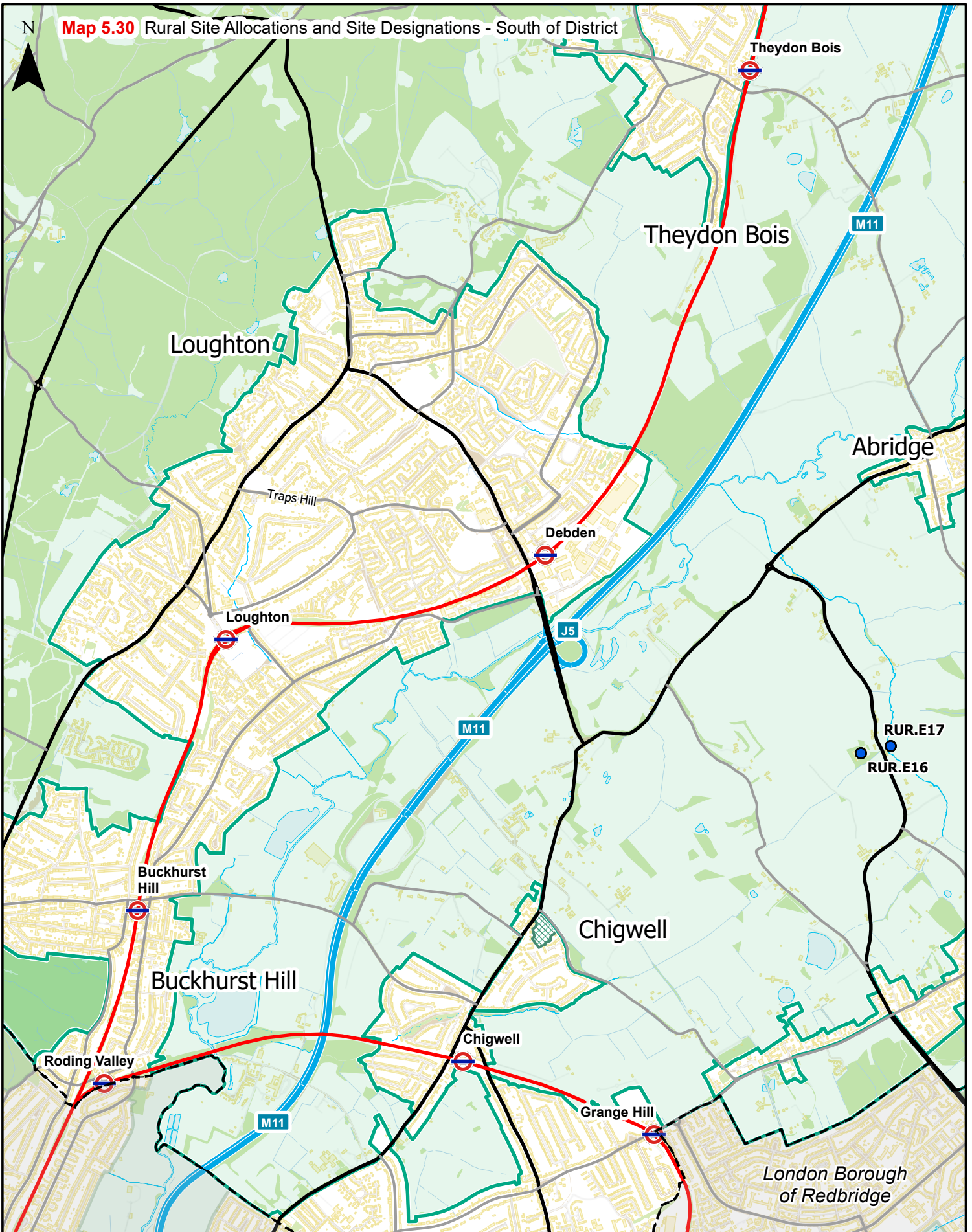
- i) RUR.E16 Taylors Farm, Gravel Lane
- ii) RUR.E17 Brookside Garage, Gravel Lane


Air Pollution

B. The development of sites in the Southern part of the District has the potential to produce air pollution that could impact upon air quality in the District, including the Epping Forest. All development proposals will need to demonstrate that they are in accordance with Policy DM2 and Policy DM22 and should have regard to the Council's adopted Air Pollution Mitigation Strategy for the Epping Forest. This includes, where necessary, the provision of financial contributions for the purposes of implementing air pollution mitigation initiatives and undertaking air quality monitoring and any necessary future air quality assessments.

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

Map 5.30 Rural Site Allocations and Site Designations - South of District



<p>Epping Forest District Local Plan 2011-2033</p> 	<p>Drawing No. EFDC-SP-0004-REV3</p>	<p>Map 5.30 Rural Site Allocations and Designations - South of District</p>	<p>Legend</p> <ul style="list-style-type: none"> ● Rural residential site allocation ● Rural employment site designation ● Rural traveller site allocation Green Belt boundary Local Authority boundary
	<p>Date: February 2023</p>		
	<p>Scale: 1:30,000 @A4</p>	<p><small>This legend shows only the key Local Plan policy designations. A full legend can be found in Part Two: Site Specific Policy Requirements and Designations</small></p>	

Chapter Six

Infrastructure and Delivery

Introduction

- 6.1 This Chapter sets out the mechanisms by which the Council will ensure that the infrastructure required to underpin the Local Plan will be delivered. The Council will seek to make full use of its powers as local planning authority as well as through joint working with public and private sector partners and, where relevant, its role as landowner. This Chapter also sets out the role of Neighbourhood Plans in delivering the vision set out in this document and the process for monitoring and future review of this Plan.
- 6.2 This Chapter should be read in parallel with the Infrastructure Delivery Plans (IDPs) which set out the key infrastructure requirements to support the proposed growth for the District as identified in this Plan. There are two IDPs, one which covers the District and one which covers Harlow and Gilston Garden Town. Policies D1 to D5 set out how the Local Plan seeks to ensure that investment in infrastructure keeps pace with growth.

Delivery of Infrastructure

- 6.3 In order to deliver sustainable and balanced growth as outlined in this Plan, significant investment in infrastructure is required to meet the needs of residents and businesses. This encompasses a wide range of provision including:
- transport;
 - utilities;
 - flood and surface water management measures;
 - green infrastructure and open space; and
 - social and community infrastructure (including education, health care facilities, leisure and other community facilities).
- 6.4 The Council has compiled IDPs that set out the infrastructure required to support growth over the Plan period. The IDPs identify:
- the organisation responsible for delivering each infrastructure item;

- the period over which the relevant investment will be required (including trigger points in relation to the planned phasing of housing and employment development); and
- the cost of each item and how it is to be funded.

- 6.5 This ensures that new development is served by the necessary infrastructure, delivered in a predictable, timely and effective fashion. The IDPs have been developed in consultation and co-operation with infrastructure providers and other partner organisations and have also given consideration to wider impacts upon the viability and therefore the deliverability of development within the District. The IDP Schedules will be updated regularly to ensure that they reflect current infrastructure requirements.
- 6.6 The Council will ensure, through the implementation Policy D1 (and other Policies within the Local Plan) that the necessary infrastructure identified in the IDP Schedules is delivered and phased appropriately.

Approach

- 6.7 The Council will work with relevant partner organisations and infrastructure providers to ensure that the current and future infrastructure needs of the District are properly considered and planned for.
- 6.8 New development will be required to make best use of existing infrastructure and where necessary, provide or contribute towards the provision of additional services, facilities and infrastructure at a rate and scale which meets the needs and requirements that are expected to arise from the development.
- 6.9 Proposals will be required to clearly demonstrate that infrastructure can be provided and phased to support the needs of the development. Proposals will need to take into account the relevant business plans and programmes produced by infrastructure and service providers to demonstrate how provision will be brought forward to ensure development is appropriately phased in relation to planned infrastructure improvements. In assessing

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

infrastructure and service requirements, the Council will have regard to the cumulative impact of developments in the locality and across the District.

- 6.10 Whilst funding may be available from Central Government and other sources for strategic infrastructure including utilities and road improvements, a significant amount of new or enhanced infrastructure will need to be provided directly by developers as part of new developments, or funded through financial payments by developers.
- 6.11 The IDP Schedules identify the stakeholder(s) responsible for delivery and funding of infrastructure and the likely timescale of provision. The Council will secure such contributions through planning obligations, conditions, and section 278 highways agreements (where appropriate).
- 6.12 Some infrastructure, for example improvements to the highways network, is likely to be strategic in nature and will support and enable the development of a number of sites. In such instances, it is likely that contributions will need to be pooled and combined with other funding sources.
- 6.13 In order to realise the aspirations of the Harlow and Gilston Garden Town, and acknowledging the importance of development in this location, development proposals within the Garden Communities (as identified by Policy SP1) will be expected to contribute equitably and proportionally towards delivering their collective infrastructure requirements. In developing proposals, developers should refer to the requirements set out in the IDP Schedules.
- 6.14 The provision of many items of infrastructure across the District is the responsibility of Essex County Council under its statutory duties. In addition to the IDPs and supplementary guidance, developers will also be expected to refer to the County Council's Developers' Guide to Infrastructure Contributions.
- 6.15 The Council will consider introducing a Community Infrastructure Levy (CIL) and will

implement this for areas and/or development types where a viable charging schedule would best mitigate the impacts of growth. If implemented, section 106 will continue to be the appropriate mechanism for securing land and works along with financial contributions where a sum for the necessary infrastructure is not secured via CIL, including for affordable homes.

- 6.16 The Council recognises that viability constraints may justify an exception being made to the delivery of infrastructure in full accordance with Policy D1 at the time of the application. Where, following the review of an independently verified viability assessment, the Council is satisfied that there are overriding viability concerns that prohibit the delivery of infrastructure in accordance with Policy D1, the Council will expect additional infrastructure contributions to be made if viability improves before full completion of the development permitted. For larger-scale development proposals to be delivered on a phased basis, the Council will require section 106 agreements to include mechanism for viability reviews and 'clawback' clauses (or similar) to ensure the fullest possible compliance with Local Plan policy is achieved where the viability of the scheme improves before completion.

Policy D1 Delivery of Infrastructure

- A. New development must be served and supported by appropriate on and off-site infrastructure and services as identified through the Infrastructure Delivery Plan Schedules.
- B. The delivery of infrastructure either directly or through contributions will be sought where this is necessary to make the development acceptable, is directly related to the development and is fairly and reasonably related in scale to the development. In assessing the need for particular kinds of infrastructure, full regard will be had to the Infrastructure Delivery Plan Schedules.
- C. Proposals must demonstrate that there is sufficient appropriate infrastructure capacity to support the development or that such capacity will be delivered by the proposed development.

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

Applications must be able to demonstrate that such capacity will prove to be sufficient and sustainable over time both in physical and financial terms.

- D. Where a proposed development is required to provide and/or contribute towards additional infrastructure capacity to support the growth, measures must be agreed with the Council and the appropriate infrastructure provider. Such measures may include (but are not limited to):
- (i) financial contributions towards new or expanded facilities and the maintenance thereof;
 - (ii) on-site construction of new provision;
 - (iii) off-site capacity improvement works; and/or
 - (iv) the provision of land.
- For the purposes of this Policy, a wide definition of infrastructure and infrastructure providers will be applied.
- E. Infrastructure and services required as a consequence of development and provision for their maintenance, where appropriate, will be sought from developers and secured through planning obligations prior to the issue of planning permission.
- F. Exceptions to this Policy will only be considered if:
- (i) it can be demonstrated that the benefit of the development proceeding without full mitigation outweighs the harm;
 - (ii) viability assessment (with supporting evidence), which is transparent and complies with any relevant national or local guidance applicable at the time, demonstrates that full mitigation is not viable to allow the development to proceed;
 - (iii) it can be demonstrated that a full and thorough investigation has been undertaken to find innovative solutions to make the necessary provision and all possible steps have been taken to minimise the residual level of unmitigated impacts; and
 - (iv) obligations are entered into by the developer that provide for appropriate additional mitigation in the event that viability improves prior to completion of the development.
- G. In negotiating planning obligations, the Council will take into account economic viability. Where relevant, development proposals should be

supported by a viability assessment (with supporting evidence), which is transparent and complies with relevant national and local guidance applicable at the time. Where a viability assessment has been submitted the Council will undertake an independent review of that assessment for which the applicant will bear the cost.

- H. Where viability constraints can be demonstrated by evidence, the Council may consider prioritising contributions in line with the IDP Schedules and phasing developer contributions appropriately.
- I. Development proposals within the Garden Communities (as identified by Policy SP4) will be expected to contribute collectively, equitably and proportionally towards delivering the identified infrastructure requirements related to each of the sites.
- J. Developers and landowners must work positively with the Council, other local authorities and infrastructure providers throughout the planning process to ensure that the cumulative impact of development is considered and then mitigated, at the appropriate time, in line with published policies and guidance.

Essential Facilities and Services

- 6.17 Over the Plan period, increased levels of provision of essential facilities and services will be required to support growth and development. These essential facilities and services are:
- Education – early years, primary, secondary and post-16 education;
 - Health – primary care (including GPs), acute and mental health care; and
 - Emergency Services – Fire, Police and Ambulance.
- 6.18 The scale and range of this provision will need to be appropriate to the level of demand generated by development, and should address the specific needs of different groups of people. The timely delivery of services and facilities will be important to ensure the District can accommodate growth in a sustainable way.

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

Education

- 6.19 Access to high quality education is an important element of building and supporting sustainable communities and promoting economic prosperity. The Infrastructure Delivery Plan Schedules set out the future requirements for education services over the Plan period.
- 6.20 Essex County Council is the Children's Services Authority, and has the statutory duty to secure sufficient places in state funded schools, free early years education and post-16 education for all children and young people. The Education Act 2011 represented a shift in the County Council's role from a direct provider to a commissioner of school places. The County Council and District Council will therefore work in partnership with a wide variety of education providers to ensure that the needs of the District are met.
- 6.21 Essex County Council seeks contributions, where appropriate, from developments of 20 or more dwellings to mitigate the impact on education facilities. For large developments, where the need for a new school is identified, it should be provided on-site to meet the needs of the new population. For smaller developments which do not in themselves generate sufficient demand for a new school but which put pressure on existing establishments, financial contributions towards new, expanded or improved off-site facilities will be sought. Contributions will not be sought on sites smaller than ten dwellings, unless their co-location with other sites would have a cumulative impact. More information is provided in Essex County Council's Developers' Guide to Infrastructure Contributions and the IDPs.
- 6.22 Education facilities should be provided in accessible locations. The Council will support proposals for dual use of school facilities and the joint provision and co-location of compatible facilities (such as education campuses or co-located sports or community facilities). Development must also ensure good accessibility to schools through the provision of safe, direct routes by sustainable and active

modes of transport. The creation of a safe and attractive environment around schools will also be required.

