



Epping Forest District Local Plan

Submission Version 2017



**Epping Forest
District Council**

www.eppingforestdc.gov.uk

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

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*Please note Appendix 6 is published in a separate document and should be read in conjunction with the Submission Version of Epping Forest District Council's Local Plan 2017

How do I respond to this document?

Please go to www.eppingforestdc.gov.uk/planningourfuture and complete the online representation form. Guidance Notes on how to fill out the form are provided online.

Representations should be made on the prescribed form and should give details of why you consider the Submission Version of the Local Plan is not legally compliant, is unsound or fails to comply with the duty to cooperate. Use of the prescribed form is strongly recommended as this will ensure that responses are in a format so that they can be passed on for consideration at the subsequent examination by a Planning Inspector.

Please note that copies of all representations received, including any necessary personal data, will be made available to the public as part of the public examination and therefore cannot be treated as confidential.

If you cannot access the internet then please request a representation form either by calling Epping Forest District Council on **01992 564517** (between 10am – 4pm Monday to Friday, or leave a voicemail message outside these hours), or by email (ldfconsult@eppingforestdc.gov.uk).

Please send your completed form to:
The Planning Policy Team, Directorate of Neighbourhoods, Epping Forest District Council, Civic Offices, 323 High Street, Epping, Essex, CM16 4BZ.

Representations must be received between 18 December 2017 and 5pm on 29 January 2018

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

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Foreword

Dear Resident

We are now well on the way to production of a new Local Plan that will help shape our District for the coming years until 2033. This is not the Council's Local Plan, but rather a Plan which belongs to all of us for our area. The Local Plan sets out the strategy for the next 16 years to meet the economic and housing growth in the District, identifying potential sites for development and regeneration and sets out the development management policies. We developed this Plan through many years of evidence gathering, hard work and regular checkpoints with input from you and your representatives.

Previously, you have helped us shape the emerging Plan through the Community Visioning consultation in 2010/2011 and then the Community Choices (Issues and Options) consultation in 2012. Most recently, we have the Draft Local Plan consultation in 2016. The feedback from all of those has been listened to, analysed, considered and factored into the decisions before reaching this point. This document is the one we intend to submit to the Planning Inspectorate for examination and is the Plan that the Council would like to adopt subject to that examination. The six-week publication period gives you the opportunity to make any representations on the soundness of the plan for the Inspector to consider. This is not a consultation looking for changes to be considered in the future, but rather an assessment of whether the Plan has followed guidance and is therefore sound.

This Plan is necessarily a balance between the requirement from Government to deliver the identified and evidenced need for economic and housing growth, and the need to protect the greenness of our District. We continue to do this by ensuring it is delivered in as sensitive, sustainable and fair a way as possible across the whole District. You may have seen in the Press the government announcements around changes to housing targets. We are on schedule to deliver the Plan to the Inspectorate before the end of March 2018 deadline. By doing this we will be able to continue to make use of our extensively researched housing requirement. To fail to do this

would expose us all to the risk of the housing requirement rising from 11,400 to over 20,000 homes by 2033.

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

The Plan will be published for a period of six weeks to allow representations to be made between 18 December 2017 and 29 January 2018 after the Local Plan was approved for publication at a special Council meeting on 14 December 2017. Copies of the document, background papers and evidence, are available on the new Planning Our Future website www.eppingforestdc.gov.uk/planningourfuture. Further information will be via the Council's Twitter and Facebook feeds.

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

If you wish to make representations please fill in the form online or on paper. The closing date for representations is 5pm on 29 January 2018.



C. Whitbread.

Councillor Chris Whitbread
Leader of the Council



John Philip

Councillor John Philip
Planning and Governance Portfolio Holder

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Chapter One

Introduction

The Purpose of the 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. This Submission Plan is now published for representations on soundness prior to the submission of both the plan and those representations to the Secretary of State for examination by the Planning Inspectorate.

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 housing;
- 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 an Infrastructure Delivery Plan (IDP) to demonstrate the infrastructure requirements necessary to support the site allocations.

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 applications to build or change the use of buildings and land. It will also provide the strategic policies that form the context for any Neighbourhood Plans produced in the District.

1.4 This 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. Once adopted, the new Epping Forest District Local Plan will replace all of the surviving policies of the Local Plan 1998 and the 2006 Local Plan Alterations (see Appendix 2). 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, currently set out in the National Planning Policy Framework (NPPF) (DCLG, 2012), Planning Policy for Traveller Sites (DCLG, 2015) and the web based published Planning Practice Guidance. The National Planning Policy Framework sets out a presumption in favour of sustainable development, which is the core aspect of national planning policy.

1.6 The Council's policies must be backed up by credible, robust and proportionate evidence that supports the approach taken and justifies what is being proposed. 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.

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- 1.7 The Council must identify needs for development in an objective manner and seek to provide for the development need it identifies. As well as meeting the identified need the proposals in the Plan have to be economically viable for delivery by the market and be 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 plan has been undertaken throughout preparation. The appraisal assesses the impact of planning policies in terms of their social, economic and environmental impacts. The Sustainability Appraisal addresses the requirements of the European Union Strategic Environmental Assessment Directive (OJEC, 2001) and compliance with the Habitats Directive (OJEC, 1992). An Equality Impact Assessment has been undertaken alongside the Sustainability Appraisal. The Equality Impact Assessment has considered how the 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 has consulted throughout the preparation of the 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 has been on-going consultation with Parish and Town Council's 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 have been considered during the production of this Local Plan. Prior to submission of the Local Plan for

examination a full consultation statement will be prepared.

Neighbourhood Planning

- 1.12 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.
- 1.13 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

- 1.14 Epping Forest District is in the south-west of Essex abutting both Greater London and Hertfordshire. The south-west of the District is served by the London Underground Central Line (both the main line and the 'Hainault via Newbury Park' loop). Epping Station is the most eastern terminus and there are 7 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

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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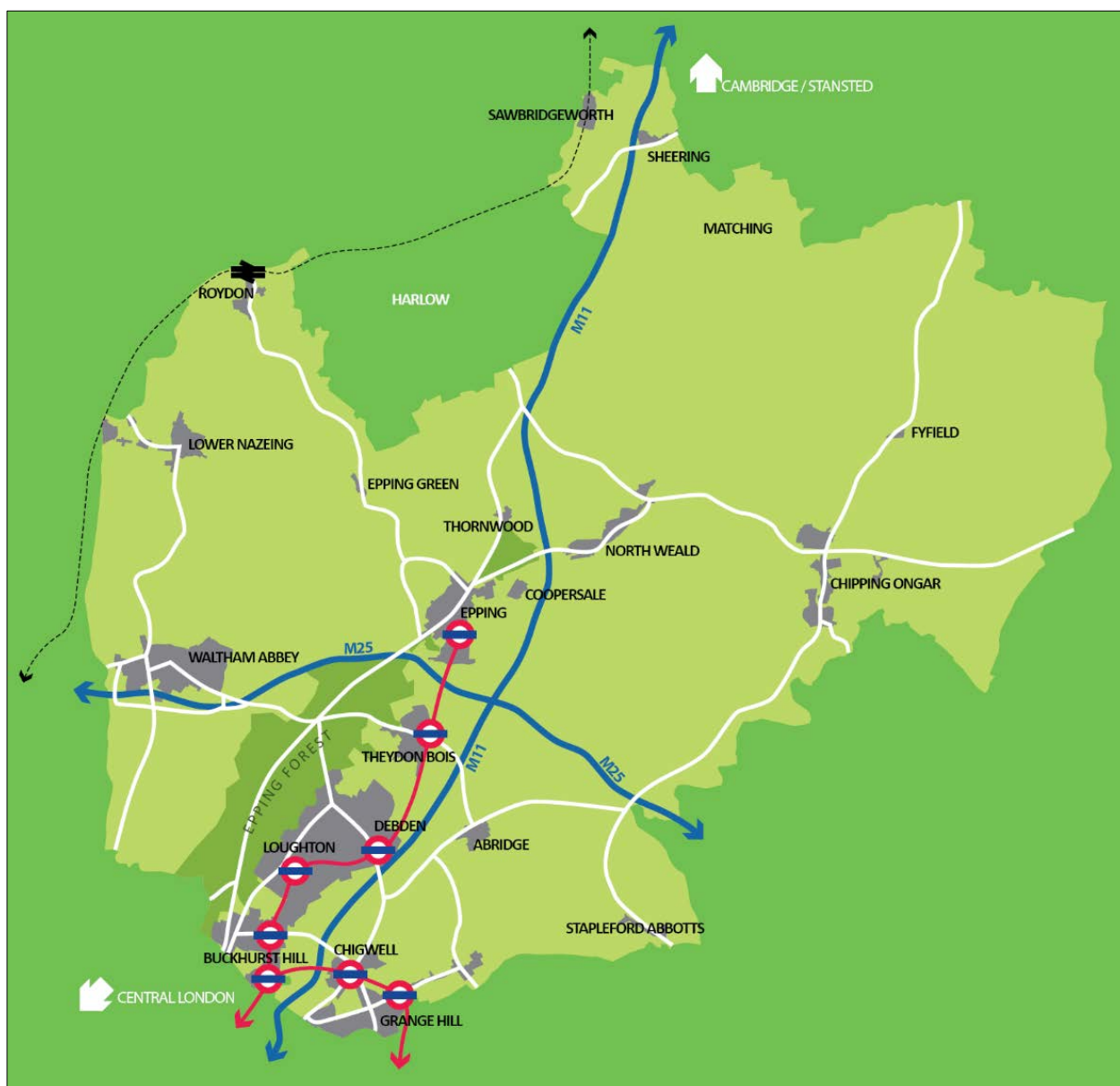
currently no operational rail connection between the heritage rail line and the Central Line track at Epping, but the 'Epping Ongar Railway' runs some shuttle bus services locally.

- 1.15 The M25 runs east-west through the District, with a local road interchange at Waltham Abbey. The M11 runs north-south, with a full interchange (Junction 7) at Hastingwood just south of Harlow, and a northward -off/ southward on interchange (Junction 5) at

Loughton. There is also a motorway only interchange with the M25 south-east of Epping (Junction 6). The A414 is a key east-west route and this crosses the District from Harlow to Ongar on the way to Chelmsford and the Essex coast.

- 1.16 The District has 20 parish council's and 4 town councils and covers an area of approximately 130 square miles.

Figure 1.1 Epping Forest District

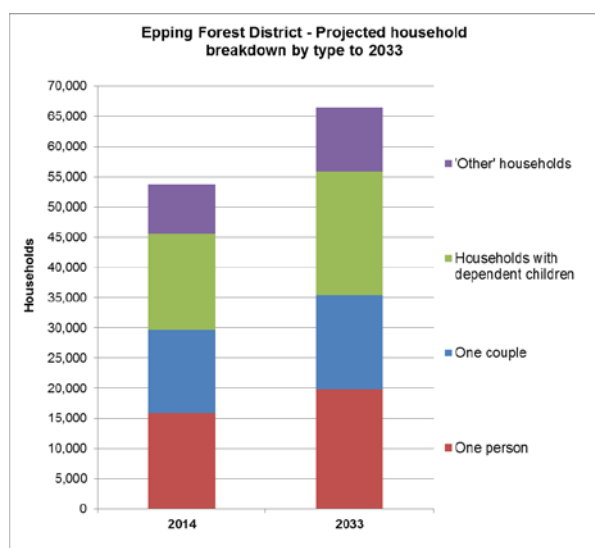


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Population Profile

- 1.17 The 2011 Census recorded a population of about 124,660 people making up 52,083 households.² In the 2016 projections these figures rise to 130,300 and 54,867 respectively.³ The population is therefore estimated to have increased by just over 5,000 since 2011.
- 1.18 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.
- 1.19 The number of households is projected to rise to 66,460 by 2033. 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



- 1.20 Life expectancy both at birth and at age 65 in Epping Forest District in 2010-12 was higher than the national and Essex averages, and similar to the of the East of England region. The

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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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.

- 1.21 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).
- 1.22 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 does project that the net international migration is projected to 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

- 1.23 The District is largely rural and over 92% of the land is currently designated as being in the Metropolitan Green Belt. Agriculture is mainly arable, particularly in the north east of the District. There is a significant amount of horse keeping in parts of the south and glasshouse horticulture is a prominent land use in parts of the Lea Valley especially in Roydon and Nazeing. The District has two town centres and four district centres – Loughton/Loughton Broadway and Buckhurst Hill in the south, Waltham Abbey to the west, Epping in the centre of the District, and Ongar towards the east. Epping, Ongar and

Waltham Abbey are market towns of medieval origin. Villages and smaller settlements are dispersed throughout the rest of the District. Several of these villages are also designated as conservation areas. There is a significant concentration of population in the south of the District.

1.24 The countryside of the District is gently undulating, dissected by two river valleys (the Lea and the Roding) and their tributaries. The District has an abundance of areas of importance for conservation and leisure for both the local and London's population. Epping Forest, which is owned and managed by the City of London Corporation is a key natural feature of the District. The main part of the Forest runs from Wanstead (in London) along the north-west boundary of Buckhurst Hill, Loughton and Theydon Bois and extends to the southern end of Epping. A separate area (The Lower Forest) abuts Epping on its north-eastern edge.

1.25 The whole of Epping Forest south of Epping is a 'Special Area of Conservation', designated in 2005, and has special protection under the European Habitats Directive (designed to protect a variety of wild animals, plants and habitats). The Lower Forest is also one of 8 '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 Epping Forest District.

1.26 Nine local nature reserves have been designated and the Essex Wildlife Trust has identified over 220 local wildlife sites. In addition to Epping Forest there are several other ancient woodlands in the District, including remnants of Hainault Forest, together with a significant number of ancient and veteran trees⁴, including hedgerow pollards.

1.27 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.

1.28 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.

1.29 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).

1.30 The District's two town centres: Epping and Loughton High Road and four small 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 an increasing threat to the viability and vitality of the District's retail/service centres.

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

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life". (The Woodland Trust, <http://www.woodlandtrust.org.uk/visiting-woods/ancient-treehunt/what-are-ancient-trees/>).

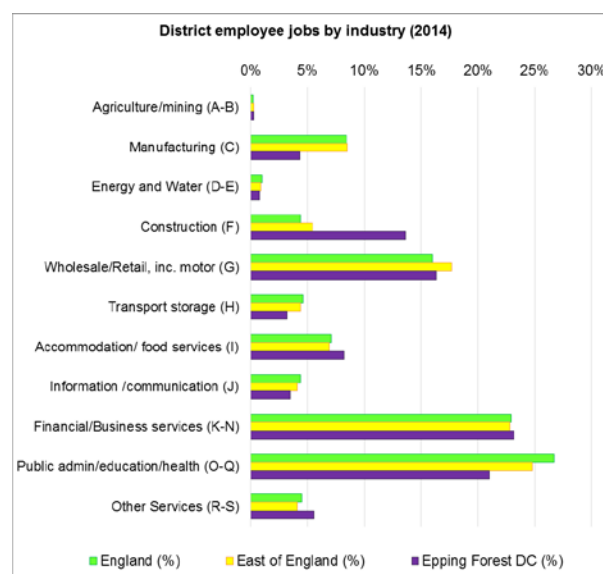
Economic Profile

- 1.31 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.
- 1.32 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.
- 1.33 The horticultural glasshouse industry has a long-standing and visible presence in Epping Forest District, as the larger part of a concentration of activity in the Lea Valley that produce significant crops for the London and UK markets.
- 1.34 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.
- 1.35 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.

- 1.36 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 construction, accommodation and food services and financial and business services are the most common in the district, as shown in Figure 1.3.

Figure 1.3 District employee jobs by industry



- 1.37 Large employers in the District include: Kier and Higgins (with headquarters in Loughton Broadway); Sainsbury's (with a distribution centre in Waltham Abbey and stores in Loughton, Loughton Broadway and Ongar), Tesco in Waltham Abbey, Epping Forest District Council, Sports and Leisure Management (Places for People, which manages the Epping Forest District Council's leisure centres), Essex County

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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Council, the National Health Service, the Bank of England Printing Works, Epping Forest College and the working glasshouses which form the Epping Forest District part of the Lea Valley glasshouse industry.

1.38 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.

1.39 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.

1.40 Figure 1.4 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 10% most deprived nationally (also known as the 1st decile). Parts of Loughton Alderton and Waltham Abbey Paternoster wards were ranked within the 20% most deprived (2nd decile), with parts of Grange Hill, Waltham Abbey North East and Waltham Abbey High Beach wards in the 30% most deprived (3rd decile). 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 Multi Deprivation solely due to sub rankings relating to the

distance to specific local services and access to affordable housing.

Figure 1.4 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
1st decile (10% most deprived nationally)	0
2nd decile	2
3rd decile	3
4th decile	15
5th decile	10
6th decile	8
7th decile	9
8th decile	12
9th decile	14
10th decile (10% least deprived nationally)	5
Total	78

1.41 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.

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

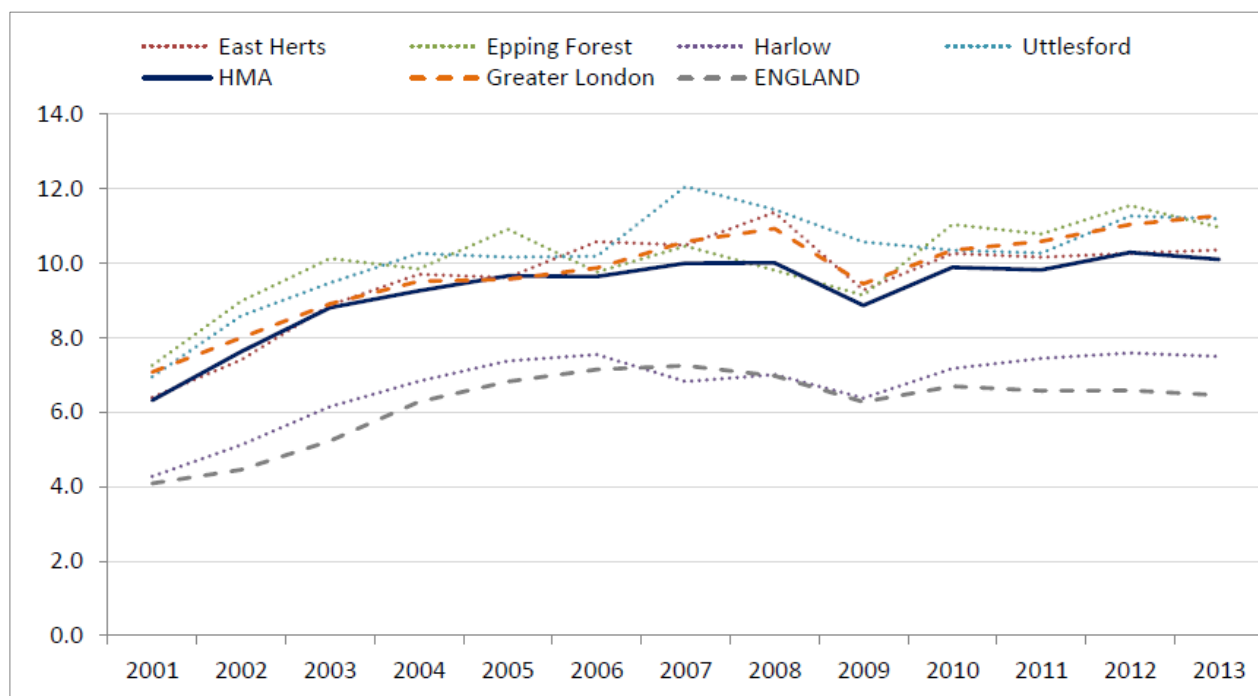
1.43 Figure 1.5 shows the projected need for affordable housing (measured in households) in the District (and in East Herts, Harlow and Uttlesford Districts) from 2011-2033. These numbers take into account current unmet need for affordable housing and starter homes, projected future need arising from new households which will form in the future, and

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also the number of existing households which are likely to fall into need in future. Further breakdowns of need by, for example size of

dwelling, are shown in the Strategic Housing Market Assessment (2015).

Figure 1.5 Overall affordable housing need (in households) 2011-2033



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

Key Issues for the Plan to Address

1.44 There are several important issues that the Plan must address. 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 Plan;
- how to manage and accommodate the needs of the current and future population and the future economic needs of the District, which is indicated by the evidence to be approximately 11,400 new homes and the creation of 10,000 new jobs over the

Plan period (2011-2033). This will need to be supported by necessary infrastructure;

- there is very little land remaining in the District within the settlements that is not already developed - in order to plan properly for the future, a District-wide review of the Green Belt has been undertaken to identify the potential for future development;
- the continued protection of the remaining Green Belt, and in particular preventing the merging of settlements and checking the unrestricted sprawl of large built-up areas;
- a recognised need for significant regeneration of Harlow, which will be supported by the development of the

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- Harlow Enterprise Zone, together with significant growth in new homes;
- the need to ensure a housing stock that matches the needs of the population, including catering for an ageing population and more single person households, providing affordable housing 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, if any, should be released for other purposes;
- encouraging new uses and activities to ensure the survival, vitality and viability of the District's six town and small district centres, in response to growing competition;
- protecting local services in the District's rural areas and facilities in villages;
- providing for future rural retail and commercial development, rural employment and supporting agriculture and horticulture whilst ensuring that unused horticultural and other agricultural buildings are reused;
- addressing the transport needs of current and future populations for both rural and urban populations along with many other infrastructure needs such as health, education, community spaces and places, faith, culture, sport and leisure opportunities;
- the management of congestion, HGVs on local roads and provision of opportunities for walking, cycling and public transport, in addition to the management of commuter parking around London Underground stations;
- protecting and improving the impressive range and quality of places for enjoyment of the outdoors, sport and nature conservation in the District; and

- protecting and enhancing historical artefacts and buildings, protected trees, hedgerows and landscape.

1.45 The Council has produced this Plan in close cooperation with partner organisations such as Essex County Council, the Environment Agency, Natural England, SHMA partners and adjoining authorities. The successful implementation of the Plan depends upon a range of agencies and organisation 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

1.46 The document is structured as follows:

- Chapter Two explains the broader context of the Local Plan, and the overall vision and objectives for the Local Plan together with the draft strategic policies which set out:
 - 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 Town communities;
 - Green Belt boundaries and Policy; and
 - Green and Blue networks.
- Chapter Three contains policies on housing, employment and transport;
- Chapter Four contains development management policies including natural environment, historic environment, design and environmental policies;
- Chapter Five contains policies that apply to specific places and has a section on each of the main settlements and town centres;
- Chapter Six sets out the infrastructure policies and approach for seeking contributions from developers as well as how the Plan will be delivered and monitored;

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- 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
 - Appendix 6: Site specific requirements for site allocations (this is included as a separate document)

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 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 Network (including Epping Forest and The Lee Valley Regional Park).

Strategic Planning and Meeting the Duty to Co-operate

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

2.3 This Local Plan has been prepared taking 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 Cooperate. 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 matters.¹

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

2.5 The Councils established the Cooperation for Sustainable Development Member Board in October 2014 (the Co-Op Board) in order to take a strategic approach to the delivery of housing, economic and other cross boundary issues across the area. In January 2017 Epping Forest District, Harlow District and East Hertfordshire 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 that this Plan addresses. In brief the matters are:

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

¹PPG Ref ID: 9-001-20140306

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

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

London Stansted Cambridge Corridor (LSCC) Core Area Strategic Vision

- 2.8 The London Stansted Cambridge Corridor (LSCC) covers the area of London north from the Royal Docks, Tech City, the City Fringe, Kings Cross, and the Olympic Park, north, through the Lea Valley, the M11, A1 and A10 road, the East Coast and West Anglia Mainline rail corridors to Stevenage, Harlow and London Stansted Airport, and through to Cambridge and Peterborough.
- 2.9 The District Councils of Broxbourne, East Hertfordshire, Epping Forest, Harlow and Uttlesford form the LSCC Core Area which lies at the heart of the LSCC. This corridor has, over the past decade or more, been the engine of UK growth with its world class industries and businesses.
- 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 main lines - serving the Corridor. The A1(M), A10 and M11 motorways link its towns and cities with the capital, while London Stansted Airport offers international connections.
- 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 contributing 11% of all national employment. This success is built on research institutes and notable firms and organisations, including Amgen and AstraZeneca in Cambridge, GlaxoSmithKline in Stevenage, and Public Health England in Harlow.

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Vision for the London Stansted Cambridge Corridor Core Area

- A. 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 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 Lea 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 green spaces for people and wildlife; and the increase of green infrastructure connection 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 junction 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.
- B. 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.
- C. 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 In developing the Local Plan the Council has recognised, and taken into account, the wider context within which it is located, and therefore the need to reflect the aspirations and opportunities identified in the LSCC Vision.

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

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

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Uttlesford Districts. The 2015 Strategic Housing Market Assessment (SHMA) gives an up to date and policy compliant assessment of housing need over the Housing Market Area (HMA) for the period 2011-2033. 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 Functional Economic Market Area (FEMA), which has been found to be the same as the Strategic Housing Market Area, 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 in respect of the 'Distribution of Objectively Assessed Need across the West Essex/East Hertfordshire 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 in relation to the provision of Strategic Highways and Transport Infrastructure to support the delivery of the strategic housing and economic needs of the wider area, and with Natural England and the Conservators of Epping Forest to ensure that the Epping Forest Special Area of Conservation is monitored to ensure that the growth does not adversely affect air quality in the Forest. These three MoUs are available as part of the evidence base for the Local Plan. A fourth MoU to agree the distribution of economic growth across the FEMA is in preparation.

Lee Valley Regional Park

- 2.18 The Lee Valley Regional Park (LVRP) was created by a unique Act of Parliament in 1966 as a "green lung" for London, Essex and Hertfordshire. It follows the course of the River Lea for almost 23 miles (37 km) from the southern edge of Ware in Hertfordshire to the River Thames at East India Dock Basin and

comprises some 4,000 hectares of open space interspersed with various leisure facilities with some pockets of residential, industrial or horticultural developments.