Health

- 6.23 Over the Plan period it is anticipated that models of health service delivery in the District will change, with increased emphasis on providing primary care 'hubs' delivering a range of services in the community, including GPs, dentists, optometrists, pharmacists, district nurses, therapists, mental health nurses, health care assistants, palliative care nurses and health visitors. These facilities will offer new, innovative ways of providing care and reducing the need to attend hospitals. As such, opportunities for the co-location of compatible services and facilities will be supported where this is practical and cost efficient to service.
- 6.24 Developers will be expected, where appropriate, to make contributions towards new, expanded or improved health facilities to meet the needs of additional residents. These facilities may be provided on-site (in the case of large-scale development proposals) or contributions may be required for new, improved or expanded off-site facilities.
- 6.25 The Princess Alexandra Hospital NHS Trust is currently considering options to meet its future service requirements through a Strategic Outline Business Case. This work concerns the potential to relocate the Princess Alexandra Hospital (PAH) from its current site within Harlow to land within the East of Harlow Garden Community (see Policy SP4). Planning applications for the hospital campus may come forward in advance of the endorsement of the Strategic Masterplan for East of Harlow in order to meet strategic need, although they will need to address the Strategic Masterplan considerations set out in Policy.
- 6.26 In this context, both the District and County Council's will work co-operatively with all relevant stakeholders to ensure the future provision of high quality healthcare facilities and services to serve the wider area. These facilities will respond effectively to planned and

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

sustained growth. The replacement/relocation of PAH is considered to play an important role in this.

- 6.27 Public Health objectives focus on health improvement and supporting communities to remain healthy. An Essex Health and Wellbeing Board and a local Health and Wellbeing Board has been established. Essex County Council, Epping Forest District Council and wider health and care providers strategies focus on the implementation of preventative measures to help reduce poor health across the County. Accordingly, most residential developments can promote healthy living through their design, thus contributing towards overarching public health priorities and helping to reduce some of the overall impacts of development.
- 6.28 National planning policy and guidance defines a healthy community as a place that supports healthy behaviours and supports reductions in health inequalities. Planning policies and decisions should aim to achieve healthy, inclusive and safe places. Local authorities have a role in creating a healthy community and the Council will work closely with relevant stakeholders, developers and communities to ensure that future development in the District takes into account the need to improve the health and wellbeing of local residents (and workers) including access to appropriate health and care infrastructure.
- 6.29 For large development proposals, the extent of potential health impacts should be assessed through a Health Impact Assessment (HIA) to ensure that the development will help to encourage opportunities for healthy living and ensure access to appropriate healthcare services continues to be provided for the new development and community as a whole. The HIA should consider the positive and less positive impacts upon healthy living, as well as additional demands that are placed upon the capacity of health and care services arising from the development. The assessment must consider wider impacts on health and provide recommendations on how the development will impact upon these. HIAs should be prepared in

accordance with local guidance and best practice, including guidance published by the Essex Planning Officers' Association. HIA should be prepared in line with the Council's Local List of Validation Requirements. Early advice on the type and scope of the HIA should be sought from the Council and additional advice may be provided by the Epping Forest District Health and Wellbeing Team.

Policy D2 Essential Facilities and Services

- A. Development proposals will be permitted only where they provide or improve the essential facilities and services required to serve the scale of the proposed development.
- B. Development proposals which would be detrimental to or result in the loss of essential facilities and services that meet community needs and support wellbeing will only be permitted where it can be clearly demonstrated that:
- (i) the service or facility is no longer needed; or
 - (ii) it is demonstrated that it is no longer practical, desirable or viable to retain them; or
 - (iii) the proposals will provide sufficient community benefit to outweigh the loss of the existing facility or service; or
 - (iv) a suitable replacement service or facility of an equivalent or higher standard is provided on-site or in an appropriate alternative location which is accessible to local residents affected by the loss.
- C. Proposals for new facilities will be supported where they meet an identified local need. The Council will work with local communities and support proposals to retain, improve or re-use essential facilities and services. These include those set out in Neighbourhood Plans or Development Orders, including Community Right to Build Orders, along with appropriate supporting development which may make such provision economically viable.
- D. To ensure new developments have a positive impact on the health and wellbeing of residents, and address issues of health deprivation and

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

health inequality in the District, the Council will require:

- (i) use Class C3 development in excess of 50 units and all Use Class C2 development and/or employment development in excess of 1,000 square metres floorspace to be accompanied by a Health Impact Assessment prepared in accordance with local guidance. Where detrimental impact to health and wellbeing is identified, planning permission will be refused unless the impact identified can be mitigated through the design, infrastructure provision and/or funding to meet the health requirements, or by other measures; and
- (ii) where appropriate new development will be expected to contribute towards the provision of built facilities and other improvements to healthcare services.

Utilities

6.30 Utilities infrastructure includes water, waste water and sewage treatment, solid waste, gas and electricity. In order to bring forward development, sufficient capacity is required across each to meet the needs of the development.

Approach

- 6.31 The Council will work with utility service providers to secure the provision of utilities infrastructure (including water, waste water and sewage treatment, solid waste, gas and electricity) needed to serve existing and new communities. The IDP Schedules set out the future requirements for new and upgraded utilities over the Plan period.
- 6.32 Planning permission will be granted for proposals only where there is sufficient capacity within the utilities infrastructure or where it has been demonstrated that capacity is capable of being provided in a timely manner in order to meet the needs of the development. Developers will be expected to consult with utilities providers to ensure this is the case. In order to bring forward large allocations, in particular the

Garden Communities, development may need to be phased to ensure utilities infrastructure is in place.

Policy D3 Utilities

- A. Planning permission will be granted for proposals only where it can be demonstrated that there will be sufficient capacity within the utilities infrastructure to meet the needs of the development. Applicants will be expected to consult with utilities providers to ensure this is the case, and may be required to undertake assessments to demonstrate sufficient capacity. The Council will expect developers and utilities providers to work together to ensure the appropriate provision of required utilities at the right time.
- B. Large-scale developments may need to be phased to ensure there is sufficient capacity, and that any required upgrades can take place at the right time.

Community, Leisure and Cultural Facilities

- 6.33 National planning policy emphasises the need for local authorities to plan for healthy and inclusive communities.
- 6.34 Community, leisure and cultural facilities make a vital contribution to the social and economic life of a community, particularly in rural areas. They are often especially important to elderly people and those who do not have easy access to transport. Access to a range of community facilities provides significant benefits including promoting health and wellbeing, facilitating social inclusion and encouraging education and learning. The loss of such facilities through redevelopment and change of use is detrimental to the fabric of communities and should be resisted. Population growth and demographic change places additional demands on provision and the needs associated with growth need to be planned for.

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

Approach

- 6.35 The Council will safeguard against the unnecessary loss of valued facilities and services. It will also plan positively for the improvement of existing facilities and the provision of new shared spaces and community facilities. The Council will work with partners in the public, private and voluntary sector to achieve this.
- 6.36 The Plan is informed by the Playing Pitch Strategy and Built Facilities Strategy which identify facilities of particular value that require protection. This evidence should be used alongside the application of this Policy.
- 6.37 Community, leisure and cultural facilities encompass a wide range of facilities and services including library provision, community halls, cultural facilities such as arts centres and museums as well as pubs, leisure centres and other sports facilities.
- 6.38 The District and County Councils are moving towards a more integrated model for the provision of many types of community facilities. The District Council will therefore encourage a more flexible use of community space and maximise opportunities to co-locate activities and services where possible. This makes most efficient use of buildings as well as providing a better and more integrated service to residents. As part of this approach there may be the potential to co-locate a range of services including for example library provision, some forms of early years provision, youth services as well as general multi-purpose community space within one building or facility. This will make village and community halls more valued to a broader spectrum of the community. Digital technologies and innovative ways of providing library services can engage and encourage new users, including by operating satellite or mobile libraries.
- 6.39 Access to a range of indoor sports and leisure facilities is also vital for healthy communities. The Council will ensure existing facilities are retained and improved where possible. The

Council supports dual use of school sports facilities by the community.

- 6.40 Development proposals should make provision for community, cultural and leisure facilities in a way that is proportionate to the scale of development proposed. Strategic and large-scale development will be expected to include on-site provision where feasible. 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' Guide to Infrastructure Contributions.
- 6.41 In some instances, it may be necessary to consolidate or relocate facilities to better serve the increasing population and provide more accessible facilities. Where this is appropriate there should be no net loss of community, leisure or cultural facilities.
- 6.42 In order to retain sites for community, leisure and cultural 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. It should be marketed effectively for a minimum of 12 months at a value which is comparable to the local market for its authorised use. It must also be demonstrated that the continuous use of the site is no longer viable, taking into account the site's existing and potential long term market demand for the authorised use(s).

Policy D4 Community, Leisure and Cultural Facilities

- A. Development proposals will be permitted where they:
- (i) retain and maintain existing facilities that are valued by the community; or
 - (ii) improve the quality and capacity of facilities valued by the community.
- B. Proposed developments should contribute to the provision of new or improved community, leisure and cultural facilities in a way that is

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

proportionate to the scale of the proposed development and in accordance with the standards in the Infrastructure Delivery Plans and Essex County Council's Developers' Guide to Infrastructure Contributions.

- C. Developers will be expected to provide on-site provision where possible, or where appropriate, a financial contribution towards either off-site provision, or the enhancement of existing off-site facilities. This will be determined on a site-by-site basis.
- D. Financial contributions will be sought for the on-going maintenance of community facilities, where appropriate.
- E. The provision of new facilities will be appropriately phased to meet the needs of the community they are provided for.
- F. Where opportunities exist, the Council will support the co-location of community, leisure and cultural facilities and other local services.
- G. Proposals that would result in the loss of valued facilities currently or last used for the provision of community, leisure and cultural activities will only be permitted if it is demonstrated that:
 - (i) the facility is no longer needed for any of the functions that it can perform; or
 - (ii) it is demonstrated that it is no longer practical, desirable or viable to retain them and the applicant can demonstrate through evidence, including marketing of the site, that there is no longer a reasonable prospect of the site being used for the existing community use; or
 - (iii) any proposed replacement or improved facilities will be equivalent or better in terms of quality, quantity and accessibility and there will be no overall reduction in the level of facilities in the area in which the existing development is located; or
 - (iv) the proposal will clearly provide sufficient community benefit to outweigh the loss of the existing facility, meeting evidence of a local need.
- H. 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, along with the

appropriate supporting development which may make such provision economically viable. These include those set out in Neighbourhood Plans or Development Orders including Community Right to Build Orders.

Communications Infrastructure

- 6.43 National planning policy requires local authorities to facilitate telecommunications development, including high speed broadband technology. An effective telecommunications network is essential to support sustainable economic growth and development and to provide services to local communities. Visual impacts of telecommunications development should be minimised as far as possible.

Approach

- 6.44 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. The Council addresses this matter in the IDPs which accompany the Local Plan.

Policy D5 Communications Infrastructure

- A. The Council will promote enhanced digital connectivity throughout the District by supporting high speed broadband and telecommunication infrastructure. In particular, major development proposals should demonstrate how high speed broadband infrastructure will be accommodated within the development.
- B. Applications for telecommunications development (including for prior approval under Part 16 of the General Permitted Development Order, or any other such future Order) will be considered in accordance with national planning policy. The visual impacts of telecommunications proposals should be minimised, particularly on rooftops/roof slopes.

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

Neighbourhood Planning

- 6.45 Neighbourhood Plans provide a mechanism for communities to bring forward development and to have a say in the location of development.
- 6.46 The Local Plan sets out the strategic policies in paragraph 1.13 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 Plans will work alongside, and where appropriate replace, the non-strategic policies in the Local Plan where they overlap.

Approach

- 6.47 The Council will support the relevant representatives from local communities to identify the most appropriate means of meeting local community needs through Neighbourhood Planning and through rural exception schemes. Collaboration between the community and the Council is critical to ensure strategic requirements are met.

Policy D6 Neighbourhood Planning

- 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;
 - (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; and
 - (iii) be supported by evidence on local need for new homes, jobs and facilities.

Monitoring, Local Plan Review and Enforcement

- 6.48 Monitoring the implementation of the Plan policies is required in order to quantify and report progress in delivery. It also enables the Council to monitor the effectiveness of policies

on an ongoing basis. Local Plans need to be reviewed regularly to assess how well policies and proposals are being implemented and to ensure that they are up to date. Monitoring together with the consideration of wider factors, provides the objective basis necessary for such reviews.

- 6.49 On occasion there are breaches of planning controls in the District as a result of development being undertaken without the required planning permission or a failure to comply with conditions or limitations on planning permissions. The Council, as local planning authority, has the discretion to take whatever enforcement action is considered necessary in the public interest, when considered expedient to do so having regard to the Local Plan and any other material considerations. This process should be transparent so that people understand what action the Council is likely to take in response to alleged breaches of planning control.

Approach

- 6.50 The indicators against which policies in the Plan will be monitored are listed in Appendix 3. This information will be collected as part of the preparation of the Authority's Monitoring Report.
- 6.51 In order to manage and monitor planning obligations and unilateral undertakings, a database will be maintained to include details of the development site, relevant dates for receipt of funds, the purpose of the obligation, level of funding received and the timescale for delivery of the infrastructure.
- 6.52 The Council will keep an up-to-date Local Enforcement Plan to manage enforcement proactively in a way considered appropriate to the District, and in line with national planning policy. The Local Enforcement Plan sets out how the Council will monitor the implementation of planning permissions, investigate alleged cases of unauthorised development and take appropriate action as considered necessary.
- 6.53 In accordance with national planning policy and relevant Regulations, the Council will review

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

policies within the Plan to assess whether or not they need updating at least every five years. The first review will be completed no later than five years from the adoption date of the Local Plan,

- 6.54 When reviewing the policies within the Local Plan the Council will take into account the most up to date monitoring available as reflected in the latest Authority Monitoring Report, in addition to a range of other local and national factors.
- 6.55 This Policy also includes a number of instances where, should relevant circumstances arise, the Council will undertake an earlier review of the Local Plan and its policies and, where necessary, undertake an update of any relevant Local Plan policies.
- 6.56 On completion of the review the Council will publish its conclusions, clearly indicating which policies (if any) need to be updated, and the reasons for this decision. If one or more policies do need updating, the Council will simultaneously publish an updated Local Development Scheme setting out the timetable for the update to be produced and submitted for Independent Examination.