- 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 Lee Valley Regional Park Authority (the Regional Park Authority). It has a statutory responsibility to either provide directly or work with partners to provide facilities for sport, recreation, leisure, entertainment and nature conservation throughout the 4,000 hectares of the Park. It has an appointed board of 28 Members. The Members are elected and nominated to the Regional Park 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 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

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inclusion shall not be treated as indicating the approval of the local planning authority to the Park Plan (Section 14 (2) (b)). The Regional Park Authority is in the process of preparing a suite of documents, the Park Development Framework (PDF), which will establish its aspirations and specific proposals for the future use and development of the Regional Park. In July 2010, the Authority adopted the Vision, Strategic Aims and Principles. Adoption of a series of Thematic Proposals followed in January 2011 setting out development and management proposals on a broad Park-wide thematic basis.

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

Lee Valley Regional Park Vision

- A. The Lee Valley Regional Park Vision outlines a common purpose for the Regional Park and expresses the desirable characteristics of the Regional Park. The vision is:
- (i) to be a cohesive, sustainable and valued regional green lung;
 - (ii) to be an area of enhanced and protected natural biodiversity for the enjoyment of all;
 - (iii) to achieve full utilisation of the unique land and water assets of the Regional Park for specialist leisure and recreational facilities developed in accordance with principles of sustainability and design excellence; and
 - (iv) to be an accessible and permeable, integrated visitor attraction to serve the region which will include local communities.

- 2.23 The Vision for the Lee Valley Regional Park 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:

- Policy SP 6 Green Belt and District Open Land;
- Policy SP 7 The Natural Environment, Landscape Character and Green and Blue Infrastructure;
- Policy E 4 Visitor Economy;
- Policy DM 1 Habitat protection and improving biodiversity;
- Policy DM 2 Epping Forest SAC and the Lee Valley SPA;
- Policy DM 3 Landscape character, ancient landscapes and geodiversity; and
- Policy DM 9 High Quality Design.

- 2.24 The Lee Valley Regional Park Authority is also preparing specific proposals for the future use and development of individual sites and areas that collectively form the totality of the Regional Park, which are being produced to cover eight areas across the Park. Part of Epping Forest District is included within Area 5 proposals which were adopted by the Lee Valley Regional Park Authority in April 2013 – this aims to enhance current visitor facilities at the Royal Gunpowder Park to create a visitor hub and improve pedestrian and cycle links. Other parts of the District will be included within Areas 6 and 7 for which no proposals have yet been published.

Conservators of Epping Forest

- 2.25 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 status and is designated as a Special Area of Conservation (SAC). As the competent authority under the Conservation of Habitats and Species Regulations 2017, 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

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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 committed to working with partners to address these issues.

2.26 The future conservation and enhancement of 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 Memorandum of Understanding 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 Plan which support the objectives include:

- Policy SP 7 The Natural Environment, Landscape Character and Green and Blue Infrastructure;
- Policy E 4 Visitor Economy;
- Policy T 1 Sustainable Transport Choices
- Policy DM 1 Habitat protection and improving biodiversity;
- Policy DM 2 Epping Forest SAC and the Lee Valley SPA;
- Policy DM 9 High Quality Design; and
- Policy DM 22 Air Quality.

Vision and Objectives for Epping Forest District to 2033

2.27 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 **good quality of life**;
 - (ii) **new homes of an appropriate mix of sizes, types and tenures** to meet local needs have been 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 recreational aims of **Lee Valley Regional Park** will be supported;
- (vii) a more **sustainable local economy** including tourism, aviation, research and development, and food production will be developed;
- (viii) a **distinctive and attractive network** of town and village centres will have been maintained;
- (ix) **access** to places by public transport, walking and cycling will be promoted; and
- (x) **significant residential development** will be located around Harlow to support the economic regeneration of the town.

How we will achieve this

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.

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 Lee Valley Regional Park and the countryside.

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, food production, the variety of small businesses as well as the skills of local people.

The District will maintain a distinctive and attractive network of town and village centres which can be accessed by public transport, walking and cycling as an

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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.

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

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 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 heritage resources 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 and is designed so as to reduce opportunities for crime and anti-social behaviour; and
- (vi) to ensure new development takes full account of, and mitigates where necessary, potential problems from air pollution, land contamination and noise.

B. Housing

- (i) to make provision for objectively assessed

market and affordable housing needs within the District, to the extent that this is compatible with national planning policy;

- (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 meet 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 Small District Centres (Loughton Broadway, Ongar, Waltham Abbey and Buckhurst Hill) to support their future vitality and viability by encouraging other forms of town centre uses including residential, cultural, leisure, tourist and commercial activities appropriate to their roles;
- (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 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 a planned and coordinated Infrastructure Delivery Plan (IDP) working

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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 green spaces and leisure, play and sports facilities and to make appropriate provision in new development.

E. 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 use of 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

- 2.28 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 Epping Forest and the Lea Valley.
- 2.29 The Council has worked with East Hertfordshire, Harlow and Uttlesford District Council's to ensure that the spatial distribution of new

homes and employment opportunities across the aligned Housing Market Area (HMA) and Functional Economic Market Areas (FEMA) support these strategic priorities through the Cooperation for Sustainable Development Member Board established in 2014. Through this Board three Memorandums of Understanding have been agreed relating to the distribution of housing, transport infrastructure and the impact on Epping Forest.

- 2.30 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.

- 2.31 The spatial 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 recent designation of the Harlow and Gilston Garden Town.

- 2.32 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 allocation 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

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and to complement rather than compete with employment opportunities in adjoining local authority areas.

2.33 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 Housing Market Area. The spatial 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 which reflect the opportunities to create sustainable communities of different size 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 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 effect on environmental assets, minimising the need as much as possible to develop on Green Belt land whilst supporting local priorities and opportunities.

2.34 The overarching strategy of the Local Plan is contained in the following seven policies. These sit within the context of the 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 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 infrastructure for new development. It also explains the approach of the Plan to addressing sustainable development and climate change. These threads of the strategy are viewed as equally important.

Sustainable Development

2.35 The fundamental purpose of the Local Plan is to deliver the vision, objectives and strategy for the District for the Plan period up to 2033 whilst contributing to sustainable development which can be described as positive growth that achieves economic, environmental and social progress. This principle is supported internationally through United Nations definitions and national policy makes it clear that its achievement is the purpose of the planning system.

2.36 The challenge for the Local Plan is to address the economic, environmental and social facets of sustainable development jointly and simultaneously, seeking to achieve gains in all rather than, for example, achieving economic progress at the expense of social and environmental progress. The Local Plan takes advantage of economic opportunities, and meets the needs of existing and future residents, businesses and visitors, whilst protecting and enhancing the natural and historic environment and built heritage and addressing the impacts of a changing climate. The strategy and policies in this Plan as a whole seek to address the matter of sustainable development holistically and recognise the interrelations between elements of new development and the existing settlements and countryside. Sustainable development is defined as development which meets the needs of the present without compromising the ability of future generations to meet their own needs.

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

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

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

Key Evidence

- Sustainability and Equalities Impact Appraisal (AECOM, 2017); and
- Habitats Regulation Assessments (AECOM, 2017).

Approach

2.38 The Council recognises the importance of pursuing sustainable development for the District, as noted in national 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 bio-diversity to achieving net gains for nature; replacing poor design with better design; improving the conditions in which people live, work, travel and take leisure; and widening the choice of high quality homes.

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

Policy SP 1 Presumption in favour of sustainable development

- A. The Council will take a positive approach to the consideration of development proposals, reflecting the presumption in favour of sustainable development contained in the National Planning Policy Framework. The Council will work proactively with applicants to find solutions for development proposals that help to improve the economic, social and environmental condition in the District.
- B. Proposals which accord with the development plan will be approved. Proposals that do not accord with the development plan will be refused, unless material considerations indicate otherwise. When taking decisions, the Council will apply the presumption in favour of sustainable development within national planning policy.

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

The Spatial Development Strategy

- 2.40 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 for example retail growth, as well as the provision of infrastructure, community facilities, and services necessary to support this development. These requirements are explored further in the settlement chapter (Chapter 5) and the Infrastructure and Delivery chapter (Chapter 6).

Housing

- 2.41 The Council has worked closely with East Hertfordshire, 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 that 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 what is known as a Strategic Housing Market Assessment (SHMA).
- 2.42 The purpose of the SHMA is to objectively assess housing need taking into account population and household projections, affordable housing needs, jobs growth and market signals about 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 Housing Market Area (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 Housing Market Area 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 and accord with other policies set out in national guidance. Evidence on transport constraints has shown that the maximum amount of growth for the Plan period is around 51,100 homes for the Strategic Housing Market Area.

- 2.43 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 Epping Forest District some 12,573 new homes 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.
- 2.44 Taking this into account the agreed distribution in the MoU identified a requirement for Epping Forest District to accommodate approximately 11,400 homes over the plan period 2011-2033.

Travellers

- 2.45 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 and Gypsies and Travellers are recognised ethnic groups and are entitled to the same access to housing as the settled community.

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

- 2.46 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 gypsies and 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.
- 2.47 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 SP 4 and SP 5. Sites in other areas of the District are set out in the individual sections in Chapter 5.

The Economy

- 2.48 The Council has worked with its neighbouring authorities in order to understand the strategic employment and economic needs of the wider area. The Functional Economic Market Area (FEMA) aligns with the Housing Market Area (HMA) and so this work has also involved East Hertfordshire, 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.
- 2.49 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.
- 2.50 This equates to a requirement for approximately 465 new jobs per annum for the FEMA. This was then translated into employment land floor space requirements. This has identified that between 2016-2033 there is a need for between 9-22 ha of new office space and 65 ha of new industrial space, across the area. These figures take account of the fact that approximately half of the future accommodation needs will be provided through the regeneration of existing office and industrial sites.
- 2.51 For Epping Forest District this provides a figure of some 10,800 jobs from 2011 – 2033, with some 7,900 for the 2016-2033 period. This translates into between 2-5ha of land for new office use and 14 ha for new industrial uses.
- 2.52 The FEMA authorities are committed to working together to ensure that adequate provision for employment uses will be 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.

Key Evidence

- West Essex and East Hertfordshire Assessment of Employment Needs (Hardisty Jones Associates, 2017);
- Employment Land Supply Assessment (Arup, 2017);
- Employment Review (Hardisty Jones Associates, 2017);
- Housing Implementation Strategy (Epping Forest District Council, December 2017);

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- Strategic Housing Market Assessment (ORS, 2015);
- Strategic Housing Market Assessment Establishing the OAN (ORS, 2017);
- Strategic Housing Market Assessment Affordable Housing Update (ORS, 2017);
- Updating the Overall Housing Need: Based on 2014-based projections for West Essex & East Herts (ORS, 2016);
- Essex, Southend on Sea and Thurrock Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (ORS, 2017);
- Epping Forest District Council: Gypsy, Traveller and Travelling Showpeople Accommodation Assessment Need Summary Report (ORS, 2017);
- Harlow Strategic Site Assessment (AECOM, 2016);
- Local Plan Viability Study (Dixon Searle, 2017);
- Site Selection Report 2016 and 2017 (Arup);
- Authority Monitoring Reports (EFDC);
- Memorandum of Understanding on the Distribution of Objectively Assessed Need across the West Essex/East Hertfordshire Housing Market Area (March 2017);
- Memorandum of Understanding on Highways and Transport Infrastructure for the West Essex/East Hertfordshire Housing Market Area (February 2017); and
- Memorandum of Understanding on managing the impacts of growth within the West Essex/East Hertfordshire Housing Market Area on Epping Forest Special Area of Conservation (February 2017).

Approach

Housing: The Strategic Spatial Option

- 2.53** 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-operation for Sustainable Development Board in agreeing the Memorandum of Understanding. This included strategic transport modelling, sustainability appraisal, habitats regulations assessment and strategic site assessment.
- 2.54** The Spatial Option and distribution to deliver approximately 51,100 net new homes was agreed by the Co-operation for Sustainable Development 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 Distribution²

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

- 2.55** The distribution was agreed through the signing of a Memorandum of Understanding in March 2017.
- 2.56** 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

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

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

proposed in the MoU distribution equates broadly to the full objectively assessed housing need of approximately 51,700 new homes across the HMA as identified in the July 2017 SHMA update.

2.57 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.

2.58 The Council is fully committed to meeting its contribution to the Housing Market Area's objectively assessed housing need which has been identified as a requirement for 11,400 net new homes over the Local Plan period for Epping Forest 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 Epping Forest District.

2.59 The remaining housing requirement identified for Epping Forest 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.

2.60 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.

2.61 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 Local 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.

2.62 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 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.

2.63 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 Housing Trajectory set out in Appendix 5 and the Housing Implementation Strategy.

2.64 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:

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

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 Hertfordshire	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.

2.65 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. The Plan allocates sites around Harlow as identified through the outcome of this work with our Housing Market Area partners (including making provision for Travellers) to support the vision for the London Stansted Cambridge Corridor.