Policy D7 Monitoring, Local Plan Review and Enforcement

- A. The Council will monitor the implementation of the Local Plan policies and infrastructure provision and report the results on an annual basis.
- B. The Council will deal with the enforcement of planning controls in accordance with the Council's Local Enforcement Plan.
- C. The Council will complete a review of the Local Plan policies and publish its conclusions at least every five years. Conclusions from the first review will be published no later than five years from the adoption date of the Local Plan.
- D. The Council will have particular regard to the following factors when reviewing policies within the Local Plan and determining whether or not relevant policies require updating:
- the latest Authority Monitoring Report, including reported progress against the requirements for the planned delivery of

development and infrastructure;

- conformity of policies with national planning policy;
 - changes to local circumstances (including a change in local housing need);
 - transport modal shift and the takeup of ultra low emission vehicles;
 - appeals performance;
 - significant local, regional or national economic changes; and
 - progress in plan-making activities by other local authorities.
- E. Where appropriate, the Council will commence an earlier review of the Local Plan to address significant changes in circumstances. The Council will promptly commence a review of the Local Plan and update relevant policies accordingly if:
- the Authority Monitoring Report demonstrates that annual housing delivery is less than 75% of the annualised requirement or the projected completion rate (whichever is the lower) for three consecutive years; or
 - the Council cannot demonstrate a five-year supply of deliverable housing land against the requirements established through the Local Plan and Housing Implementation Strategy.

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

Appendix One

Acronyms and Glossary

Appendix 1

Acronyms and Glossary

Acronym	Full Name
AMR	Authority Monitoring Report
AQMA	Air Quality Management Area
BAP	Biodiversity Action Plan
CCG	Clinical Commissioning Group
CCHP	Combined Cooling, Heat and Power
CDA	Critical Drainage Area
CHP	Combined Heat and Power
CIL	Community Infrastructure Levy
CO ₂	Carbon Dioxide
DCLG	Department for Communities and Local Government
DPD	Development Plan Document
DpH	Dwellings per Hectare
EIA	Environmental Impact Assessment
EPOA	Essex Planning Officers Association
FEMA	Functional Economic Market Area
FRA	Flood Risk Assessment
FRAZ	Flood Risk Assessment Zone
GP	General Practitioner
HGV	Heavy Goods Vehicle
HMA	Housing Market Area
HRA	Habitats Regulations Assessment
HSE	Health and Safety Executive

IDP	Infrastructure Delivery Plan
LDS	Local Development Scheme
LEP	Local Economic Partnership
LNR	Local Nature Reserve
LP	Local Plan
LSCC	London Stansted Cambridge Corridor (now known as UK Innovation Corridor)
LSOA	Lower Super Output Area
LSP	Local Strategic Partnership
LVRP	Lee Valley Regional Park
LoWS	Local Wildlife Site
MoU	Memorandum of Understanding
NO ₂	Nitrogen Dioxide
NOMIS	National Online Manpower Information System
NNR	National Nature Reserve
NPPF	National Planning Policy Framework
NVQ	National Vocational Qualifications
OAEN	Objectively Assessed Economic Need
OAHN	Objectively Assessed Housing Need
OJEC	Official Journal of the European Union
ONS	Office for National Statistics
PDF	Park Development Framework
PPG	Planning Practice Guidance
SA	Sustainability Appraisal

Appendix 1: Acronyms and Glossary

SAC	Special Area of Conservation
SCI	Statement of Community Involvement
SHMA	Strategic Housing Market Assessment
SFRA	Strategic Flood Risk Assessment
SLAA	Strategic Land Availability Assessment
SMEs	Small and Medium Sized Enterprises
SNPP	Sub-National Population Projections
SOC	Standard Occupational Classification
SPA	Special Protection Area
SPD	Supplementary Planning Document
SSSI	Site of Special Scientific Interest
SuDS	Sustainable Drainage Systems
SWMP	Surface Water Management Plan
VDS	Village Design Statement

Glossary

Accessible and Adaptable Dwellings Standards

Standards for layout and circulation space set within the Building Regulations 2010 as amended in 2015 and 2016. Refer to “Approved Document M: Access to and use of buildings Volume 1, dwellings” HM Government.

Active Design

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.

Advertisement

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.

Affordable Homes

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.

Agricultural Land Classification

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. 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. Best and Most Versatile agricultural land is land in ALC grades 1, 2 and 3a. 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.

Air Quality Management Areas

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.

Air Quality Action Plan

A detailed description of measures, outcomes, achievement dates and implementation methods, showing how the local authority intends to achieve air quality limit values.

Amenity Space

Private residential outdoor space, provided for use on a sole or communal basis, which enables the enjoyment of the property.

Ancient Tree

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.

Ancient Woodland

An area that has been wooded continuously since 1600 AD.

Appropriate Assessment

An assessment of the effect of a development on a Europe-wide network of sites of international importance for nature conservation. The network comprises Special Protection Areas under the Birds Directive and Special Areas of Conservation under the

Appendix 1: Acronyms and Glossary

Habitats Directive (collectively referred to as European sites). An appropriate assessment must identify and examine the implications of the proposed plan or project for the designated features present on that site.

Arboricultural Implications Assessment

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.

Article 4 Direction

A legal mechanism which withdraws deemed planning permission granted by the General Permitted Development Order.

Authority Monitoring Report

Produced by the Council annually to provide an assessment of the progress made against targets and the performance of policies in the Local Plan. The monitoring period will generally be from April to March. Previous editions were known as the Annual Monitoring Report.

Basement Impact Assessment

The Basement Impact Assessment should determine the scheme's 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.

Biodiversity

The variety of plant and animal life in the world or in a particular habitat, a high level of which is usually considered to be important and desirable.

Blue Infrastructure

Infrastructure provision relating to water. This includes natural features such as rivers, streams and ponds, semi-natural features such as sustainable drainage systems, bio-swales and canals, and other engineering features such as dams, weirs and culverts. Blue and green infrastructure are often considered together, placing emphasis on the importance of biodiversity and flood risk mitigation.

Building Research Establishment

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.

BREEAM

BREEAM is an environment assessment and rating method for buildings recognised nationally and abroad. The assessment evaluates a building's specification, design, construction and use, and aims to encourage low carbon and low impact design, to minimise energy use and maximise the use of low carbon technologies.

Brownfield

See 'Previously Developed Land'.

Brownfield Land Register

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) 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.

Bungalow

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.

Carbon Footprint

The amount of carbon dioxide released into the atmosphere as a result of the particular individual, organisation or community. The carbon footprint of a development is counted over its lifetime i.e. the materials used and their sources, construction, lifetime use and demolition.

Climate Change Adaptation

Adjustments made to natural or human systems in response to actual impacts of climate change to mitigate harm or exploit beneficial opportunities.

Climate Change Allowances for Flood Risk

Climate change allowances are predictions of anticipated change for:

- peak river flow
- peak rainfall intensity
- sea level rise
- offshore wind speed and extreme wave height

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.

Climate Change Mitigation

Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Code for Sustainable Homes

The Code for Sustainable Homes (DCLG, 2008) was a set of national standards for the sustainable design and construction of new homes, using a one to six star rating to identify the overall sustainability performance of a new home.

Combined Cooling, Heat and Power

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.

Community Facilities and Services

Community facilities and services provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community.

Community Infrastructure Levy

A planning charge, introduced by the Planning Act 2008, which can be levied by 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.

Community-led Housing

Housing that is built, controlled and owned by the community. Schemes that are genuinely community-led share three common principles: meaningful community engagement and consent throughout the development process (communities do not necessarily have to initiate the conversation, or build homes themselves); the community group or organisation will take a long-term formal role in the ownership, stewardship, or management of the homes; and the benefits of the scheme to the local area and/or specified community group are clearly defined and legally protected in perpetuity.

Community Right to Build Order

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.

Concept Framework Plan

A document that sets out how development and infrastructure can be delivered in a coordinated way for two or more allocation sites. The document should address key place shaping issues such as housing mix, design principles, provision of greenspace, approach to mitigating impact on heritage assets, include a movement strategy for vehicles, pedestrians and cyclists, and on-site and off-site infrastructure requirements, in order to ensure that a comprehensive and cohesive approach is taken. The document should be produced and undertaken jointly

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by the landowners/promoters of the relevant sites. Planning applications and any other consenting mechanisms for sites located within a Concept Framework Plan Area should be accompanied by and have regard to the 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.

Connectivity

The state of being connected, or degree to which places and people are connected e.g. by transport systems including footpath networks.

Controlled Parking Zone

An area where on street parking is controlled through the use of parking restrictions at particular times of day and in particular locations. Residents are required to have a valid permit, and parking violations are enforced through parking fines.

Conservation Area

An area of special architectural or historic interest, 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.

Construction Management Statement

Explains the methods used in the construction of a development and can include measures such as the time periods in the day over which construction occurs and delivery times for materials etc.

Countryside

Land beyond the built edge of settlements.

Critical Drainage Area

Identified in surface water management plans, these are areas particularly susceptible to surface water flooding.

Custom Housebuilding

Custom housebuilding is where an individual builds their own home or contracts a builder to create a 'custom built' home for them.

Deemed Consent

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).

Design and Access Statements

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, 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.

Design Code

A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build on a design vision such as a masterplan or other design and development framework for a site or area.

Development

'Development' includes building operations (e.g. structural alterations, construction, rebuilding, most demolition); material changes of use of land and buildings; engineering operations (e.g. groundworks); mining operations; other operations normally carried out by a person operating a business as a builder; subdivision of a building (or any part of it) used as a dwelling house for the use as two or more separate dwelling houses. As defined by section 55 of the Town and Country Planning Act 1990 (as amended).

Development Brief

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 development brief area.

Development Proposals

Any proposed development scheme presented/submitted to the Council for consideration or determination. This includes, planning applications (outline or full), other consenting mechanisms and proposals submitted as part of pre-application enquiries.

Duty to Co-Operate

Introduced in the Localism Act 2011, it is a legal duty placed on local planning authorities, county councils and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters. Local planning authorities must demonstrate how they have complied with the duty at the independent examination of their Local Plans.

Employment Use and Employment Site

Employment uses include all those within Classes E, B2 and B8 of the Use Classes Order and Sui Generis uses of an employment character and employment sites are sites that contain a predominance of such uses.

Enabling Development

Enabling Development means development that would otherwise conflict with planning policies but which would secure significant public benefits for the future conservation of a heritage asset sufficient to justify it being carried out.

Enterprise Zone

A government initiative whereby relief is given for business rates and some business taxes and a simplified planning process applies to the area.

Environmental Impact Assessment

A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

Epping Forest Buffer Land

Areas of land around the fringes of Epping Forest owned by the City of London Corporation and managed by the Conservators of the Forest. The purpose of Buffer Land is to protect the rural environment of the Forest and provide a natural barrier of land for recreation and complementary wildlife habitats.

European Habitats Directive 92/43/EEC

Is a Directive adopted in respect of the conservation of natural habitats of wild plants and animals included in UK law through the Conservation of Habitats and Species Regulations 2010.

European Site

A site protected for its importance to biodiversity. Sites are defined in Regulation 8 of the Conservation of Habitats and Species Regulations 2010 and include Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas.

Evidence Base

The information and data gathered to justify the policy approach set out in the Local Plan, including physical, economic, and social characteristics of an area.

Exception Test

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.

Family Housing

Family housing is generally defined as having three or more bedrooms.

Flood Zone

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.

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.

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.

Food Security

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.

Functional Economic Market Area

Patterns of economic activity vary from place to place. While there is no standard approach to defining a functional economic market area, it is possible to define them by taking account of factors including:

- extent of any Local Enterprise Partnership within the area;
- travel to work areas;
- housing market area;
- flow of goods, services and information within the local economy;
- service market for consumers;
- administrative area;
- catchment areas of facilities providing cultural and social well-being; and
- transport network.

Garden 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 City principles developed by the Town and Country Planning Association. These aim to improve quality of life by providing high quality design;

infrastructure appropriate for the needs of the society such as public transport, public services, education and health facilities as well as community facilities and provision of greenspaces, gardens, open spaces and landscaped areas integral to their design.

Geodiversity

Refers to the variety of the geological and physical elements of nature, such as minerals, rocks, soils, fossils and landforms, and active geological and geomorphological processes.

Glasshouse

A structure with walls and roof made primarily of transparent material, such as glass, in which plants requiring regulated climatic conditions are grown.

Green and Blue Corridors

A natural linear feature/habitat that supports biodiversity, primarily by enabling wildlife to move along it and connect to other wildlife populations and habitats as part of a network. Green Corridors include features such as woodland and hedgerows, railway embankments or grass verges. Blue Corridors include features such as rivers, streams, ponds, wetlands and sustainable drainage measures and can facilitate natural hydrological processes while minimising flooding.

Green Belt

Land protected by a policy and land use designation to protect areas of largely undeveloped or agricultural land surrounding or neighbouring urban areas. Review of Green Belt boundaries is undertaken as part of the production of Local Plans where Green Belt exists.

Greenfield

Land which has not previously been developed, or where development has previously taken place, but the land has reverted to a natural state and the remains of permanent structures or fixed surface structures have blended into the landscape in the process of time. See 'Previously Developed Land'.

Greenfield runoff

The runoff that would occur from the site in its undeveloped and undisturbed state. Greenfield runoff characteristics are described by peak flow and

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volumes of runoff for rainfall events of specified duration and return period (frequency of occurrence).

Green Infrastructure

Is a network of high quality and multifunctional greenspaces, both urban and rural, 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.

Green links

Sites or characteristics that link spaces e.g. a hedgerow with footpath, or a riverbank.

Green Wall

A wall partially or completely covered in vegetation that includes a growing medium such as soil and usually has a watering system incorporated. They are also known as living walls or vertical gardens and they provide insulation to a building.

Green Roof

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.

Grey Water Systems

Enable grey water - Domestic wastewater (excluding sewage) to be treated and reused within the home and garden.