2.66 The Local Plan allocates the remaining housing requirement identified for Epping Forest District by taking a sequential approach to where new homes will be provided. In determining the appropriate sites the Council has taken account of the previous consultation responses which considered that new housing should be distributed across the District, together with the evidence on sites put forward and 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 open space 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 meets other suitable criteria for development.
 - b.** Of greater value to the Green Belt if the land meets other suitable criteria for development.
 - c.** Of most value to the Green Belt if the land meets other suitable criteria for development.
 - 6** Agricultural land:
 - a.** Of Grade 4-5 if the land meets other suitable criteria for development.
 - b.** Of Grade 1-3 if the land meets other suitable criteria for development.
 - 7** Enable small scale sites in smaller rural communities to come forward where there is a clear local need which supports the social and economic well-being of that community.
- 2.67** 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) 2011-2017 up to 31 March 2017	1,330
What is available in the future (supply)	
Sites with planning permission up to 31 March 2017 + 10% non-delivery rate	1,621
Windfalls 35 x 11 years	385
Total supply	3,336
Requirement met through Garden Town Communities around Harlow within EFDC	3,900
Remaining requirement to be provided elsewhere in the District	4,146

2.68 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 SP 2. 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 SP 3.

Travellers

2.69 The 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 Statement for Traveller sites published by DCLG in August 2015 the Council has taken a proactive and sequential approach in selecting sites:

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

- 1 The creation of Garden Town Communities around Harlow recognising its strategic economic role and needs
- 2 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;
- 3 sites with temporary permissions or unauthorised sites that may potentially be suitable for regularisation;
- 4 intensification of existing traveller sites and/or sites which could be regularised (unauthorised sites or sites with temporary permission);
- 5 extension of existing traveller sites and/or sites which could be regularised (unauthorised sites or sites with temporary permission);
- 6 new Traveller sites in non-Green Belt areas;
- 7 new Traveller sites in Green Belt areas;
- 8 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 and update	64 pitches and 1 yard
No of pitches completed	16
Pitches given planning permission 2016 -2017	16
Remaining requirement to be provided – not including known ethnic traveller households who do not meeting the planning definition	32 pitches and 1 yard (identified in Policy SP 5 and Chapter 5 of the Local Plan)

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

- 2.70 The approach to traveller site provision including size, number of pitches and location is set out in the Site Selection Report. 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 10 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.

The Economy

- 2.71 The Council's approach to supporting the economy is to plan to provide a marginally higher amount of employment land than that identified in the District in the October 2017 Functional Economic Market Area Assessment. 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.
- 2.72 The sites allocated provide for this and are capable of accommodating a range of B Class Uses, but with a focus on B1c/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 'step-up' accommodation to support developing companies that need room to expand.
- 2.73 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 also be provided within the Garden Town Communities to promote the sustainable growth of Harlow and reduce out-commuting.
- 2.74 It is important that Epping Forest 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 Epping Forest. Taking this approach makes a positive contribution toward the delivery of the London Stansted Cambridge Corridor Vision, the employment needs across the Functional Economic Market Area, and the needs of the District.

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

Table 2.5 Employment Requirements: 2011-2033

The components of employment land requirement over the period 2011-2033 are as follows:	
Employment land (B uses) required 2016-2033 for offices	2-5ha
Employment land (B uses) required 2016-2033 for offices	14ha
Remaining requirement to be provided	16-19ha

Infrastructure and Delivery

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

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

Policy SP 2 Spatial Development Strategy 2011-2033

- A. Within the period 2011-2033 the Local Plan will provide for a minimum of 11,400 new homes allocated in accordance with the following sequential approach:
- (i) The creation of Garden Town Communities around Harlow recognising its strategic economic role and needs;
 - (ii) A sequential flood risk assessment – proposing land in Flood Zone 2 and 3 only where need cannot be met in Flood Zone 1;
 - (iii) Sites located on previously developed land within settlements;
 - (iv) Sites located on open space within settlements where such selection would maintain adequate open space provision within the settlement;
 - (v) Previously developed land within the Green Belt;
 - (vi) Greenfield/Green Belt land on the edge of settlements:
 - Of least value to the Green Belt if the land meets other suitable criteria for development.
 - Of greater value to the Green Belt if the land meets other suitable criteria for development.
 - Of most value to the Green Belt if the land meets other suitable criteria for development.
 - (vii) Agricultural land:
 - Of Grade 4-5 if the land meets other suitable criteria for development.
 - Of Grade 1-3 if the land meets other suitable criteria for development.
 - (viii) Enable small scale sites in smaller rural communities to come forward where there is a clear local need which supports the social and economic well-being of that community.
- B. The new homes will be distributed as follows:

Settlement	Allocated Housing
Sites around Harlow	~ 3,900
Epping	~ 1,305
Loughton	~ 1,021

Waltham Abbey	~ 858
Ongar	~ 590
Buckhurst Hill	~ 87
North Weald Bassett	~ 1,050
Chigwell	~ 376
Theydon Bois	~ 57
Roydon	~ 62
Nazeing	~ 122
Thornwood	~ 172
Coopersale, Fyfield, High Ongar, Lower Sheering, Sheering and Stapleford Abbots	~ 175
Rural East	~ 41

- C. 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 Town Communities around Harlow and at other settlements as allocated through this Local Plan (as identified in Policy SP 5 and Chapter 5);
 - (iii) Permitting rural exception sites in accordance with Policy H 3 and all other relevant policies of the Local Plan;
 - (iv) the delivery of sites identified in 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 SP 3; 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.
- D. An additional 38 pitches and 1 yard will be provided through the allocation of sites in the Local Plan to accommodate the needs of Travellers as identified in Policy SP 5 and Chapter 5. This provision will be delivered through the following sequential approach:

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

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

E. Within the period 2011-2033 the Local Plan will provide for employment needs by:

- (i) retaining and enhancing existing employment sites and premises where appropriate;
- (ii) allocating 23 hectares of new employment land at appropriate locations across the District as set out in Policy E 1 to provide a flexible supply of future sites to cater for needs, and to meet the economic needs of the wider sub-region, and complement Harlow Enterprise Zone; and
- (iii) promoting new small-scale employment opportunities within mixed-use developments, including at the Garden Town Communities.

F. In addition, the Council will:

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

- (vi) seek to increase workforce participation and encouraging older workers to continue to work; and
- (vii) attract new businesses, encourage start-ups, and help growing businesses.

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

2.77 The identified housing supply to 2033 exceeds the requirement. This serves two functions. Firstly, it provides a contingency to allow for flexibility. Contingency planning is necessary to allow for eventualities beyond the Council's control, including the economic cycle and factors relating to specific sites or developers, which could result in stalled sites. The Plan provides a range of sites in different locations which means that it is not reliant on delivery at a single location. A breakdown of the housing supply is included at Appendix 5.

2.78 Secondly, as identified above, the Council recognises that recent household projections demonstrate a further upward trend in housing need and the identification of additional sites demonstrates the Council's commitment to positive planning.

2.79 The Council's positive approach may also require it to use its compulsory purchase powers under section 226 of the Town and Country Planning Act 1990. That power gives the Council a positive tool to help to assemble land where this is necessary to implement proposals in the Local Plan or where strong planning justifications at for the use of the power exist. For the circumstances in which those powers may be exercised, see the Department for Communities and Local Government's 'Compulsory purchase process and the Crichel Down Rules: guidance'.

2.80 The Council recognises the importance of delivering housing to meet the requirements set out within Policy SP 2, and ensuring that the Plan includes sufficient flexibility to respond to

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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 Plan following adoption.

- 2.81 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 (AMR) 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 housing sites will not prejudice delivery of the infrastructure required by the Plan.

Place Shaping

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

prosperous and encourage safe communities where people want to live, work or visit.

Key Evidence

- Creating Garden Cities and Suburbs Today (TCPA, 2012);
- Landscape Character Assessment (Chris Blandford Associates, 2010); and
- Settlement Edge Landscape Sensitivity Study (Chris Blandford Associates, 2010).

Approach

- 2.85 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 the future development of allocations in the Local Plan (as identified in Policy SP 5 and Chapter 5).
- 2.86 Given the importance and scale of the allocations, development proposals will be required to accord with a range of place shaping principles, and where applicable, it will be necessary to demonstrate compliance through the production of Strategic Masterplans as required.
- 2.87 The Council is committed to working with Harlow Council, Uttlesford District Council and East Hertfordshire District Council, Hertfordshire County Council and Essex County Council, in partnership with relevant Local Enterprise Partnerships to bring forward transformational growth 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 SP 4 seeks to ensure that these aspirations can be achieved.
- 2.88 The appreciation of housing density is crucial to realising the optimum potential of sites. It is not appropriate to apply density ranges set out in Policy SP 3 mechanistically but to consider the density appropriate to the location taking account of relevant factors to optimise potential

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

including the local context, design, transport and social infrastructure.

Policy SP 3 Place Shaping

H. Strategic Masterplans and development proposals must reflect and demonstrate that the following place shaping principles have been adhered to with respect to the scale of 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 with a variety of jobs within easy commuting distance of homes;
- (v) provide high quality and imaginatively designed homes with gardens or access to usable and accessible amenity space, combining the very best of urban and rural living to promote healthy and active lifestyles and vibrant communities;
- (vi) ensure generous, well connected and biodiverse rich green space provision;
- (vii) extend, enhance and reinforce strategic green infrastructure and public open space;
- (viii) ensure that development enhances the natural environment;
- (ix) deliver strong local cultural, recreational, social (including health and educational where required) and shopping facilities 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 and pedestrians/cycling); and
- (xiv) positively respond to sustainable water

management.

- I. 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 the areas outside town and large village centres, new residential development should achieve densities of between 30 and 50 dwellings per hectare, and should enhance the distinctive character and identity of the area;
 - (iv) lower density developments may be appropriate in other areas of the District. Some parts of the urban areas and some villages are particularly sensitive to the impact of intensification and redevelopment because of the prevailing character of the area and the sensitive nature of the surrounding countryside or built form.

Strategic Masterplans

2.89 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.

2.90 The following Strategic Masterplans will be required to guide the development and implementation of the Garden Town Communities (as specified in Policies SP 4 and SP 5 below):

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

2.91 The following Strategic Masterplans will be produced to guide the development and implementation of other areas (as specified in the Places policies of the Plan in Chapter 5) of significant growth and/or complexity elsewhere in the District:

- South Epping Masterplan;
- Jessel Green Masterplan;
- Waltham Abbey North Masterplan;

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

- North Weald Bassett Masterplan;
- North Weald Airfield Masterplan; and
- Limes Farm Masterplan;

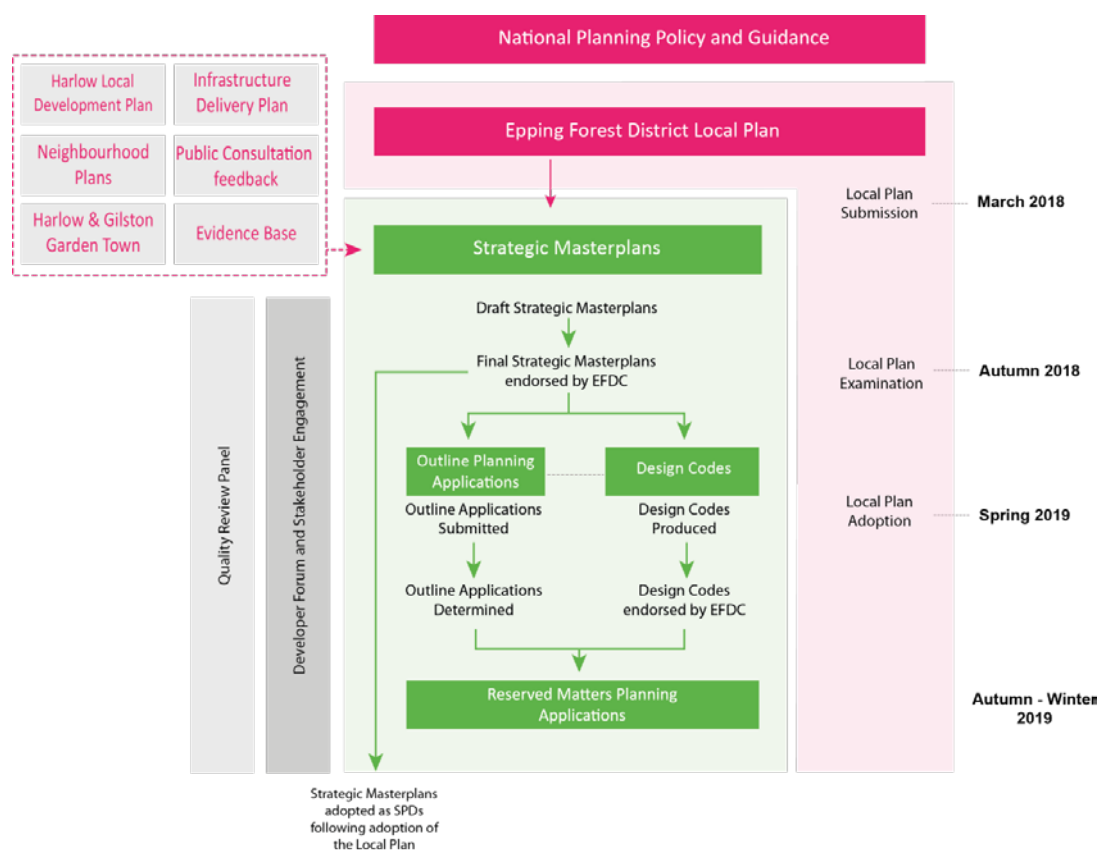
2.92 Strategic Masterplan Areas are defined on the maps included in Chapter 5, the Policies Map, and shown in Appendix 6. The precise nature and detail of each Strategic Masterplan will vary depending upon the context, including the complexity of allocated sites, scale of development proposed, constraints and infrastructure requirements. For instance, Strategic Masterplans for sites wholly in the ownership of the Council are likely to be of a more detailed nature. Strategic Masterplans which cover areas of multiple land ownership and greater complexity are likely to provide a higher level overarching framework to ensure that planning and delivery of development and infrastructure is properly coordinated across the Masterplan Area.