Groundwater Source Protection Zone

Identified by the Environment Agency this is a zone that shows the potential for contaminant migration into sources of drinking water from any activities that might cause pollution in the area. The aim is to assist in pollution prevention.

Grow-on Space

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.

Habitats Regulation Assessment

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.

Heritage Asset

A building, monument, site, place, area or landscape, or archaeological remains identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Heritage Statement

A heritage statement describes the significance of a heritage asset affected by proposed development including any setting. What might be included in it will depend upon the significance of the asset and the level of development proposed.

Historic Environment

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic Environment Record

Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographical area for public benefit and use.

Home Quality Mark

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.

Indicative Development Area

In the context of site allocations, it is the area of the site which is identified as being suitable for development and is commonly referred to as the 'gross' site area. This does not include areas that are subject to policy constraints including flood risk and protected habitats.

Indicative Net Density

In the context of residential site allocations, it is the density of development, measured in dwellings per Hectare (DpH) that is expected to come forward on the parts of the site developed for housing (the 'net' site area). This includes houses/flats, private garden space, car parking areas, incidental open space and children's play areas. For larger sites, an allowance for land will be required to account for other items such as major distributor roads, education and community uses, other land uses such as retail and employment incidental to the development and larger areas of strategic open space provision such as recreation areas and landscape buffers.

Indicative Net Capacity

In the context of residential site allocations, it is the number of new additional homes that can be delivered on a site. Where there are currently existing homes located within a site allocation, the indicative net capacity is equal to the total capacity of the site minus the existing number of homes.

Infill Development

Infill development refers to the development of a small gap in an otherwise continuous built up frontage, or the small-scale redevelopment of existing properties within such a frontage.

Infrastructure

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.

Infrastructure Delivery Plan

This contains 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 identifying when items of infrastructure are expected to be in place, sources of funding and costs. It will be regularly updated as more information becomes available.

Landscape Character Assessment

An assessment to identify different landscape areas which have a distinct character based on a recognisable pattern of elements, including combinations of geology, land-form, soils, vegetation, land use and human settlement.

Lee Valley Food Task Force

The Lee 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 Lee Valley.

Lifetime Homes

Homes that are designed to a standard to allow lifetime use at minimal cost by being adaptable throughout an individual's life stages enabling ageing people to continue to live in their homes.

Lightwell

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.

Listed Building or structure

A building or structure considered to be of special architectural or historic interest that appears on the National Heritage List for England.

Local Development Document

Is a development plan document or a supplementary planning document.

Local Development Order

An Order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.

Local Development Scheme

Is a public statement of the Council's programme for the production of Local Development Documents. The scheme will be revised when necessary.

Local Enterprise Partnership

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.

Local Greenspace

Land outlined in this Local Plan that is intended to be afforded the same protection as Green Belt land via the use of a Local Greenspace designation. The designation of land as Local Greenspace through Local and Neighbourhood Plans allows communities to identify and protect green areas of particular importance to them.

Local List of Validation Requirements

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.

Locally Listed Building or Structure

A building or structure considered to be of special architectural or historical value locally, and subject to specific planning policy protection.

Local Nature Reserve

Places with wildlife or geological features that are of special interest locally. These are normally owned and statutorily designated by the local authority. In Epping Forest District, Local Nature Reserves (LNR) are managed by the Essex Wildlife Trust.

Local Plan

A plan for the future development of a local area, drawn up by the local planning authority in

consultation with the community. 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.

Local Wildlife Sites

Local Wildlife Sites (LWS), whilst not of national status, have a county-wide significance. Each site identified provides a high-grade habitat for a diverse range of flora and fauna meriting careful conservation. Sites are evaluated according to criteria, including: diversity of species; features of wildlife importance; rarity of habitat and species in local and county context; management and current use; public access and linkages with other sites and areas.

Lower Super Output Area

A geographical area used in the analysis of census data that is usually equal to or smaller than a ward. For example, Epping Forest District contains 32 electoral wards and 78 LSOAs.

Main River

Watercourse defined on a 'Main River Map' designated by DEFRA. The Environment Agency has permissive powers to carry out flood defence works, maintenance and operational activities for Main Rivers only.

Main Town Centre Uses

National planning policy states that main town centre uses include:

- retail development (including warehouse clubs and factory outlet centres)
- leisure, entertainment facilities and intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls),
- offices,
- arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Major Development

Refers to the definition of ‘major development’ under section 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. This includes development proposals involving ten or more dwellings; or housing development on sites equal to or larger than 0.5 hectares; or any development with proposals with a floor space of 1000 square metres or more; or any development sites of more than one hectare.

Memorandum of Understanding

A formal agreement between two or more parties which is not legally binding. It sets out a statement of the responsibilities, activities, outcomes, and lead contacts between the parties involved in a project.

Minimum Net Capacity

For Strategic Masterplan and Concept Framework Plan Areas identified in the Plan, dwelling capacity estimates are expressed as ‘minimum’ figures unless specified otherwise

Minor Development

Includes development within the following categories (i.e. those which are not Major Development):

- Applications for one to nine dwellings;
- Applications for housing development on sites under 0.5 hectare;
- Applications for buildings having a floor space of up to 999 square metres;
- Applications for a gypsy and/or travelling showpeople site of one to nine pitches.

Mixed and Balanced Communities

Communities comprising of people living in a range of housing tenures and in receipt of varying levels of household income.

Multifunctional Green and Blue Assets

Any corridor or place that has a number of purposes, for example a pond can provide flood water storage, a place to row a boat and a wildlife haven.

Nationally Described Space Standard

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.

National Nature Reserve

Statutorily protected sites of national importance which were established to protect and conserve habitats, species and geology, and to provide special opportunities for scientific study. 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.

National Planning Policy Framework

Sets out the Government’s planning policies for England and provides a framework within which local people and their accountable councils can produce their own distinctive Local and Neighbourhood Plans, which reflect the needs and priorities of their communities.

Neighbourhood Development Order

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.

Neighbourhood Plans

A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.

New Housing Development

Proposals for all forms of residential development comprising self-contained accommodation, providing the facilities required for day-to-day private domestic existence. This includes but is not limited to dwellings, housing for older people, housing with care,

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supported housing and other forms of specialist accommodation. It does not include traveller site development (Policy H4), community-led housing, or houses in multiple occupation.

Objectively Assessed Economic Need

An assessment of employment needs in an area undertaken within the criteria contained in national planning policy and guidance.

Objectively Assessed Housing Need

An assessment of need for housing in an area undertaken within the criteria contained in national planning policy and guidance.

One Epping Forest Local Strategic Partnership

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.

Open Space

All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Ordinary Watercourse

A watercourse that is not part of a main river and includes rivers, streams, ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows.

'Other' Development

Refers to types of applications for development as follows: Householder applications, change of use, adverts, listed building extensions/alterations, listed building demolition, application for relevant demolition of an unlisted building in a Conservation Area, Certificates of Lawfulness and Notifications.

Packhouse

A building where agricultural produce such as fruit and vegetables are packed prior to distribution.

Passivhaus

A Passivhaus is a building in which a high level of occupant comfort can be achieved whilst using very little heating and cooling.

Permeable Development/Permeability

Development that promotes movement through the site and to the wider network of streets and open spaces.

Permeable Land or Surfaces

Allow rainwater to soak away naturally to the ground below e.g. grass.

Planning Obligation

A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Planning Practice Guidance

Online guidance from government that expands upon the provisions in the National Planning Policy Framework.

Pitch

On a traveller site, a pitch is the space that is required to accommodate one household. This can vary according to the size of a household, but a single pitch would typically provide space for one mobile home and one touring caravan, space for parking and space for other amenities. In accordance with the Report on Site Selection (2016), a single pitch is estimated to equate to 0.1 hectare.

Previously Developed Land

Land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously- developed but where the remains of the permanent structure or

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fixed surface structure have blended into the landscape in the process of time.

Primary and Secondary Frontages

In Town and District Centres primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.

Primary Shopping Area

A defined area within in Town and District centres where retail development is concentrated (generally comprising the primary and secondary frontages which are adjoining and closely related to the primary frontage) with Town and District Centres.

Prior Approval

Prior approval means that a developer has to seek approval from the local planning authority that specified elements of the development are acceptable before work can proceed. The matters for prior approval vary depending on the type of development and these are set out in full in the relevant parts in Schedule 2 to the General Permitted Development Order.

Priority Habitats and Species

Species and Habitats of Principle Importance included in the English Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

Promoter

An individual or organisation promoting a piece of land for development through the planning process on behalf of a landowner(s). This is normally done by submitting the land to the Council for consideration for allocation as part of the Local Plan process and through pre-application engagement. Promoters do not necessarily own the land they are promoting, nor are they necessarily involved in implementing the proposals.

Protected Species

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.

Public Health England

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.

Quality Review Panel

An independent panel of planning, architecture, urban design and construction experts set up by the Council to provide impartial expert advice to both applicants and local authorities. The panel considers design issues in relation to new development schemes and proposals for important public spaces including significant minor applications, major planning applications, pre-application development proposals, Strategic Masterplans and Concept Framework Plans. The Quality Review Panel's feedback is a material consideration for local authorities and the Planning Inspectorate when determining planning applications. The purpose of the Quality Review Panel is to ensure that new development is of a high quality and contributes to place making.

Ramsar Site

Wetlands of international importance designated under the 1971 Ramsar Convention.

Reduced Parking Development

Residential development which provides only the necessary on-site residents' car parking required to service the essential needs of the development. On sites subject to reduced parking development, provision should be made for on-site car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders, and contributions will be sought for implementing Controlled Parking Zones in the vicinity of the development.

Registered Parks and Gardens

Are to be found on the Register of Parks and Gardens of Special Historic Interest in England that recognises the importance of these as heritage assets of particular significance.

Renewable and low carbon energy

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).

Replacement Dwelling

A replacement dwelling refers to the demolition of an existing dwelling and replacing it with a new one on-site.

Retail Floorspace

Is commercial floorspace that is used for retail purposes as specified in the Town and Country Planning (Use Classes) Order 1987.

Right to Buy

Government provisions for tenants to buy their home from a local authority or registered social housing provider at a discount from what would be the market rate.

Routing Management Plan

Enables the planning of safe HGV traffic routes to and from development

Rural Communities

Refers to the existing localities in the District that are not defined as 'Settlements' in Table 5.1.

Rural Exception Sites and Schemes

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites and schemes seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

s106 Agreement

A mechanism 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.

Scheduled Monument

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.

Secured by Design

Is a police initiative that improves the security of buildings and their immediate surroundings to provide safe places to live, work, shop and visit.

Self Build

Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. 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.

Sequential Test

A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, town centres before edge of centre and out of centre.

Site of Special Scientific Interest (SSSI)

Sites designated by Natural England to protect their wildlife or geology including those designated under the Wildlife and Countryside Act 1981.

SME

The UK definition of SME is generally a small or medium-sized enterprise with fewer than 250 employees.

Special Advertisement Control

This places additional restrictions on the display of advertisements.

Special Area of Conservation

Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.

Special Protection Area

Areas 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.

Specialist Accommodation

Specialist accommodation comprises development which has been designed or designated for the purpose of occupation by people, or groups of people, with particular land-use and accommodation needs that are relevant to planning. This may include accommodation for people with physical disabilities, learning difficulties, or mental health issues; or housing which provides care to those in need of care, Use Class C2. This type of development is characterised by accommodation that includes special design features and/or access to support that is necessary to meet the specific needs of intended occupiers.

Standard Occupational Classification

A common UK classification of occupational information whereby jobs are classified by their skill level and skill content.

Start-up Business

A company in the first stage of its operations.

Starter Home

A Government initiative to provide a form of affordable housing that is a market home discounted for sale to the under 40 age group.

Statement of Common Ground

A written statement of the agreed facts between at least two parties, relating to a development proposal subject to a planning appeal or a policy matter subject to public examination

Statement of Community Involvement

A document setting out standards to be achieved by the local authority in involving the community in the preparation, alteration and continuing review of all Local Development Documents and planning applications.

Strategic Allocations

Allocations for specific or mixed uses of development contained in Development Plan Documents. The policies in the document identify any specific requirements for individual allocations.

Strategic Land Availability Assessment

An evidence base document which identifies sites with potential for housing and employment uses and assesses their deliverability.

Strategic Housing Market Assessment

Assesses the future housing requirements for a particular housing market area and is used to inform the Local Plan's strategy and housing targets.

Strategic Masterplan

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 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.

Sub National Population Projections

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.

Subterranean Development

Development which takes place below ground floor level including basements and basement extensions.

Sui Generis

Uses of land or buildings which do not fall within any identified use in the Town and Country Planning (Use Classes) Order 1987 (as amended) are called sui generis.

Suitable Alternative Natural Greenspace

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.

Supplementary Planning Document

Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents (SPDs) are capable of being a material consideration in planning decisions but are not part of the development plan.

Surface Water Management Plan

A plan providing a large-scale assessment of the causes of surface water flooding, identification of areas at risk and prioritises areas for future detailed studies and alleviation work.

Sustainable Community Strategy

A strategy, prepared by the Local Strategic Partnership, which promotes the economic, environmental and social well-being of the District. It

co-ordinates the actions of local public, private, voluntary and community sectors, contributing to District wide sustainable development.

Sustainable Development

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways.

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is 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;

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

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.

Sustainable Drainage Systems

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.

Sustainability Appraisal / Strategic Environmental Assessment

The Planning and Compulsory Purchase Act 2004 requires Local Development Plans to be prepared with a view to contributing to the achievement of sustainable development. The purpose of sustainability appraisal is to appraise the social, environmental and economic effects of the strategies

and policies in a Local Development Plan from the outset of the Plan preparation process.

Sustainable Transport

Efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.

Swales

Are linear grass covered depressions which lead surface water overland from the drained surface to a storage or discharge system, typically using road verges.

Transport Assessment

A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.

Transport Statement

A simplified version of a transport assessment where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required.

Travellers

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).

Travelling Showpeople

Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not

travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes travellers as defined above.

Travel Plan

A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.

Tree Preservation Order

An order made by a local planning authority to protect specific trees, groups of trees or woodlands in the interests of amenity.

Tenure

The conditions under which land or buildings are occupied e.g. owned, rented, shared ownership.