2.93

2.94 . 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

2.95 Epping Forest District Council (and Harlow District Council for the Garden Town Communities) will oversee the production of Strategic Masterplans through the Harlow and Gilston Garden Town/Epping Forest District Developer Forums. Planning applications and any other consenting mechanisms for sites located within a Masterplan area must be in general conformity with the Strategic Masterplans which have been formally endorsed by Epping Forest District Council (and where appropriate Harlow District Council).

Figure 2.1 Planning process for Strategic Masterplans



*NB, all timescales are indicative and for illustrative purposes only.

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

- 2.94 Strategic Masterplans will be produced by the landowners/promoters of allocated sites, in partnership with the Council and relevant stakeholders (including adjacent landowners, relevant town/parish councils, infrastructure providers and statutory consultees).
- 2.95 In producing Strategic Masterplans, the Council requires ongoing widespread engagement to be undertaken with the local community (including Town and Parish Councils) and stakeholders.
- 2.96 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.
- 2.97 Strategic Masterplans should be produced to accord with Policy SP 3 (Place Shaping) and other policies of the Local Plan. Specific requirements for the Garden Town Community Strategic Masterplans are set out in Policies SP 4 and SP 5. Specific requirements for the Strategic Masterplans in other areas of the District are set out within relevant policies in Chapter 5 of the Plan.

Design Codes

- 2.98 The Councils will require Design Codes to be produced which accord with the general principles established by the endorsed Strategic Masterplans. The Design Codes should be endorsed by the Council and inform planning applications to be submitted for individual sites. Where appropriate Design Codes may be required on other sites in consultation with the Council.

Concept Frameworks

- 2.99 The Council recognises that in some cases the production of Concept Frameworks would provide a more proportionate and pragmatic approach, whilst still ensuring that a comprehensive and cohesive approach is taken to the planning and delivery of development and infrastructure. Concept Frameworks will be required for:
- West Ongar; and

- South Nazeing;

- 2.100 Concept Frameworks will be produced by the landowners/promoters of relevant allocated sites and shall be endorsed by the Council prior to the submission of any planning applications. Detailed design proposals must be reviewed and informed by the Quality Review Panel. Some 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 Appendix 6.

Quality Review Panel

- 2.101 The production of Strategic Masterplans, Concept Frameworks, Design Codes and where appropriate other planning proposals should be informed through review at key stages by the Harlow and Gilston Garden Town or the Council's Quality Review Panel. The Council will generally expect schemes of more than 50 homes or 5,000 sq metres of commercial/other floorspace to be informed by review. Other smaller schemes which are complex or contentious may also be appropriate for review.

Planning Performance Agreements

- 2.102 To promote efficient and effective joint working and to front load the planning process, the use of Planning Performance Agreements will be strongly encouraged for large scale development (schemes of more than 50 homes or 5,000 sq metres of commercial/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 focusing the issues that will need to be addressed prior to the submission of planning applications.

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Harlow and Gilston Garden Town

2.103 Epping Forest District Council, Harlow Council and East Hertfordshire District Council are working in partnership together with Hertfordshire County Council, Essex County Council, Hertfordshire Local Enterprise Partnership, South East Local Enterprise Partnership, land owners and promoters to bring forward transformational growth in the form of Harlow and Gilston Garden Town.

2.104 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, recognising that areas in and around Harlow present 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.

2.105 The Garden Town lies in the core area of the 'London Stansted Cambridge Corridor' (LSCC) - one of the most important and fastest growing economic regions in the country.

2.106 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 provide a mix of development, including employment, schools and community facilities.

2.107 Harlow and Gilston Garden Town comprises four new Garden Town Communities:

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

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

Key Evidence

- Harlow Strategic Site Assessment (AECOM, 2016);

- Harlow and Gilston Garden Town Expression of Interest (2016); and
- Site Selection Report 2016 and 2017 (Arup);
- West Essex and East Hertfordshire Assessment of Employment Needs (Hardisty Jones Associates, 2017);
- Employment Review (Hardisty Jones Associates, 2017);
- Epping Forest District Council: Gypsy, Traveller and Travelling Showpeople Accommodation Assessment Need Summary Report (ORS, 2017);
- Infrastructure Delivery Plan (Arup, 2017); and
- Level 1 Strategic Flood Risk Assessment (SFRA) Update (URS 2015)

Approach

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

2.110 The level of strategic growth proposed across the Garden Town 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.

2.111 The approach to delivery of the Garden Town means that the new 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 new development will enhance the natural environment and offer high-quality affordable housing and locally accessible work in beautiful, healthy and sociable communities.

2.112 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. Included within this provision has been made

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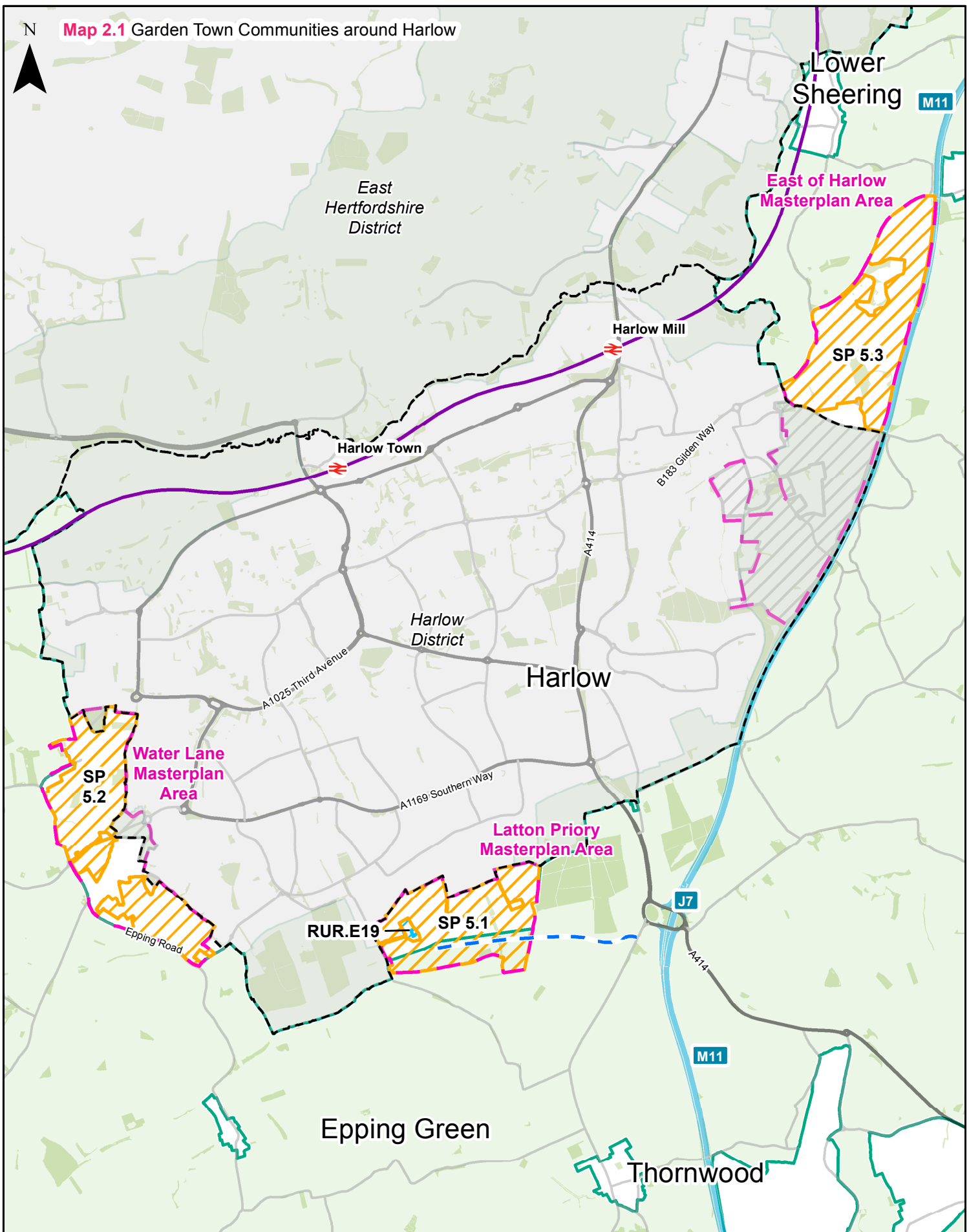
for the relocation of the Princess Alexandra Hospital from its current site in Harlow. In order to facilitate the future relocation of the hospital, two potential sites have been identified within the Garden Town – one in Epping Forest District (East of Harlow) and the other in East Hertfordshire District (Gilston).

- 2.113 The Communities will benefit from access to sub-regional retail services at Harlow Town Centre and local employment provision helping to create a sustainable and self-supporting Garden Town.
- 2.114 To facilitate the delivery of the new Garden Town Communities the Councils are preparing a Spatial Vision and Design Charter framework to provide an overarching spatial vision across the Garden Town and a design charter that will inform Strategic Masterplans. The design principles and parameters will reflect the TCPA's principles and draw on contemporary interpretations of a 'Garden Town', setting out key criteria and objectives for quality and character.
- 2.115 The Spatial Vision and Design Charter identifies a clear set of high-level design principles, which incorporate and interpret the TCPA's Garden City principles specifically for the Harlow and Gilston Garden Town and will set out how design principles will be applied. The Spatial Vision and Design Charter will be implemented and secured through Strategic Masterplans, Design Codes and planning applications.
- 2.116 The Councils are also establishing a Quality Review Panel to guide development proposals across the Garden Town, in order to help secure the exceptional development quality standards required. The recommendations of the Panel will be a key material planning consideration in the production of Strategic Masterplans, Design Codes and planning applications, in helping to ensure that the principles and requirements of the Garden Town are upheld.
- 2.117 Additionally, the Councils are preparing a Sustainable Transport Corridor Study for the Garden Town. 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 Town Communities to be made by non-car modes.

- 2.118 The planning and delivery of the Garden Town 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 Town Communities. This approach will help the Councils to secure the Garden Town place making objectives, whilst ensuring the coordinated and timely delivery of development and infrastructure.
- 2.119 Development proposals for sites within the Garden Town Communities will be required to be in general conformity with a Strategic Masterplan which has been formally endorsed by Epping Forest District Council and, where appropriate, Harlow District Council. The Strategic Masterplans must be produced in accordance with the policy requirements stipulated within this Plan.
- 2.120 Policy SP 4 sets out the overarching requirements for the three Garden Town Communities located, or part located, within Epping Forest District. A similar Garden Town policy is contained within Harlow's Local Plan, which will help to ensure a consistent approach across the Garden Town, and particularly the East Harlow site which straddles the two administrative areas.

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



**Epping Forest District
Local Plan**
Submission Version
December 2017

Drawing No.
EFDC-SP-0024-Rev1

Date: December 2017

Map 2.1

Garden Town Communities
around Harlow

Contains Ordnance Survey & Royal Mail Data
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The Local Plan should be read as a whole.
Proposals will be judged against all relevant
policies.

Scale: 1:45,000 @A4



Legend

- Residential site allocation
- Employment site allocation
- Traveller site allocation
- Masterplan Area located in Harlow District
- Masterplan Area
- Concept Framework Plan Area
- Green Belt Boundary
- Indicative access road for Latton Priory
- Local Authority boundary

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.

Policy SP 4 Development & Delivery of Garden Communities in the Harlow and Gilston Garden Town

- A. The following three Garden Town 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 Town 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, green space and other uses to enable residents to meet the majority of their day-to-day needs. Delivery of each new Garden Town Community will be phased and underpinned by a comprehensive package of infrastructure as set out within the Infrastructure Delivery Plan.
- C. The design, development and phased delivery of each Garden Town 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 Town Communities to: (a) secure a high-quality of place making; (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 Town Community from the outset and include a long-term community engagement strategy.
 - (iii) Inclusion of opportunities for community-led housing development;
 - (iv) Agreeing appropriate and sustainable long-term governance and stewardship arrangements for community assets including green space, the public realm areas and community and other relevant facilities prior to the submission 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 Town Communities setting out the key development design and delivery principles and guide development proposals. Planning applications and any other consenting mechanisms for the Garden Town Communities will be required to be in general conformity with the Strategic Masterplans which have been formally endorsed by Epping Forest District Council and where appropriate Harlow District Council;
 - (vi) Be consistent with and adhere to the relevant Design Code(s) which has been formally endorsed by Epping Forest District Council and where appropriate Harlow District Council;
 - (vii) Strategic Masterplans and detailed design proposals must be reviewed and informed by the Quality Review Panel;
 - (viii) Promotion and execution of the highest quality of planning, design and management of the built and public realm so that the Garden Town Communities are characterised as distinctive places that capitalise on local assets and establish environments that promote health, happiness and well-being. Proposals should adhere to the Harlow and Gilston Garden Town Spatial Vision and Design Charter, and 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 of the new Garden Communities, 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

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- population;
- (xi) Provide and promote appropriate opportunities for small-scale employment generating uses;
 - (xii) Ensure the provision of integrated and sustainable transport systems for the Harlow and Gilston area that put walking, cycling and public transit networks and connections at the heart of growth in the area, to create a step change in modal shift through providing for and encouraging 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 the use of public and community transport in order to improve air quality and reduce emissions and promote healthy lifestyles. Garden Town Communities must ensure the provision of high quality, safe and direct walking and cycling routes and linkages to and from Harlow within a permeable site layout with priority over vehicular traffic;
 - (xiv) Create sociable, vibrant, healthy and walkable neighbourhoods with equality of 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 specific Garden Town Community parking approaches and standards recognising that car-ownership will need to be accommodated without impacting on the 'quality of place, and sustainable transport objectives' whilst making the best use of land;
 - (xvi) Create distinctive environments which relate to the surrounding area, the natural and historic landscapes and systems, provide a multi-functional green-grid which creates significant networks of new green infrastructure and which provides a high degree of connectivity to existing corridors and networks and enhance biodiversity;
 - (xvii) Integrate a sustainable approach to design

and construction that secures net gains in local biodiversity and the highest standards of energy efficiency and innovation in technology; and

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

2.121 In addition to the overarching requirements set out in Policy SP 4, Policy SP 5 sets out the more detailed on-site requirements for each of the three Garden Town 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 ensure coordination and compatibility with other emerging Local Plans and work-streams.

2.122 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 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.

2.123 All sites will provide a significant amount of multi-functional green infrastructure, serving strategic and local purposes. Green infrastructure will be required to provide a high quality context for the development, where appropriate providing a buffer to the outer extent of development, and providing mitigation towards impacts arising from growth in relation to 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. Plentiful local green infrastructure must be incorporated within the development to reflect Garden Town principles, and ensure the creation of high quality beautiful, healthy and sociable communities.

2.124 Details of site specific infrastructure requirements are provided within the Infrastructure Delivery Plan.

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

Latton Priory

- 2.125** Sites within Latton Priory provide capacity for around 1,050 homes, alongside community facilities including Early Years facilities, a new two-form entry primary school and appropriate contributions towards a secondary school (including the provision of land) to serve the needs arising from new development.
- 2.126** Approximately 1ha of B1 Use Class employment land will be provided at Dorrington Farm. This will provide opportunities for high quality employment uses to be incorporated within the Garden Town, helping to promote sustainability whilst also linking to Harlow Town Centre.
- 2.127** In addition 0.5 ha for up to five traveller pitches will be provided.

Water Lane Area

- 2.128** Sites within the Water Lane Area provide capacity for around 2,100 homes, alongside community facilities including Early Years facilities, a new two-form entry primary school and appropriate contributions towards a secondary school to serve the needs arising from new development. In addition 0.5 ha for up to five traveller pitches will be provided

East of Harlow

- 2.129** East of Harlow is located across the administrative boundary between Harlow District Council and Epping Forest District Council. The land within the Epping Forest District provides capacity for 750 homes. Development is required to provide community facilities including Early Years facilities, a two-form entry primary school and appropriate contributions (including the provision of land) towards a new secondary school to serve the needs arising from new development. In addition 0.5 ha for up to five traveller pitches will be provided.
- 2.130** The development of the site also provides the opportunity to resolve flood risk issues, both on-site and off-site, downstream and upstream.
- 2.131** The site provides an opportunity to accommodate the relocation of the Princess Alexandra Hospital, subject to the completion of the further technical assessment work. In this context, the District Council will work cooperatively 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 replacement/relocation of Princess Alexandra Hospital is considered to be an important part of this.

- 2.132** Developers will be required to make provision for on-site requirements in line with the provisions set out in Policy SP 5.

Policy SP 5 Garden Town Communities

- A.** The following sites will be allocated to support the delivery of the spatial development strategy set out in Policy SP 2 and Policy SP 4.

Allocation Reference	Location	Development to be delivered
SP 5.1	Latton Priory	Approximately 1,050 homes 1ha of employment land 0.5ha for up to 5 Traveller pitches
SP 5.2	Water Lane Area	Approximately 2,100 homes 0.5ha for up to 5 Traveller pitches
SP 5.3	East of Harlow	Approximately 750 homes and potential relocation of Princess Alexandra Hospital 0.5ha for up to 5 Traveller pitches

- B.** As well as the delivery of new homes sites SP 5.1-5.3 will be expected to make provision for appropriate small-scale employment, retail and community uses in accordance with other policies within the Plan. The Garden Town Communities must be planned and delivered as high quality, integrated, sustainable and distinctive developments supported by necessary infrastructure, services and facilities.
- C.** Infrastructure requirements must be delivered at a rate and scale to meet the needs that arise from the proposed development, in accordance with the Infrastructure Delivery Plan. Development

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

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. Development proposals in relation to sites SP 5.1-5.3 will be required to be in general conformity with a Strategic Masterplan which has been endorsed by the Council.
- E. Development proposals for the Garden Town Communities (and where applicable Strategic Masterplans) must reflect and demonstrate that the Place Shaping and Garden Town principles set out in Policy SP 3 and SP 4 have been adhered to.

Latton Priory

- F. Land allocated at Latton Priory (SP 5.1) will be brought forward on a phased basis for a comprehensive high quality development to include:
 - (i) At least 1,050 homes up to 2033;
 - (ii) 1 hectare of employment land provided at Dorrington Farm;
 - (iii) 0.5 hectares for up to 5 traveller pitches;
 - (iv) Strategic 'green infrastructure' comprising natural/semi natural open space, walking and cycling routes, flood mitigation and wildlife space and a new Green Belt defensible boundary to the South of the site;
 - (v) Land within the Green Belt and Masterplan area must be retained for public open space or for appropriate uses in the Green Belt;
 - (vi) A sympathetic design which responds to the adjacent ancient woodland and the Scheduled Monument;
 - (vii) A local centre;
 - (viii) A two-form entry primary school;
 - (ix) At least 10ha of land to accommodate a secondary school in addition to any necessary contributions;
 - (x) Early Years Facilities;
 - (xi) The provision of appropriate community and health facilities;
 - (xii) 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;
 - (xiii) Satisfactory water supply and waste water network infrastructure for occupants; and

- (xiv) Bus services and direct pedestrian and cycle links between housing and the facilities that serve them.

Water Lane Area

- G. Land allocated in the Water Lane Area (SP 5.2) will be brought forward on a phased basis for a comprehensive high quality development to include:
 - (i) At least 2,100 homes up to 2033;
 - (ii) 0.5 hectares for up to 5 traveller pitches;
 - (iii) Strategic 'green infrastructure' comprising natural/semi natural open space, walking and cycling routes, flood mitigation and wildlife space and new Green Belt defensible boundaries as indicated on the map;
 - (iv) A local centre;
 - (v) A two-form entry primary school;
 - (vi) Contributions towards new secondary school provision within the Garden Town;
 - (vii) Early Years Facilities;
 - (viii) The provision of appropriate community and health facilities;
 - (ix) Highway and transport improvements including works to Water Lane/A1169 roundabout; A1025/Abercrombie Way signals and traffic calming along the A1169 Southern Way Corridor;
 - (x) Satisfactory water supply and waste water network infrastructure for occupants; and
 - (xi) Bus services and direct pedestrian and cycle links between housing and the facilities that serve them.

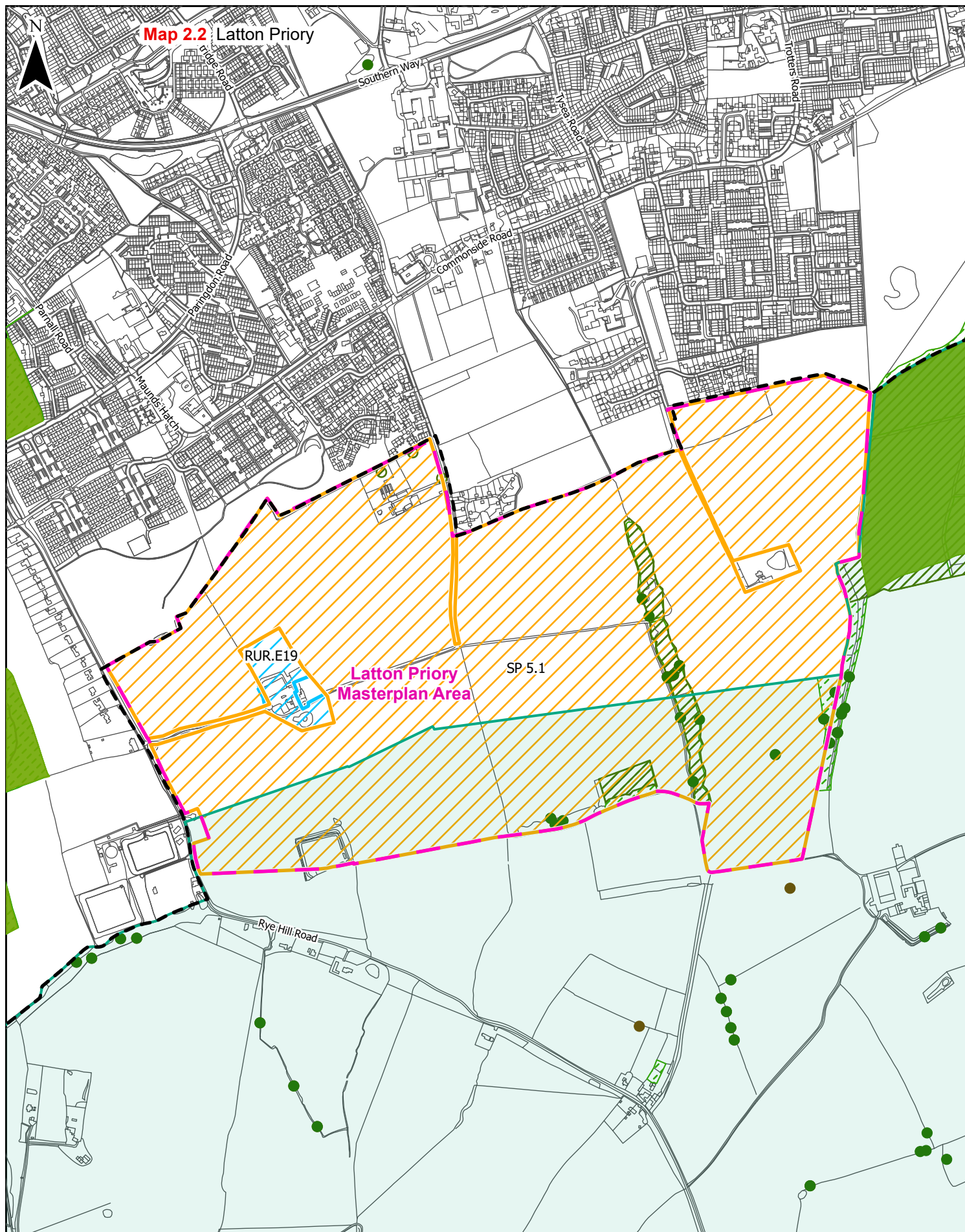
East of Harlow

- H. Land allocated at East of Harlow (SP 5.3) will be brought forward on a phased basis for a comprehensive high quality development to include:
 - (i) At least 750 homes up to 2033;
 - (ii) 0.5 hectares for up to 5 traveller pitches;
 - (iii) Strategic 'green infrastructure' comprising natural/semi natural open space, walking and cycling routes, flood mitigation and wildlife space and any compensatory BAP habitat to retain existing provision;
 - (iv) No built development will be permitted on land within Flood Zone 2 and 3 as indicated on the Environment Agency maps;
 - (v) A local centre;

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- (vi) The provision of appropriate community and health facilities including approximately 14 hectares of land for a health and well-being hospital campus;
- (vii) A two-form entry primary school;
- (viii) At least 10ha of land to accommodate a new secondary school in addition to any necessary contributions;
- (ix) Early Years Facilities;
- (x) The provision of appropriate community and health facilities;
- (xi) Highway and transport improvements including linkages into off-road cycle and walking networks;
- (xii) The delivery of works to widen the B183 Gilden Way, a left turn slip road from M11 Junction 7a link road approach to the East Harlow northern access road ahead of development commencing;
- (xiii) Satisfactory water supply and waste water network infrastructure for occupants;
- (xiv) Bus services and direct pedestrian and cycle links between housing and the facilities that serve them;
- (xv) The proposed National Cycle Network route 1; and
- (xvi) 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.