Use Classes

The Town and Country Planning (*Use Classes*) Order 1987 (as amended) puts uses of land and buildings into various categories known as '*Use Classes*'.

Validation Requirements

The information that is required to be submitted with a planning application in order to be considered 'valid'. This includes specified plans or supporting documents that must be included with a planning application. It encompasses national requirements and local requirements which are specific to the District. Up to date requirements are set out in the 'Epping Forest District Council Planning Application Validation Requirements Checklist' document.

Veteran Tree

A tree which, because of its great age, size or condition is of exceptional value for wildlife, in the landscape or culturally. Ancient Trees are all Veteran Trees, but Veteran Trees are not all ancient.

Visitor Accommodation

All forms of commercial accommodation that can be used by travellers or tourists on a temporary basis

Appendix 1: Acronyms and Glossary

such as hotels, youth hostels, activity centres, campsites, cabins, treehouses etc.

Windfall Sites

Sites not specifically identified for allocation in the development plan.

Yard

On a travelling showpeople site, a yard is the area required to accommodate a number of travelling showpeople households and the storage of equipment whilst a 'plot' is a space to accommodate one household. In accordance with the Report on Site Selection (2016), a plot is estimated at 0.13 hectares.

Zero Carbon

Causing or resulting in no net loss of carbon dioxide into the atmosphere. A zero carbon building is one with zero net energy consumption or zero net carbon emissions on an annual basis.

Appendix Two

List of Policies replacing policies in the 1998 Plan

Appendix 2

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

The Local Plan will replace all the policies in the Combined Epping Forest District Local Plan (1998) and Alterations (2006).

There are many potential cross references in policy replacement, therefore this list has been confined to the main replacements for policies rather than an attempt made to cover all aspects of each policy. The listing of a replaced policy under a new policy in no way implies that this is the only policy to be considered in respect of that type of development. All policies in the new Local Plan will apply unless clearly irrelevant to the proposal being considered.

Chapter 2: Strategic Context and Policies

Policies to be replaced:

Policy CP1 Achieving Sustainable Development Objectives

Policy SP1 Spatial Development Strategy 2011- 2033

Policies to be replaced:

Policy CP3 New Development
Policy CP6 Achieving Sustainable Urban Development Patterns
Policy CP7 Urban Form and Quality
Policy CP8 Sustainable Economic Development
Policy GB16 Affordable Housing
Policy H1A Housing provision
Policy H10A Gypsy Caravan Sites
Policy H11A Travelling Showpeople

Policy SP2 Place Shaping

Policies to be replaced:

None – this is a new policy

Policy SP3 Development and Delivery of Garden Communities in the Harlow and Gilston Garden Town

Policies to be replaced:

Policy H3A Housing Density

Policy SP4 Garden Communities

Policies to be replaced:

None – this is a new policy

Policy SP5 Green Belt and Local Greenspace

Policies to be replaced:

Policy GB1 Green Belt Boundary

Policy SP6 The Natural Environment, Landscape Character and Green and Blue Infrastructure

Policies to be replaced:

Policy CP2 Protecting the Quality of the Rural and Built Environment

Chapter 3: Housing, Economic and Transport Policies

Policy H1	Housing Mix and Accommodation types
Policy H2	Affordable Homes
Policy H3	Rural Exceptions
Policy H4	Traveller Site Development

Policies to be replaced:

Policy H2A	Previously Developed Land
Policy H3A	Housing Density
Policy H4A	Dwelling Mix
Policy H5A	Provision for Affordable Housing
Policy H6A	Site Thresholds for Affordable Housing
Policy H7A	Levels of Affordable Housing
Policy H8A	Availability of Affordable Housing in Perpetuity
Policy H9A	Lifetime Homes
Policy GB16	Affordable Housing

Policy E1 Employment Sites

Policies to be replaced:

Policy E1	Employment Areas
Policy E2	Redevelopment / Extension of Premises for Business and General Industrial Uses
Policy E3	Warehousing
Policy E4A	Protection of Employment Sites
Policy E4B	Alternative Uses for Employment Sites
Policy E5	Effect of Nearby Developments
Policy E6	Sites for Business / Industry / Warehousing
Policy E7	Sites for Business / Industry
Policy E8	Sites for Small Business / Industry Workshops
Policy E10	Town Centre Offices
Policy E11	Employment Uses Elsewhere
Policy E12	Small Scale Business / Working from Home
Policy E12A	Farm Diversification
Policy E14	Seek Relocation / Discontinuance
Policy E15	Resist Consolidation

Policy E2 Centre Hierarchy/Retail Policy

Policies to be replaced:

Policy TC1	Town Centre Hierarchy
Policy TC2	Sequential Approach
Policy TC3	Town Centre Function
Policy TC4	Non-Retail Frontage
Policy TC5	Window Displays
Policy TC6	Local Centres and Corner and Village Shops

Policy E 3 Food Production and Glasshouses

Policies to be replaced:

Policy E13A	New and Replacement Glasshouses
Policy E13B	Protection of Glasshouse Areas
Policy E13C	Prevention of Dereliction of New Glasshouse Sites

Policy E4 The Visitor Economy

Policies to be replaced:

Policy RST1	Recreational, Sporting and Tourist Facilities.
Policy RST7	Recreational Function of the Lee and Stort Navigation
Policy RST9	Carthagen and Riverside Chalet Estates
Policy RST10A	Roydon Lodge Chalet Estate
Policy RST11	Theydon Park Road and Curtis Mill Lane Chalet Estates
Policy RST12	Leisure Plots
Policy RST23	Outdoor Leisure Uses in the LVRP
Policy RST24	Design and Location of Development in the LVRP
Policy RST25	Glen Faba and Roydon Mill Leisure Park
Policy RST66	Leisure Chalets at Glen Faba
Policy RST32	Leisure Caravans and Camping
Policy GB10	Development in the Lee Valley Regional Park

Policy T1 Sustainable Transport Choices

Policy T2 Safeguarding of Routes and Facilities

Policies to be replaced:

Policy CP9	Sustainable Transport
Policy ST1	Location of Development
Policy ST2	Accessibility of Development
Policy ST3	Transport Assessments
Policy ST4	Road Safety
Policy ST5	Sustainable Travel Plans
Policy ST6	Vehicle Parking
Policy ST7	New Roads and Extensions or Improvements to Existing Roads
Policy ST8	Epping to Ongar Line
Policy ST9	Stansted Aerodrome Safeguarding
Policy RST2	Enhance Rights of Way Network

Chapter 4: Development Management Policies

Policy DM1 Habitat Protection and Improving Biodiversity

Policies to be replaced:

Policy NC1	SPAs, SACs, and SSSIs
Policy NC2	County Wildlife Sites
Policy NC3	Replacement of Lost Habitat
Policy NC4	Protection of Established Habitat
Policy NC5	Promotion of Nature Conservation Schemes

Policy DM2 Epping Forest SAC and the Lee Valley SPA

Policies to be replaced:

Policy NC1	SPAs, SACs, and SSSIs
Policy HC5	Epping Forest

Policy DM3 Landscape Character and Ancient Landscapes and Geodiversity

Policies to be replaced:

Policy LL1	Rural Landscape
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Appendix 2: List of Policies replacing all policies of the Epping Forest District Local Plan (1998) and Alterations (2006)

Policy LL2	Inappropriate Rural Development
Policy LL3	Edge of settlement
Policy LL4	Agricultural/Forestry Related Development
Policy LL10	Adequacy of provision for Landscape Retention
Policy LL11	Landscaping Schemes
Policy LL13	Highway/Motorway Schemes
Policy RST2	Enhance Rights of Way Network
Policy RST3	Loss or diversion of rights of way
Policy HC2	Ancient Landscapes

Policy DM4 Green Belt

Policies to be replaced:

Policy GB2A	Development in the Green Belt
Policy GB4	Extensions of Residential Curtilages
Policy GB5	Residential Moorings and Non-Permanent Dwellings #
Policy GB6	Garden Centres
Policy GB7A	Conspicuous Development
Policy GB8A	Change of Use or Adaptation of Buildings
Policy GB9A	Residential Conversions
Policy GB10	Development in the Lee Valley Regional Park
Policy GB11	Agricultural Buildings
Policy GB13	Subdivision of Houses
Policy GB14A	Residential Extensions
Policy GB15A	Replacement Dwellings
Policy GB17A	Agricultural, Horticultural and Forestry Workers' Dwellings
Policy GB17B	Removal of Agricultural Occupancy Conditions

Policy DM5 Green and Blue Infrastructure

Policies to be replaced:

Policy LL7	Planting, Protection and Care of Trees
Policy LL8	Works to Preserved Trees (and relevant Legislation)
Policy LL9	Felling of Preserved Trees (and relevant Legislation)
Policy LL12	Street Trees

Policy DM6 Designated and Undesignated Open Spaces

Policies to be replaced:

Policy DBE7	Public Open Space
Policy LL5	Protection of Urban Open Spaces
Policy LL6	Partial Protection of Urban Open Spaces
Policy RST 8	Play Areas
Policy RST13	Allotments
Policy RST14	Playing Fields
Policy RST15	Facilities in Rural Settlements
Policy RST16	Golf Course Location
Policy RST17	Golf Courses on Derelict or Despoiled Land
Policy RST18	Pay and Play/Simple Golf Courses
Policy RST19	Design, Layout and Landscaping of Golf Courses

Policy DM7 Historic Environment

Policies to be replaced:

Policy HC1	Scheduled Monuments and Other Archaeological Sites
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Policy HC3	Registered Parkland
Policy HC4	Protected Lanes, Commons and Village Greens
Policy HC6	Character, Appearance and Setting of Conservation Areas
Policy HC7	Development within Conservation Areas
Policy HC9	Demolition in Conservation Areas
Policy HC10	Works to Listed Buildings
Policy HC11	Demolition of Listed Buildings
Policy HC12	Development Affecting the Setting of Listed Buildings
Policy HC13A	Local List of Buildings
Policy HC14	Copped Hall, Epping (to be covered through site allocation)
Policy HC16	Former Royal Gunpowder Factory Site, Waltham Abbey (to be covered by site allocation)
Policy HC17	Approval of details of demolition
Policy RST28	Character and Historic Interest of North Weald Airfield
Policy GB18	The former radio station site at North Weald Bassett

Policy DM8 Heritage at Risk

Policies to be replaced:

None – this is a new policy

Policy DM9 High Quality Design

Policies to be replaced:

Policy CP4	Energy Conservation
Policy CP5	Sustainable Building
Policy DBE1	Design of New Buildings
Policy DBE2	Effect on neighbouring properties
Policy DBE3	Design in Urban Areas
Policy DBE4	Design in the Green Belt
Policy DBE7	Public Open Space
Policy DBE9	Loss of Amenity
Policy CF10	Public Art

Policy DM10 Housing Design and Quality

Policies to be replaced:

Policy DBE5	Design and Layout of New Development
Policy DBE6	Car Parking in New Development
Policy DBE8	Private Amenity Space
Policy DBE10	Residential Extensions
Policy DBE11	Sub Division of Properties

Policy DM 11 Waste Recycling Facilities in New Development

Policies to be replaced:

None – this is a new policy

Policy DM12 Subterranean, Basement Development and Lightwells

Policies to be replaced:

None – this is a new policy

Policy DM13 Advertisements

Policies to be replaced:

DBE13 Advertisements

Policy DM14 Shopfronts and On Street Dining

Policies to be replaced:

DBE12 Shopfronts

Policy DM15 Managing and Reducing Flood Risk

Policies to be replaced:

Policy U2A Development in Flood Risk Areas
Policy U2B EFDC Flood Risk Assessment Zones
Policy U3A Catchment Effects

Policy DM16 Sustainable Drainage Systems

Policies to be replaced:

Policy U3B Sustainable Drainage Systems

Policy DM17 Protecting and Enhancing Watercourses and Flood Defences

Policies to be replaced:

Policy U2A Development in Flood Risk Areas
Policy U3A Catchment Effects

Policy DM18 On-Site Management and Reuse of Waste Water and Water Supply

Policies to be replaced:

Policy U1 Infrastructure Adequacy
Policy RP3 Water Quality

Policy DM19 Sustainable Water Use

Policies to be replaced:

None – this is a new policy

Policy DM20 Low Carbon and Renewable Energy

Policies to be replaced:

Policy CP10 Renewable Energy Schemes

Policy DM21 Local environmental Impacts, Pollution and Land Contamination

Policies to be replaced:

Policy RP4 Contaminated Land
Policy RP5A Adverse Environmental Impacts
Policy RP6 Hazardous Substances and Installations Policy RST21 Lighting for Driving Ranges

Chapter 5: Places

Policy P1 Epping
Policy P2 Loughton
Policy P3 Waltham Abbey
Policy P4 Ongar
Policy P5 Buckhurst Hill

Policy P6	North Weald Bassett
Policy P7	Chigwell
Policy P8	Theydon Bois
Policy P9	Roydon
Policy P10	Nazeing
Policy P11	Thornwood
Policy P12	Coopersale, Fyfield, High Ongar, Lower Sheering, Sheering and Stapleford Abbotts
Policy P13	Rural sites in the east of the District
Policy P14	Rural sites in the west of the District
Policy P15	Rural sites in the south of the District

Policies to be replaced:

Policy CP6	Achieving Sustainable Urban Development Patterns
Policy RST28	Character and Historic Interest of North Weald Airfield
Policy RST29	New Buildings on North Weald Airfield.
Policy GB19	Grange Farm, Chigwell

Chapter 6: Delivery

Policy D1 Delivery of Infrastructure

Policies to be replaced:

Policy I1A	Planning Obligations
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Policy D2 Essential Facilities and Services

Policies to be replaced:

Policy CF2	Health Care Facilities
Policy CF3	Redevelopment of Health Care Facilities
Policy CF5	Educational Buildings outside the Green Belt
Policy CF6	Redevelopment/Change of Use of Educational Facilities outside the Green Belt
Policy CF7	Site of Former Ongar Comprehensive School

Policy D3 Utilities

Policies to be replaced:

Policy U1	Infrastructure Adequacy
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Policy D4 Community, Leisure and Cultural Facilities

Policies to be replaced:

Policy CF1	Traps Hill, Loughton
Policy CF8	Public Halls and Places of Religious Worship
Policy CF12	Retention of Community Facilities
Policy RST1	Recreational, Sporting and Tourist Facilities
Policy RST4	Horse Keeping
Policy RST5	Stables
Policy RST6	Fishing Lakes
Policy RST8	Play Areas
Policy RST13	Allotments
Policy RST14	Playing Fields
Policy RST15	Facilities in Rural Settlements
Policy RST16	Golf Course Location
Policy RST17	Golf Courses on Derelict or Despoiled Land

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

Policy RST18	Pay and Play/ Simple Golf Courses
Policy RST19	Design, Layout, and Landscaping of Golf Courses
Policy RST20	New buildings for Golf Courses
Policy RST21	New buildings for Golf Courses
Policy RST22	Potentially Intrusive Activities
Policy RST23	Outdoor Leisure Uses in the LVRP
Policy RST27	North Weald Airfield Leisure Centre
Policy GB18	The former radio station site at North Weald Bassett
Policy I3	Replacement Facilities

Policy D5 Communications Infrastructure

Policies to be replaced:

Policy U5	Masts and Aerials under 15m
Policy U6	Other Masts and Aerials

Policy D6 Neighbourhood Planning

Policies to be replaced:

None – this is a new policy

Policy D7 Monitoring, Local Plan Review and Enforcement

Policies to be replaced:

Policy I4 Enforcement Procedures

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Appendix Three

Monitoring Effectiveness

Appendix 3

Measures to monitor the effectiveness of policies in the Local Plan

Monitoring the effectiveness of policy and enforcement

Introduction

The monitoring framework set out below represents the suite of indicators that will be used to assess the effectiveness of the Local Plan.

Some measures are suitable for regular monitoring and reporting whilst others fit a longer timescale, and some of the best sources of contextual information are published infrequently e.g., the ten yearly national census of population. The resources required for monitoring also give rise to the need for a proportionate approach. Therefore, overall assessment of how well the Plan's vision and objectives are being met will be undertaken on a five yearly cycle and include the full range of contextual and specific development indicators. Some policy indicators will be published annually and others more infrequently. 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 homes, employment floorspace or flood defence improvements, and others through grant or refusal of planning permission indicating how the policy is performing.

Policy Context
Change in total population
Change in total household numbers
Change in household composition by type
Change in life expectancy
Indices of multiple deprivation scores and change over time
Overall employment and unemployment rate
Delivery of Spatial Strategy
Annual housing delivery as a percentage of Local Plan annual housing requirement
Housing Delivery Test Results
Number of homes permitted and number of homes completed in accordance with the strategy of Policy SP1 on allocated sites: <ol style="list-style-type: none"> Garden Community sites other Strategic Masterplan and Concept Framework Plan Areas other Allocations
Number of homes completed/ permitted on windfall sites: <ol style="list-style-type: none"> previously developed land within settlements previously developed land in Green Belt rural exception sites
Delivery of Homes
Net gain of residential development by settlement, and number of bedrooms - completions
Net permissions of residential development by settlement, and number of bedrooms
Five year housing land supply position
Five year housing land supply position for travellers accommodation
Net affordable homes permitted by category
Net gain/ loss of bungalows (completions)
Number and type of specialist housing units completed (C2) by Settlement
Number and type of specialist housing units permitted (C2) by Settlement

Appendix 3: Measures to monitor effectiveness

Number of new homes permitted through self-build, community housing or custom house building, compared to the register
Net gain/ loss of traveller caravans and pitches completed
Net gain/ loss of traveller caravans and pitches permitted
Economic Development
Net gain/ loss of completed B class employment by floorspace, land area and location
Net gain/ loss of permitted B class employment by floorspace, land area and location
Net gain/ loss of town centre uses by Use Class and location within and outside of a defined Town Centre
Changes to proportions of units in Use Classes within defined Town Centres retail frontages
Vacancy Rates in town and district centres
Net gain/ loss of horticultural glasshouses and ancillary facilities
New tourist bedspaces completed
Effectiveness of Green Belt Policy
Net number of new dwellings completed in the Green Belt
Proportion of new dwellings completed in the Green Belt on Previously Developed Land
Net new employment floorspace completed in the Green Belt
Proportion of new employment floorspace completed in the Green Belt on Previously Developed Land
Delivery of Climate Change Adaptation and Mitigation Measures
Change in land used as Green and Blue Infrastructure: <ul style="list-style-type: none"> a. public open space b. woodland c. habitat/ biodiversity d. total
Progress on the implementation of the Air Pollution Mitigation Strategy for the Epping Forest and Epping Forest Strategic Access Management and Monitoring (SAMM) Strategy
Number of travel plans approved by location and land use type
Number of applications with public charging points identified and new electric car charging points permitted, by location
Number of applications permitted in flood risk zones 2, 3a and 3b
Number of applications completed in flood risk zones 2, 3a and 3b by Use Class and flood risk compatibility
Number and location of schemes contributing to sustainable drainage
Number of: <ul style="list-style-type: none"> a. low carbon b. decentralised c. renewable energy schemes completed
Number of new homes completed meeting water efficiency standard
The Quality of Development
Number of proposals presented at the Quality Review Panel resulting in amendments to schemes
Number of homes completed meeting Nationally Described Space Standards as proportion of those completed
Heritage Protection
Net loss/ gain of designated heritage assets
Net gain/ loss of non-designated Heritage assets
Infrastructure Delivery
Progress against key measures in the Infrastructure Delivery Plan Schedules
Provision of essential facilities measured against the Infrastructure Delivery Plan

Appendix Four

Policy Designations

Appendix 4 Policy Designations

Policy Designations on the PDF & Online version of the Epping Forest District Local Plan Policies Map

Masterplan Areas

MP01	South Epping Masterplan Area	MP04	Latton Priory Masterplan Area	MP09	Waltham Abbey North Masterplan Area
MP02	North Weald Bassett Masterplan Area	MP06	Water Lane Masterplan Area		
MP03	North Weald Airfield Masterplan Area	MP07	East of Harlow Masterplan Area		

Concept Framework Plan Areas

CFP01	South Nazeing Concept Framework Plan Area
CFP02	West Ongar Concept Framework Plan Area

Residential allocations

BUCK.R1	Land at Powell Road	LOU.R15	Land at Traps Hill	THOR.R1	Land at Tudor House
BUCK.R2	Queens Road Car Park	LOU.R16	St Thomas More RC Church	THOR.R2	Land West of High Road

Appendix 4: Policy Designations

BUCK.R3	Stores at Lower Queens Road	LOU.R18	Land at High Beech Road	WAL.R1	Land West of Galley Hill Road
CHIG.R4	Land between Froghall Lane and Railway Line	LSHR.R1	Land at Lower Sheering	WAL.R2	Land at Lea Valley Nursery
CHIG.R5	Land at Chigwell Nurseries	NAZE.R1	Land at St. Leonards Road	WAL.R3	Land adjoining Parklands
CHIG.R8	Land at Fencepiece Road	NAZE.R2	The Fencing Centre at Pecks Hill	WAL.R4	Fire Station at Sewardstone Road
CHIG.R9	Land at Grange Court	NAZE.R3	Land to the rear of Pound Close	WAL.R5	Waltham Abbey Community Centre
CHIG.R10	The Maypole	NAZE.R4	Land at St Leonards Farm	WAL.R6	Land at Roundhills
CHIG.R11	Land at Hainault Road	NWB.R1	Land West of Tylers Green		
COOP.R1	Land at Parklands	NWB.R2	Land at Tylers Farm		
EPP.R1	Land South of Epping - West	NWB.R3	Land South of Vicarage Lane		
EPP.R2	Land South of Epping - East	NWB.R4	Land at Chase Farm		
EPP.R4	Land at St Johns Road	NWB.R5	Land at The Acorns, Chase Farm		
EPP.R5	Epping Sports Centre	ONG.R1	Land West of Chipping Ongar		
EPP.R6	Cottis Lane Car Park	ONG.R2	Land at Bowes Field		
EPP.R7	Bakers Lane Car Park	ONG.R3	Land at Fyfield Road		
EPP.R8	Land and part of Civic Offices	ONG.R4	Land North of Chelmsford Road		
EPP.R9	Land at Bower Vale	ONG.R5	Land at Greensted Road		
EPP.R11	Epping Library	ONG.R6	Land between Stanford Rivers Road and Brentwood Road		

Appendix 4: Policy Designations

FYF.R1	Land at Gypsy Mead	ONG.R7	Land South of Hunters Chase and West of Brentwood Road
HONG.R1	Land at Mill Lane	ONG.R8	The Stag Pub
LOU.R3	Land at Vere Road	ROYD.R1	The Old Coal Yard
LOU.R4	Borders Lane Playing Fields	ROYD.R2	Land at Kingsmead School
LOU.R6	Royal Oak Public House	ROYD.R4	Land at Parklands Nursery
LOU.R7	Loughton Library	SHR.R1	Land at Daubneys Farm
LOU.R9	Land at Former Epping Forest College Site	SHR.R2	Land East of the M11
LOU.R10	Land at Station Road	SHR.R3	Land North of Primley Lane
LOU.R11	Land West of Roding Road	STAP.R1	Land at Oak Hill Road
LOU.R12	Land at 63 Wellfields	THYB.R1	Land at Forest Drive
LOU.R13	Land at 70 Wellfields	THYB.R2	Theydon Bois London Underground Car Park
LOU.R14	Land at Alderton Hill	THYB.R3	Land at Coppice Row

Employment allocations

LOU.E2A	Land adjacent to Langston Road Industrial Estate	RUR.E19A	Land adjacent to Dorrington Farm	WAL.E8	Land North of A121
NWB.E4A	North Weald Airfield	WAL.E6A	Land adjacent to Galley Hill Road Industrial Estate		

Traveller site allocations

SP4.1	Latton Priory	RUR.T1	Suns Nursery, Hamlet Hill	RUR.T5	Stoneshot View, Nazeing
SP4.2	Water Lane Area	RUR.T2	Ashview, Hamlet Hill, Roydon, Essex, CM19 5LA	WAL.T1	Yard/car park at rear Lea Valley Nursery, Crooked Mile, Waltham Abbey
SP4.3	East of Harlow	RUR.T3	James Mead, Waltham Road, Long Green, Nazeing, Essex, EN9 2LU		
NWB.T1	West of Tylers Green, North Weald Bassett	RUR.T4	Curtis Mill Lane, Stapleford Abbotts, Essex, RM4 1HS		

Travelling Showpeople site allocation

RUR.T6	Lakeview, Moreton, Essex
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Garden Communities allocations

SP4.1	Latton Priory	SP4.3	East of Harlow
SP4.2	Water Lane Area		

Employment designations (existing employment sites)

EPP.E1	Land at Eppingdene	RUR.E1	Brickfield House	RUR.E22	Hastingwood Business Centre
EPP.E2	Land at Coopersale Hall	RUR.E2	Land at Kingston's Farm	RUR.E23	Hobbs Cross Business Centre
EPP.E3	Falconry Court	RUR.E3	Matching Airfield South	RUR.E24	Land at Holts Farm
EPP.E4	Bower Hill Industrial Estate	RUR.E4	Land at London Road	STAP.E1	Land at High Willows
HONG.E1	Nash Hall Industrial Estate	RUR.E5	Land at Hayleys Manor	THOR.E1	Camfaud Concrete Pumps
LOU.E1	Oakwood Hill Industrial Estate	RUR.E6	Land at Housham Hall Farm	THOR.E2	Land at Esgors Farm
LOU.E2B	Langston Road Industrial Estate	RUR.E7	Land at Searles Farm	THOR.E3	Woodside Industrial Estate
LOU.E3	Buckingham Court	RUR.E8	Fosters Croft	THOR.E4	Weald Hall Lane Industrial Area
LSHR.E1	Land at The Maltings	RUR.E9	Horseshoe Farm at London Road	WAL.E1	Howard Business Park
NAZE.E1	The Old Waterworks	RUR.E10	Land at Little Hyde Hall Farm	WAL.E2	Land at Breeches Farm
NAZE.E2	Land West of Sedge Green	RUR.E11	Land at Quickbury Farm	WAL.E3	Land at Woodgreen Road
NAZE.E3	Bridge Works and Glassworks at Nazeing New Road	RUR.E12	New House Farm	WAL.E4	Cartersfield Road / Brooker Road Industrial Estate

Appendix 4: Policy Designations

NAZE.E4	Hillgrove Business Park	RUR.E13	Warlies Park House	WAL.E5	Meridian Business Park and Sainsbury's Distribution Centre
NAZE.E5	Birchwood Industrial Estate	RUR.E14	Matching Airfield North	WAL.E6B	Galley Hill Road Industrial Estate
NAZE.E6	Millbrook Business Park	RUR.E15	Land at Rolls Farm Barns		
NAZE.E7	Land at Winston Farm	RUR.E16	Taylor's Farm		
NWB.E1	New House Farm at Vicarage Lane	RUR.E17	Brookside Garage		
NWB.E2	Tylers Green Industrial Area	RUR.E18	Land at Dunmow Road		
NWB.E3	Weald Hall Farm and Commercial Centre	RUR.E19B	Dorrington Farm		
NWB.E4B	Bassett Business Park and Merlin Way Industrial Estate	RUR.E20	Land at Stewarts Farm		
ONG.E1	Essex Technology and Innovation Centre	RUR.E21	Land at Paslow Hall Farm		

Article 4 Directions

AD01	Staples Road Conservation Area, Loughton	AD04	Lee Valley Nursery, Waltham Abbey	AD07	Black Lane, Sheering
AD02	York Hill Conservation Area, Loughton	AD05	Packsaddle, Waltham Abbey		
AD03	Parklands, Waltham Abbey	AD06	Little Stiles, Nazeing		

Town and District Centre Boundaries

TCB01	Epping
TCB02	Loughton High Road
TCB03	Buckhurst Hill
TCB04	Ongar
TCB05	Waltham Abbey
TCB06	Loughton Broadway

Primary Commercial, Business and Service Frontages

PRF01	Sun Street, Waltham Abbey	PRF04	High Street, Ongar	PRF07	High Road, Loughton
PRF02	Market Square, Waltham Abbey	PRF05	Queens Road, Buckhurst Hill		
PRF03	High Road, Epping	PRF06	The Broadway, Debden		

Secondary Commercial, Business and Service Frontages

SRF01	Sun Street, Waltham Abbey	SRF07	High Street, Ongar
SRF02	Sun Street South/Leverton Way	SRF08	Queens Road, Buckhurst Hill
SRF03	Market Square, Waltham Abbey	SRF09	The Broadway, Loughton
SRF04	High Beech Road, Loughton	SRF10	Sewardstone Road, Waltham Abbey