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



**Epping Forest District
Local Plan**
Submission Version
December 2017

Map 2.2

Date: December 2017

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Latton Priory

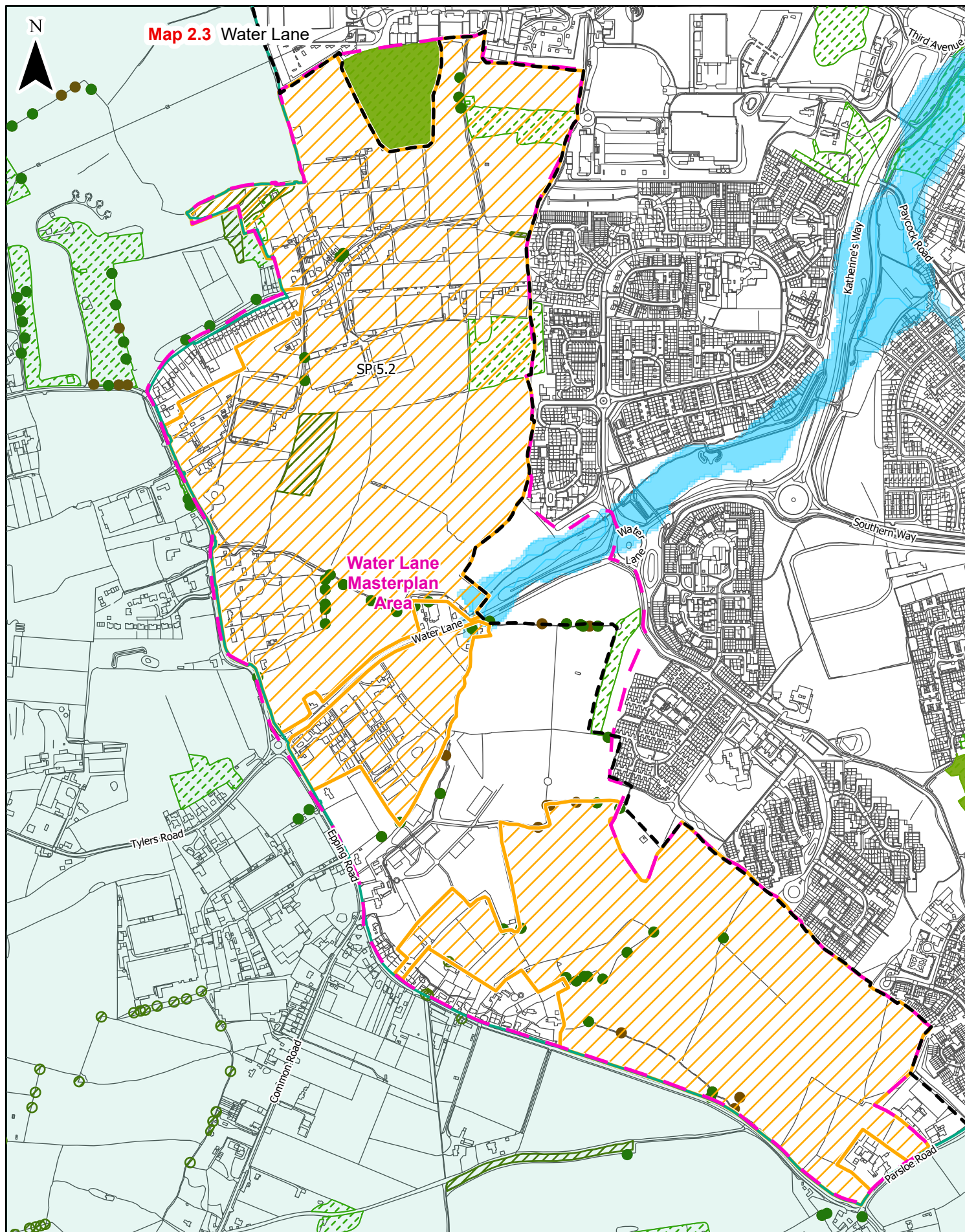
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The Local Plan should be read as a whole.
Proposals will be judged against all relevant
policies.

Legend

- | | | |
|-----------------------------|---|--------------------------|
| Residential site allocation | Residential and traveller site allocation | Green Belt Boundary |
| Employment site allocation | Masterplan Area | District Open Land |
| Traveller site allocation | Concept Framework Plan Area | Local Authority boundary |

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.



Epping Forest District
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Map 2.3

Date: December 2017

1:10,000@ A4

Water Lane

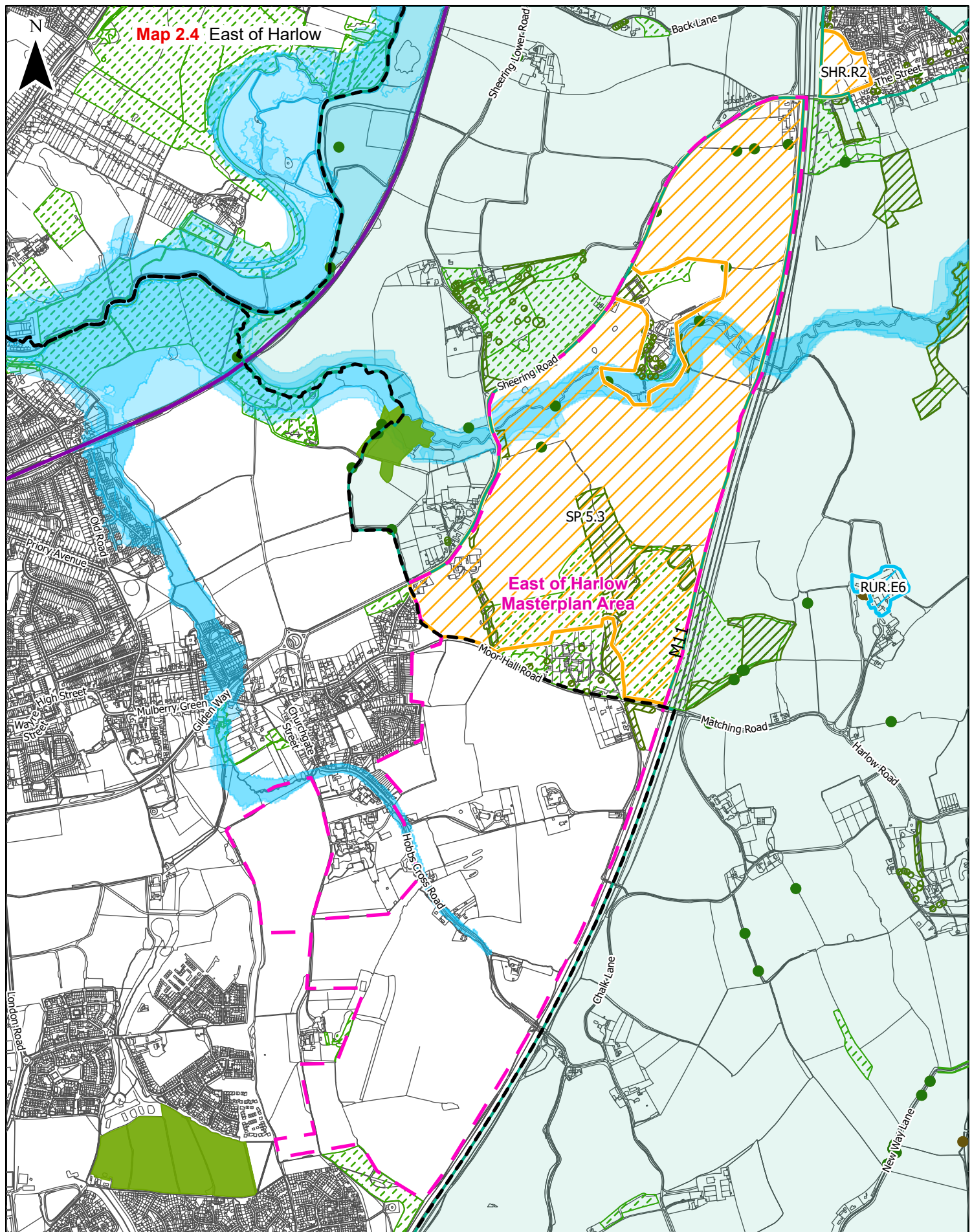
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The Local Plan should be read as a whole.
Proposals will be judged against all relevant
policies.

Legend

- | | | |
|-----------------------------|---|--------------------------|
| Residential site allocation | Residential and traveller site allocation | Green Belt Boundary |
| Employment site allocation | Masterplan Area | District Open Land |
| Traveller site allocation | Concept Framework Plan Area | Local Authority boundary |

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.



**Epping Forest District
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Map 2.4

Date: December 2017

1:17,500@ A4

East of Harlow

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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 allocation
-  Masterplan Area
-  District Open Land
-  Traveller site allocation
-  Concept Framework Plan Area
-  Local Authority boundary

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.

Green Belt and District Open Land

2.133 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 92% of the District is designated as Green Belt which surrounds all of the larger settlements, washing over some of the smaller settlements.

2.134 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, some alterations to the detailed boundaries around settlements have been necessary. This has been undertaken in line with the national planning guidance regarding the definition of boundaries and purposes of the Green Belt. 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.

Key Evidence

- Green Belt Review (LUC, 2016);
- Settlement Capacity Study (Fregonese Associates, 2016); and
- Site Selection Report 2016 and 2017 (Arup).

Approach

2.135 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.

2.136 The justification for altering the Green Belt boundaries in this Plan arises from the local circumstances as they pertain to:

- The extent of the Green Belt and subsequent deficiency of land within the existing settlements to accommodate the identified need;
- The requirement to deliver sustainable patterns of development; and
- The inability of neighbouring authorities to meet the need of the District given their circumstances as also containing extensive areas of Green Belt.

2.137 These factors all give rise to the need to allocate sites for the identified growth across the District and support development in sustainable locations and to meet development needs where they arise.

2.138 There have been no alterations to Green Belt boundaries since adoption of the 1998 Local Plan. The alterations made at this time were relatively minor and related only to four specific locations. Proposed development sites within the 1998 Local Plan were not removed from the Green Belt as part of the process of allocating them for development. In addition to this historic position of only making very limited changes to the Green Belt, Epping Forest District has previously been considered as an area of development restraint by higher tier plans (e.g. County Structure Plans and Regional Strategies) with relatively low development needs allocated as a result. As set out in paragraphs 2.40-2.43 the Council has worked in partnership with neighbouring authorities within the defined Housing Market Area to identify the Objectively Assessed Development Needs for the Plan period. For Epping Forest District, the identified requirement represents a considerable increase over previous development rates. It is clear from the evidence base for this plan that there is insufficient land outside of the Green Belt to meet the future development needs of the District within the plan period.

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

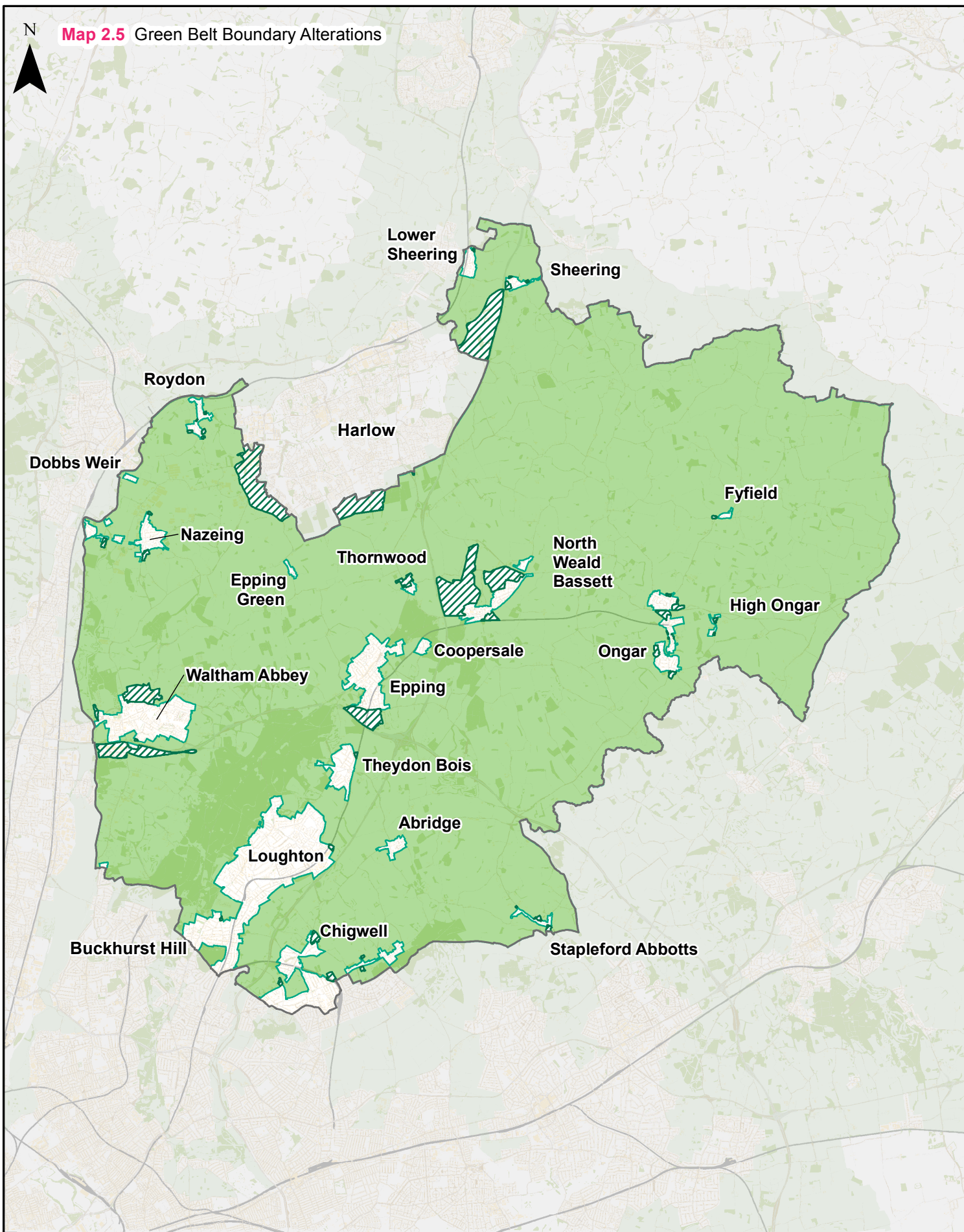
2.139 This Local Plan pursues a strategy as set out in Policy SP 2 which seeks to minimise the loss of Green Belt land for development, seeking to allocate first sites within existing settlements and focusing development in the most sustainable locations.