Appendix 4: Policy Designations

SRF05	High Road, Loughton	SRF11	High Road South/Station Road, Epping
SRF06	Highbridge Street, Waltham Abbey	SRF12	St. Johns Road, Epping

Primary Shopping Areas

PSA01	Buckhurst Hill	PSA04	Loughton High Road
PSA02	Epping	PSA05	Ongar
PSA03	Loughton Broadway	PSA06	Waltham Abbey

Local Greenspace

LGS01	Tempest Mead
LGS02	Thornwood Common
LGS03	Chigwell Village Green

Protected Lanes

PL01	Wood Lane, Willingale	PL09	Ashlyns Lane, Magalen Laver	PL17	Collins Cross Road, Matching
PL02	Toot Hill road, Toot Hill	PL10	Low Hill Road, Roydon	PL18	High Lane, Sheering
PL03	Old Rectory Road, Stanford Rivers	PL11	Chambers Manor Farm, Epping Upland	PL19	Watery Lane, Little Laver

Appendix 4: Policy Designations

PL04	Tawney Lane, Stapleford Tawney	PL12	Tawney Common, Colliers Hatch	PL20	Mutton Row, Stanford Rivers
PL05	Norton Lane, Norton Mandeville	PL13	Eastern Section of Coopersale Lane, Theydon Garnon	PL21	Church Lane, Lambourne
PL06	Church Road, Matching	PL14	Clay's Lane, Loughton	PL22	New Way Lane, High Laver
PL07	Housham Tye Road, Housham Tye	PL15	Millers Green Road, Willingale	PL23	Faggoters Lane, High Laver
PL08	Potash Road, Matching	PL16	Berwick Lane, Stanford Rivers	PL24	Millers Green Road, Willingale

Conservation Areas

CA01	York Hill, Loughton	CA10	Copped Hall, Epping	CA19	Matching Green
CA02	Chigwell Village	CA11	Bell Common, Epping	CA20	Ongar
CA03	Abridge	CA12	Epping	CA21	Great Stony School, Ongar
CA04	Hill Hall, Theydon Mount	CA13	Coopersale Street	CA22	High Ongar
CA05	Waltham Abbey	CA14	Lower Sheering	CA23	Abess Roding
CA06	Royal Gunpowder Factory	CA15	Matching Tye	CA24	Staples Road, Loughton
CA07	Nazeing and South Roydon	CA16	Matching	CA25	Baldwins Hill, Loughton
CA08	Upshire	CA17	Blake Hall, Bobbingworth		
CA09	Roydon Village	CA18	Moreton		

Scheduled Monuments

SCH01	NW of Cobbin Pond, Waltham Abbey	SCH13	Ongar Park Pale	SCH25	Bundish Hall moated site, Ongar
SCH02	The Temple, Temple Hill, Warlies Park	SCH14	Waltham Abbey Royal Gunpowder Factory	SCH26	Moated site , Weald Place, Thornwood
SCH03	Waltham Abbey, including gatehouse and Stoney Bridge	SCH15	Moated site 350m south of Dorrington Farm, Rye Hill	SCH27	Moat House, Stapleford Tawney
SCH04	Ongar Castle	SCH16	Moated site immediately east of the Old Rectory, Willingale	SCH28	Latton Priory
SCH05	Nether Hall	SCH17	Moated site immediately west of Skreens Lodge, Shellow Bowells	SCH29	North Weald Redoubt
SCH06	Roman villa south of Hill Farm, Theydon Bois/Theydon Garnon	SCH18	Wynters Armourie moated site, Magdalen Laver	SCH30	Lippitts Hill, Springfield Farm
SCH07	Roman villa, Long Shaw	SCH19	Shellow Hall moated site, Shellow Bowells	SCH31	Anti-aircraft gun site, Halls Green Farm
SCH08	Bowl barrow, Shelley Common	SCH20	Moated site 100m south west of Torrell's Hall, Willingale	SCH32	World War II bombing Decoy Nazeing
SCH09	One of three barrows on Shelley Common	SCH21	Rookwood Hall moated site, Abbess Roding	SCH33	World War II Bofors Anti-aircraft gun, Cheshunt railway station
SCH10	Bowl barrow: one of three barrows on Shelley Common	SCH22	Moated site known as Tanner's Cottage, 250m south of Greens, Moreton	SCH34	Hill Hall, brick kiln and deserted manorial settlement of Mount Hall, Theydon Mount
SCH11	Ambresbury Banks, Copthall Green	SCH23	Moated site known as Spriggs, Norton Heath	SCH35	Purlieu Bank, Epping

Appendix 4: Policy Designations

SCH12	Loughton camp, hillfort	SCH24	Moated site known as Tadgells, 100m south west of The Cottage, Housham Tye
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Registered Parks and Gardens

RPG01	Blake Hall, Ongar	RPG03	Copped Hall, Epping	RPG05	The House, Marsh Lane	RPG07	Briggens, Roydon
RPG02	Hill Hall, Theydon Mount	RPG04	Down Hall, Near Matching	RPG06	Coopersale House, Near Coopersale		

Sites of Special Scientific Interest

SSI01	Chingford Reservoirs	SSI06	Roding Valley Meadows
SSI02	Curtismill Green	SSI07	Turnford & Cheshunt Pits
SSI03	Harlow Woods	SSI08	Waltham Abbey
SSI04	Hainault Forest	SSI09	Epping Forest
SSI05	Hunsdon Mead	SSI10	Commill Stream and Old River Lea

Special Area of Conservation

SAC01	Epping Forest
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Appendix 4: Policy Designations

SAC02 City of London Corporation Epping Forest Buffer Lands

Safeguarded Route

SG01 Latton Priory Safeguarded Route

Special Protection Area

SPA01 Lee Valley Regional Park

Local Nature Reserves

LNR01	Church Lane Flood Meadow, North Weald	LNR06	Roughtalley's Wood, North Weald
LNR02	Home Mead, Loughton	LNR07	Roding Valley Meadows
LNR03	Linder's Field, Buckhurst Hill	LNR08	Weald Common
LNR04	Nazeing Triangle, Nazeing	LNR09	Thornwood Flood Meadow
LNR05	Chigwell Row Wood		

Local Wildlife Site

LWS01	Galleyhill Wood Complex, Waltham Abbey	LWS74	Rookery Wood	LWS147	Birch Hall Pastures, Near Theydon Bois
LWS02	Gunpowder Park, Waltham Abbey	LWS75	Cobbins Brook	LWS148	St. Mary's Churchyard, Theydon Bois
LWS03	Sewardstone/Osier Marshes	LWS76	Stocking Grove/Scatterbushes Wood	LWS149	Piercing Hill Wood, Near Theydon Bois
LWS04	Northfield Marsh, Sewardstone	LWS77	Longcroft Grove/Claverhambury Road	LWS150	Bell Common/Ivy Chimneys Complex, Epping
LWS05	Thompson Wood, Near Sewardstone	LWS78	Deerpark Wood, Near Harold Park	LWS151	Swaines Green, Epping
LWS06	Oak Farm Grassland, Near High Beech	LWS79	Copy Wood, Near Harold Park	LWS152	Wintry Wood, Near Loughton
LWS07	Aldergrove Wood	LWS80	Nazeing Triangle LNR	LWS153	Blunts Farm Wood, Near Theydon Bois
LWS08	Day's Farm Paddocks, Near High Beech	LWS81	All Saints' Parish Churchyard, Nazeing	LWS154	Chigwell Row Wood
LWS09	Lippits Hill Scrub, Near High Beech	LWS82	Nazeing Church Fields	LWS155	Chigwell Heath and Wood
LWS10	Carroll's Farm Complex, Near High Beech	LWS83	Totewellhill Bushes, Near Broadley Common	LWS156	Hainault Forest Meadow
LWS11	Barn Hill Wood, Near Sewardstone	LWS84	Roydon Brickfields North	LWS157	Spratt's Hedgerow Wood, Near Copped Hall
LWS12	Wood, South of Barn Hill Wood	LWS85	Brickfield Wood, Near Broadley Common	LWS158	Orange Wood, Near Epping Upland
LWS13	Woodlands Farm Meadow, Near Sewardstone	LWS86	Worlds End, Near Roydon	LWS159	Wood East of Fitches Plantation
LWS14	Sewardstone Green	LWS87	Hunsdon Mead, Near Roydon	LWS160	Pond Field Plantation, Near Copped Hall
LWS15	Wood, West Essex Golf Course	LWS88	Gills Plantation	LWS161	Epping Long Green East

Appendix 4: Policy Designations

LWS16	Sewardstone Green Paddocks	LWS89	Nabhill Grive	LWS162	Griffin's Wood, Near Epping
LWS17	Yardley Hill Meadow	LWS90	Ballhill Wood	LWS163	Jenkin's Plantation, Near Epping
LWS18	Gilwell Park, South	LWS91	Epping Long Green West	LWS164	All Saints' Churchyard, Epping Upland
LWS19	Ardmore Lane Wood, Buckhurst Hill	LWS92	Little Rookery Wood, Near Epping	LWS165	Blunts Farm, Near Theydon Bois
LWS20	Roebuck Green, Buckhurst Hill	LWS93	Fitches Plantation, Near Epping	LWS166	Clark's Wood, Near Abridge
LWS21	Linder's Field, Buckhurst Hill	LWS94	Orange Field Plantation, Near Epping	LWS167	St. Margaret's Hospital Wood, Epping
LWS22	Warren Hill Woods, Loughton	LWS95	Barnaby Way Wood, Chigwell	LWS168	Mark Bushes, Near Rye Hill
LWS23	Loughton Woods	LWS96	Roding Valley Meadows, Loughton	LWS169	Harlow Park, Near Magdalen Laver
LWS24	Gravel High, High Beach	LWS97	Grange Farm Grasslands, Near Loughton	LWS170	Thornwood LNR, Near Coopersale
LWS25	High Beach Churchyard	LWS98	St. Mary's Churchyard, Chigwell	LWS171	Roughtalley's LNEAR, Near Coopersale
LWS26	Ash Green, Loughton	LWS99	High Wood, Near Chigwell Row	LWS172	Gernon Bushes, West, Near Coopersale
LWS27	Conbury Wood, Near Waltham Abbey	LWS100	Lady Patience Meadow, Loughton	LWS173	Birching Coppice Complex, Near Coopersale
LWS28	Oxleys Wood Complex, Near Waltham Abbey	LWS101	Broadfield Shaw, Near Loughton	LWS174	Redyn's Wood, Near Coopersale
LWS29	Green Lane/Brambly Shaw, Near Waltham Abbey	LWS102	Broadfield Shaw Grassland, Near Loughton	LWS175	Steward's Green Lane, Near Fiddlers Hamlet
LWS30	The Selvage, Near Waltham Abbey	LWS103	Long Shaw, Near Loughton	LWS176	Soapley's Wood, Near Abridge
LWS31	Warlies Park, Near Waltham Abbey	LWS104	Home Mead LNR, Near Loughton	LWS177	Alder Wood, Near Abridge

Appendix 4: Policy Designations

LWS32	Copped Hall Green, Near Waltham Abbey	LWS105	Theydon Bois Deer Park	LWS178	Ape's Grove, Near Abridge
LWS33	Barber's Wood and Lane, Near Theydon Garnon	LWS106	Church Lane Flood Meadow LNR, North Weald	LWS179	Hilly Spring, Near Theydon Garnon
LWS34	Foster Street Burial Ground	LWS107	Weald Common LNR, North Weald	LWS180	Bush Grove, Near Theydon Mount
LWS35	The Hermitage, Near Harlow	LWS108	Beachet Wood, Near Stapleford Tawney	LWS181	Shales More, Theydon Mount
LWS36	Pincey Brook Meadows, Near Harlow	LWS109	Long Spring, Near Stapleford Tawney	LWS182	Foxburrow Wood, Near Abridge
LWS37	Morehall Wood, Near Harlow Tye	LWS110	Round/Hanging Spring, Near Stapleford Tawney	LWS183	Great Wood and Mutton Corner, Near Abridge
LWS38	St. Andrew's Churchyard, North Weald	LWS111	Hill Hall Park, Near Theydon Mount	LWS184	Bishop's Moat, Near Lambourne End
LWS39	Featherbed Lane, Near Lambourne End	LWS112	The Gorse Wood, Near Matching	LWS185	Faggotters Lane Verges, Near Threshers Bush
LWS40	Hainault Forest Golf Course, Near Lambourne End	LWS113	Chalybeate Spring, Near Matching	LWS186	Belsnam Wood, Near Threshers Bush
LWS41	Crabtree Hill Paddocks, Near Lambourne End	LWS114	Housham Tye Green	LWS187	Miller's Grove, Near Grensted Green
LWS42	Spill Timbers Wood	LWS115	Matching Park	LWS188	Ongar Park Woods
LWS43	Oak Spring, Near Lower Sheering	LWS116	More Spring West, Matching Green	LWS189	Byway 26, Stanford Rivers
LWS44	Round Spring, Near Lower Sheering	LWS117	More Spring, Matching Green	LWS190	Knightsland Wood, Near Stapleford Tawney
LWS45	Little Hyde Hall Wood, Near Lower Sheering	LWS118	New Way Lane, Matching Tye	LWS191	Northlands Wood, Near Stapleford Tawney
LWS46	Eighteenacre/Wrens' Springs	LWS119	Pole Lane, Near High Laver	LWS192	Wood, Berwick Farm, Near Stapleford Tawney

Appendix 4: Policy Designations

LWS47	Heathen Wood Marsh, Near Sheering	LWS120	Weald Bridge Meadow, Near Bowler's Green	LWS193	Icehouse Wood, Near Stapleford Tawney
LWS48	Heathen Wood, Near Sheering	LWS121	Renkyn's Wood, Near Tyler's Green	LWS194	Twentyacre Wood, Near Stapleford Tawney
LWS49	Newman's End, Sheering Lodge	LWS122	Tyler's Green Grasslands	LWS195	Tenacre Wood, Near Stapleford Tawney
LWS50	The Gorse, Near Matching	LWS123	Ongar Radio Station	LWS196	Dog Kennel Spring, Near Stapleford Tawney
LWS51	Landford Bottom, Near Stapleford Tawney	LWS124	Pickle's Garden, Near Ongar	LWS197	Anchor House Meadow, Near Abbess Roding
LWS52	Berwick Ham, Near Stapleford Tawney	LWS125	Penson's Lane, Near Grensted Green	LWS198	Abbess Roding Hedgerows
LWS53	Bob's Barn Wood, Near Stapleford Tawney	LWS126	Greensted Wood, Near Grensted Green	LWS199	Brickles Wood Complex, Near Little Laver
LWS54	Hawksmere Springs, Near Stapleford Tawney	LWS127	Ongar Wood	LWS200	Enville Wood, Near Little Laver
LWS55	Passingford Bridge Wood, Near Stapleford Airfield	LWS128	Ongar Oaks	LWS201	Little Wood, Near Little Laver
LWS56	Albys Parkland, Near Stapleford Airfield	LWS129	Blake Hall Meadow, Near Ongar	LWS202	Butthatch Wood, Near Beauchamp Roding
LWS57	Stapleford Abbotts Meadow	LWS130	Dorking's farm Meadow, Moreton	LWS203	Blackcat Green Lane, Near Little Laver
LWS58	Stapleford Abbotts Elms	LWS131	Crispins Meadow, Moreton	LWS204	Norwood, Near Little Laver
LWS59	Churchyard, Standford Rivers	LWS132	North Lane, Near Moreton	LWS205	Norwood End Verges, Near Little Laver
LWS60	Coleman's Lane, Near Toot Hill	LWS133	Watery Lane Verge, High Laver	LWS206	Perryfield Lane, Near Fyfield

Appendix 4: Policy Designations

LWS61	Kettlebury Spring, Near Ongar	LWS134	Gunnets Green, Near Matching	LWS207	The Moors, Near Fyfield
LWS62	Dewley Wood, Near Lower Bobbingworth Green	LWS135	Matching Green	LWS208	Fyfield Mill Meadow
LWS63	Doleman's Spring, Near Grensted Green	LWS136	Matching Airfield Mosaic	LWS209	Hallsford Bridge Meadow, Near Ongar
LWS64	Clatterfod End Plantation, Near Ongar	LWS137	Chevers Hall Meadow, Near Norton Manderville	LWS210	Wood, Willingale Airfield
LWS65	Westlands/Thistlelands Springs, Near Ongar	LWS138	Norton Manderville Churchyard	LWS211	White's Wood, Near Little Laver
LWS66	Long Edwells, Near Ongar	LWS139	Cannons Green Lanes, Fyfield	LWS212	Birds Green Mosaic, Near Beauchamp Roding
LWS67	Sparks Farm Marsh, Near Nine Ashes	LWS140	Witney Wood and Hedge Rows. Near Fyfield	LWS213	Ongar Road Verges
LWS68	Dukes Lane Verge	LWS141	Spains Wood, Near Willingale	LWS214	Rowe's Wood, Near Willingale
LWS69	Elm Cottage Green Lane, Near Berners Roding	LWS142	Norton Heath	LWS215	Beauchamp Roding Special Roadside Verge
LWS70	Windmill Farm Green Lane, Near Shallow Bowells	LWS143	Norton Heath Verges	LWS216	Mill Street Green, Hastingwood
LWS71	Berners Roding Church Meadow	LWS144	Bonsgrove/Lucas's Lane, Near Norton Heath	LWS217	Lee Valley, South
LWS72	Berners Wood	LWS145	Hardy's Plantation/Roots Spring, Near Berners Roding	LWS218	Lee Valley, Central
LWS73	St. Andrew's/St. Christopher's Church, Willingale	LWS146	Bushey-hays Spring	LWS219	Lee Valley, North
LWS220	Parndon Wood				

County Wildlife Sites

CWS01	Land on Site of Berwick Lane, Stanford Rivers	CWS09	Ongar Civic Amenity Site, High Ongar	CWS17	Ivy Chimneys Primary School, Epping
CWS02	Land part of Staples Road in Buckhurst Hill	CWS10	Land on South of Willingale Road, Fyfield	CWS18	Land Part of Chigwell Lane, Loughton
CWS03	Land in Featherbed Lane, Lambourne End	CWS11	Land in Dunmow Road, Beauchamp Roding	CWS19	Land on West side of Romford Road, Chigwell Row
CWS04	Land on West side of Piercing Hill, Theydon Bois	CWS12	Land on North Side of Nazeing Road, Nazeing	CWS20	Lambourne Hall Farm – Land Remaining, Lambourne
CWS05	Hainault Forest Country Park, Lambourne	CWS13	Land on North Side of old Nazeing Road, Nazeing	CWS21	Lambourne Hall Estate – Apes Grove Woodland, Lambourne
CWS06	Land in Dunmow Road, Beauchamp Roding	CWS14	Epping Primary School, Epping	CWS22	Land at Passingford Bridge, Stapleford Abbots
CWS07	Land forming part of Ongar Road, Radley Green	CWS15	Coopersale and Theydon Garnon CE Primary School	CWS23	Debden Estate, Theydon Bois
CWS08	St Johns CE Primary School Playing Field, Buckhurst Hill	CWS16	Land on East side of Berwick Lane, Standford Rivers	CWS24	Epping St Johns CE Playing Field

Please note that some policy designations are not shown on the PDF version but can be seen on the online version of the Policies Map only. These include:

- Footpaths
- Environment Agency Flood Zone 2
- Environment Agency Flood Zone 3
- Bridleways
- Byways
- Listed Buildings
- BAP Habitats & Priority Species
- Ancient Woodland
- Tree Preservation Orders
- Veteran Trees
- Ancient Trees
- Local Areas for Play
- Neighbourhood Equipped Areas for Play
- Mineral Safeguarding Areas
- Parish Boundaries
- Ward Boundaries
- Allotments
- Parks and Gardens
- Natural and Semi-Natural Areas
- Cemeteries and Graveyards
- Air Quality Management Area

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Appendix Five

Housing, Employment and Traveller Trajectories

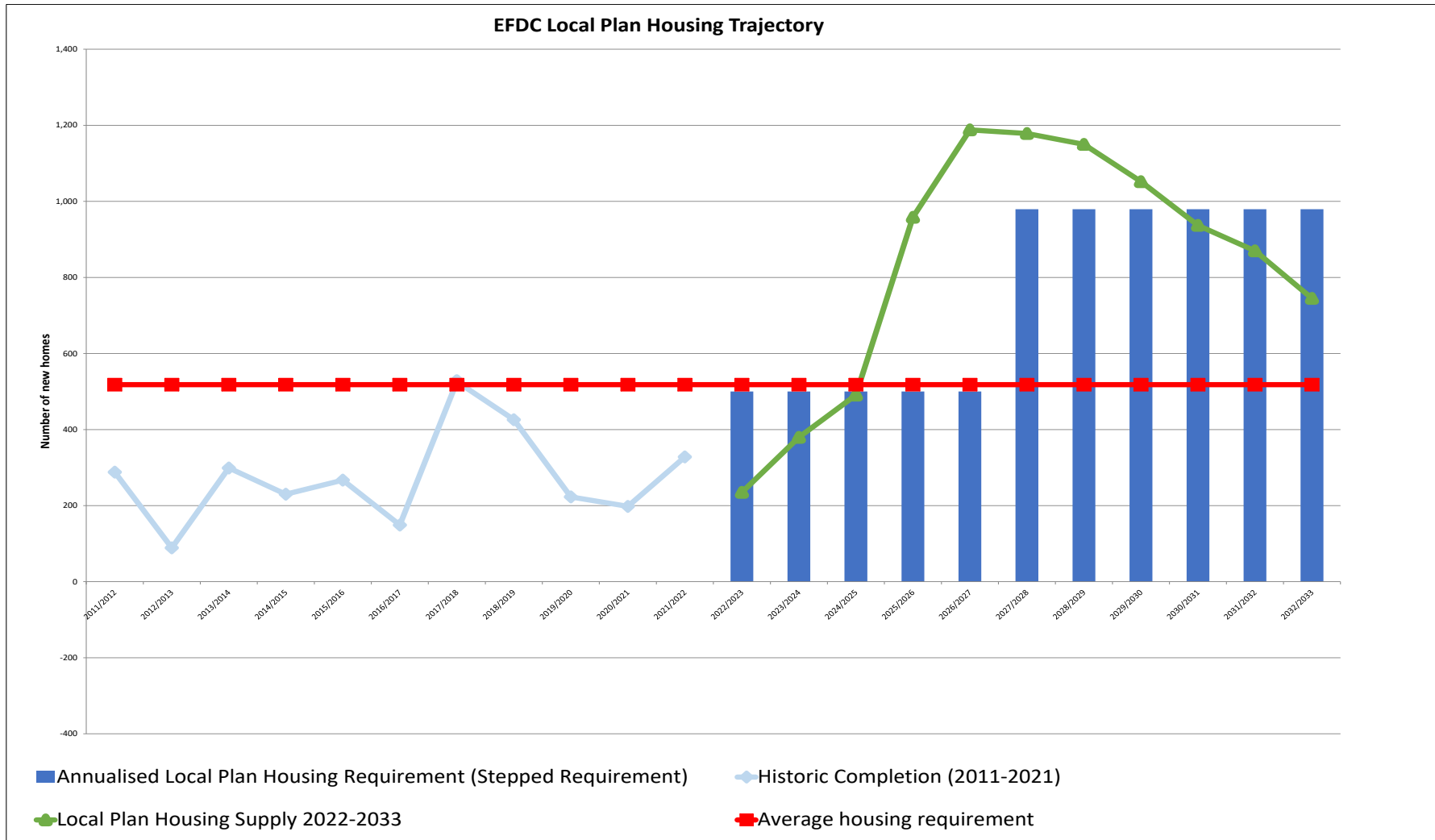
Appendix 5 Housing, Employment and Traveller Trajectories

Housing Trajectory

	Total	Start of Plan Period											Year 1-5					Year 6-10					Year 11
		2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033
Completions	3,023	288	89	299	230	267	149	526	426	223	198	328	0	0	0	0	0	0	0	0	0	0	0
Commitments (sites with planning permission)	1,850	0	0	0	0	0	0	0	0	0	0	0	261	373	353	428	179	155	101	0	0	0	0
10% lapse rate	-185	0	0	0	0	0	0	0	0	0	0	0	-26	-37	-35	-43	-18	-16	-10	0	0	0	0
Garden Communities																							
Latton Priory	1,050	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	100	150	150	150	150	150	150
Water Lane Area	1,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	150	200	250	250	250	250	250
East of Harlow	750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100	100	100	150	150	150
Other Local Plan Allocations																							
Buckhurst Hill	87	0	0	0	0	0	0	0	0	0	0	0	0	0	15	36	21	0	0	0	0	0	15
Chigwell	187	0	0	0	0	0	0	0	0	0	0	0	0	0	0	47	35	70	35	0	0	0	0
Ongar	590	0	0	0	0	0	0	0	0	0	0	0	0	0	35	90	171	108	108	78	0	0	0
Coopersale	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0
Epping	511	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	25	90	90	101	90	90	0
Fyfield	14	0	0	0	0	0	0	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0
High Ongar	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0
Loughton/Debden	100	0	0	0	0	0	0	0	0	0	0	0	0	9	9	9	27	0	0	55	0	0	0

Appendix 5: Housing, Employment and Traveller Trajectories

	Total	Start of Plan Period										Year 1-5					Year 6-10				Year 11		
		2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033
Lower Sheering	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	0	0	0	0	0	0
Nazeing	93	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45	48	0	0	0	0	0	
North Weald Bassett	1,050	0	0	0	0	0	0	0	0	0	0	0	0	0	0	124	166	140	140	140	140	100	100
Roydon	48	0	0	0	0	0	0	0	0	0	0	0	0	0	7	20	21	0	0	0	0	0	0
Sheering	84	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	37	21	21	0	0	0	0
Stapleford Abbots	33	0	0	0	0	0	0	0	0	0	0	0	0	16	17	0	0	0	0	0	0	0	0
Theydon Bois	57	0	0	0	0	0	0	0	0	0	0	0	0	19	26	0	12	0	0	0	0	0	0
Thornwood	172	0	0	0	0	0	0	0	0	0	0	0	0	0	40	64	68	0	0	0	0	0	0
Waltham Abbey	836	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	132	125	130	137	122	95	45
Windfall	210	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35	35	35	35	35	35	35
Total Housing Supply (recorded and projected)	12,199	288	89	299	230	267	149	526	426	223	198	328	235	380	491	950	1188	1179	1150	1052	937	870	745
Future housing requirement (stepped)	8,380	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	500	500	500	500	500	980	980	980	980	980	980



Trajectory for Employment Allocations

Allocation Reference	Site Address	Total Supply (ha)	2017/18-2021/22	2022/23 – 2026/27	2027/28-2031/32	2032/33
LOU.E2A	Land adjacent to Langston Road Industrial Estate	1	1			
NWB.E4A	North Weald Airfield	10		5	5	
RUR.E19A	Land adjacent to Dorrington Farm	0.93	0.93			
WAL.E6A	Land adjacent to Galley Hill Road Industrial Estate	1.28	1.28			
WAL.E8	Land North of A121	10		5	5	
Total		23.21	3.21	10	10	0

Trajectory for Travellers' provision

Allocation Reference	Site Address	Total Supply (Number of pitches)	2011/12- 2021/22	2022/23- 2026/27	2027/28 – 2031/32	2032/33
SP4.1	Latton Priory	5		5		
SP4.2	Water Lane Area	5			5	
SP4.3	East of Harlow	5			5	
NWB.T1	West of Tylers Green, North Weald Bassett	5		5		
RUR.T1	Suns Nursery, Hamlet Hill	2		2		
RUR.T2	Ashview, Hamlet Hill, Roydon, Essex, CM19 5LA	1		1		
RUR.T3	James Mead, Waltham Road, Long Green, Nazeing, Essex, EN9 2LU	4		4		
RUR.T4	Curtis Mill Lane, Stapleford Abbots, Essex, RM4 1HS	1		1		
RUR.T5	Stoneshot View, Nazeing	5		5		
WAL.T1	Yard/car park at rear Lea Valley Nursery, Crooked Mile, Waltham Abbey	5		5		
RUR.T6 (TSP Yard)	Lakeview Moreton			1 yard		
Completions		46	46			
Total Traveller Pitch Supply (recorded & projected)		84	46	28	10	
Local Plan requirement		64 and 1 yard				

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