2.140 Successive studies have demonstrated that Harlow is a suitable location for growth, and that an element of this growth would need to be outside of the administrative boundaries of Harlow within Epping Forest and East Hertfordshire Districts. There is further discussion of the sites for Garden Town Communities around Harlow in Policy SP 5. The delivery of the Garden Town Communities around Harlow is dependent on the construction of key infrastructure, including improvements to Junction 7 and a new motorway junction (Junction 7A) to the north of existing junction 7 of the M11.

2.141 Beyond Harlow, the identification of possible locations for development has followed the sequential approach as set out in SP 2 in which non-Green Belt land is prioritised for development over land within the Green Belt. The evidence base of sites from which the allocations have been drawn has included a comprehensive search within the settlements for land. (This includes the Strategic Land Availability Assessment, subsequent updates and additional sites brought forward by land owners, and from the Settlement Capacity Study (2016)). During the production of this plan the Council has therefore sought to ensure that potential opportunities to redevelop existing brownfield sites outside of the Green Belt were identified wherever possible.

2.142 The selection of locations for development has been undertaken through the use of a Green Belt Review that identified the performance of parcels of land in relation to the purposes of the Green Belt. This information has been used in addition to considerations relating to the characteristics of sites such as their biodiversity and landscape value. The final choice of sites for release from the Green Belt has been informed by its suitability and its availability. The filtering and analysis that has led to the alterations to the Green Belt boundaries has been comprehensive. The Site Selection Report sets out the approach which seeks to protect the most high value Green Belt land wherever possible. The plan below shows the new Green Belt boundary for the District.

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



**Epping Forest District
Local Plan**
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December 2017



Drawing No.
EFDC-SP-0000-Rev2

Date: December 2017

Scale: 1:150,000 @A4

Map 2.5

Green Belt Boundary Alterations
in Epping Forest District

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

Legend

- Green Belt boundary
- Green Belt boundary alterations
- Epping Forest District boundary
- Neighbouring Local Authorities

Anomalies

2.143 In addition, evidence contained within the Green Belt Review: Stage 2 identified a number of areas in the District where development has already taken place within the Green Belt. These have been reviewed to consider whether it is appropriate for these developed areas to remain within the Green Belt, or if a more defensible boundary is appropriate in the long term. The selection of sites in this Plan has also led to the identification of some anomalies and where appropriate the boundaries have been altered.

Designation of District Open Land

2.144 In some locations the alteration to the Green Belt boundary removes areas of land that are not proposed for change. This is because it would not make sense to create 'holes' in the Green Belt. An alternate designation that will provide the same level of protection as the Green Belt designation to these areas that are broadly in open space, recreation and leisure uses. In accordance with the national planning policy a Local Green Space designation of "District Open Land" is proposed. In connection with the Green and Blue Infrastructure Strategy, opportunities will be sought to improve and enhance the newly defined District Open Land. The proposed areas are shown on the policies map.

2.145 National planning policy sets out the approach to planning applications for development proposals within the Green Belt. Policy SP 6 outlines the strategic approach whilst Policy DM 4 provides more detail.

Policy SP 6 Green Belt and District Open Land

A. Green Belt

The general extent of the Green Belt is set out in Map 2.5. The detailed boundaries and inset settlements are defined in Chapter 5 and 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 DM 4

B. District Open Land

The same level of protection will be applied to

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

The Natural Environment, Landscape Character and Green and Blue Infrastructure

2.146 The District contains an abundant natural heritage at all scales - reflected in the extensive landscapes of the Epping Forest and Lee Valley Regional Park down to the scale of individual Veteran Trees. The mosaic of countryside, woodland, trees, green lanes, rivers and water meadows, and both rural and urban open spaces are important culturally and for good health, whilst being 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 tow paths and roadside verges.

2.147 A key characteristic of the landscape in Epping Forest District is trees, as they are the key component of the ancient forests of Epping and Hainault, many woods and miles of ancient hedgerow as well as the dominant asset in urban areas. Particular attention is therefore paid to the importance of trees within the Local Plan strategy.

2.148 The Local Plan provides a positive strategy for the protection and enhancement of the natural environment and recognises its role in adapting to climate change. National policy and legislation supports the implementation through measures including the development of linked, multifunctional spaces networks, and-habitat and species protection which seek to achieve net gains in biodiversity. This is commonly known as 'green and blue infrastructure' (the blue referring to the water environment) whilst any component can be termed an 'asset'.

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

Key Evidence

- Landscape Character Assessment (Chris Blandford Associates, 2010);
- Settlement Edge Landscape Sensitivity Study (Chris Blandford Associates, 2010);
- Infrastructure Delivery Plan (Arup, 2017);
- Open Space Strategy (4 Global 2017); and
- Epping Forest Historic Environment Characterisation Study (Essex County Council 2015).

Approach

2.149 The continued improvement of the District's green and blue assets into networks is an important part of the strategy of the Local Plan, and 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.

2.150 The Local Plan seeks to protect and improve upon the quality of the natural environment in the District, in tandem with providing for the necessary new development, through the continued development of green and blue networks that provide for multipurpose open spaces and improving access to the natural environment for residents and visitors. The multi-functional nature of the network includes the water environment of the District. Use of the District-wide network includes recreation, flood water storage, nature conservation transport by walking, cycling and horse riding, provision of shade in urban areas, use of trees to alleviate air pollution, sustainable drainage, food production and a host of other uses that do not constitute buildings.

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

2.152 The Council seeks to ensure that all development will contribute to future accessible networks of green and blue infrastructure as even the smallest site can provide for vegetation, trees or green roofs or walls with careful design. Larger sites can be designed to capitalise on the existing green and blue infrastructure assets by incorporating them into layouts and enriching provision, whilst improving links, and the quality of the living environment for occupants. Therefore Policy SP 7 applies to all development.

2.153 Further policies are contained in Chapter 4 Development Management of this Plan. These set out in more detail the Council's requirements, see for example Policy DM 5.

Policy SP 7 The Natural Environment, Landscape Character and Green and Blue Infrastructure

- A.** The Council will protect the natural environment, enhance its quality and extend access to it; this contributes to the health and wellbeing of its people and economic viability of the District. In considering proposals for development the Council aims to create a comprehensive network of green and blue corridors⁴ and places, appropriate to the specific rural or urban setting. In so doing, it seeks to connect and enrich biodiversity through habitat improvement and protection at all scales, including priority habitats and extend access to and maximise the recreation opportunities of, our countryside and urban open spaces.
- B. The countryside:**
- (i)** the Council will conserve and enhance the character and appearance of the countryside. Landscape character assessments will be used

⁴ green corridors and places are any natural areas that can comprise spaces and corridors, so for example a hedgerow can provide a green corridor for wildlife, a green lane a corridor for both wildlife and people, and either of these can join a park with a wood for example – the park and wood being green places. Blue corridors and places are water courses such as rivers and streams and water habitats such as ponds, lakes, and marshes

⁵ Countryside is defined as land beyond the built edge of settlements

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

to assist in judgements on the suitability of new development;

- (ii) the Council will act itself, and in relation to development proposals, to develop a multifunctional countryside, which is productive, rich in biodiversity at all scales, with a well-connected green and blue infrastructure network that is accessible for quiet enjoyment, recreation and exercise.

C. Towns and smaller settlements:

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

D. Green and Blue Infrastructure

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

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

- E. The Council will therefore expect all development proposals, where appropriate, to contribute towards the delivery of new green and blue infrastructure which develops and enhances a network of multi-functional green and blue assets⁵ throughout the District. This will be

proportionate to the scale of the proposed development and the rural or urban context. The Council will support development which contributes to the District's existing green and blue infrastructure and where possible, enhances and protects networks. It will secure additional provision where deficiencies have been identified through the Infrastructure Delivery Plan and other appropriate evidence base documents. Where on-site provision is not feasible then the use of CIL/s106 agreements will be sought to contribute.

⁵ 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.

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

Housing Mix and Accommodation Types

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

Key Evidence

- Housing Implementation Strategy (Epping Forest District Council, 2017);
- Strategic Housing Market Assessment (Opinion Research Services, 2015);
- Strategic Housing Market Assessment Establishing the OAN (ORS, 2017); and
- Strategic Housing Market Assessment Affordable Housing Update (ORS, 2017);

Approach

- 3.3 The Strategic Housing Market Assessment (SHMA) 2015 and updates are the latest published housing needs evidence which set out the quantum, type, and size and tenure of new market housing homes needed both across the SHMA area and within the District over the Plan period. However, there is also a need to consider the most appropriate location for new market housing, and the type and size of properties to be provided in different areas. This

must take into account the desire for some to build their own homes and to address specialist housing needs where the evidence exists to support this. The Council will seek to make the best use of land, and take account of the existing stock of homes within the locality to achieve the objective of mixed and balanced communities.

- 3.4 It is important that a proportion of new homes can provide for the needs of those with, or who may develop, accessibility needs through the design of those homes. This reflects the evidence as set out in the SHMA and the 2017 update that there is an existing need for accessible housing in the District that will continue taking into account the ageing profile of the District's population over the period of the Local Plan. Improving housing standards to strengthen local communities and reduce the need for residential care by enabling vulnerable people to remain in their homes, or be able to have the choice to be able to move into a new home, is important as part of improving the overall housing mix within the District. Consequently, the Council's approach is that all new homes should be built to Category 2: Accessible and Adaptable Homes standards, in order to maximise choice in the type, size and location of new homes available.

- 3.5 The needs of those with accessibility needs, including older people can be supported by bungalow accommodation. Recent information contained in the Council's Authority Monitoring Report shows that there has been a gradual erosion of the District's existing stock of bungalows. The Council considers that bungalows can play an important role because of their potential ease of adaptation such that they can provide choice for people with accessibility needs, including the current and future needs of older people.

- 3.6 Specialist accommodation for those with support needs, including for older people, will continue to play an important role in providing for those residents who currently, or will, need assistance. Consequently, the loss of existing specialist accommodation will be resisted and new provision will normally be supported where appropriately located and designed.

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

- 3.7 The Self Build and Custom Housebuilding Act 2015 placed an obligation on local authorities to maintain a register of people and groups interested in building their own homes. A detailed definition of self-build and custom housebuilding is set out in the Housing and Planning Act 2016. The Council will work with landowners and developers to deliver its obligations with respect to self-build and custom housebuilding.
- 3.8 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 H 1 Housing Mix and Accommodation Types

- A. Development will be permitted where the mix of new homes:
- (i) includes a range of house types and sizes to address local need including for 'down-sizing';
 - (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 or neighbourhood in order to avoid any over-concentration of a single type or size of homes, or specialist accommodation, where this would undermine the achievement of mixed and balanced communities; and
 - (iv) allows for community-led approaches such as co-housing and co-operatives where appropriate;
 - (v) provides for all new homes to be accessible and adaptable as defined by the Building Regulations in effect at the time of the application.
- B. 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 will also need to reflect latest housing needs evidence published by the Council.
- C. Proposals for housing, requiring specialist accommodation, self-build/custom build housing, sites upon which caravans can be stationed, or locations for mooring houseboats, will be

supported where:

- (i) they meet a proven identified need;
 - (ii) the location is appropriate in terms of access to facilities, services and public transport and;
 - (iii) It can be demonstrated 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. The Council will require all New Housing Development to include affordable housing in accordance with Policy H 2 (Affordable Housing).
- E. 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 people with support needs (including for older people and housing with care).
- F. The loss of bungalows and specialist accommodation will be resisted.
- G. The Council will support the development of self-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 will be encouraged as part of larger development schemes.

Affordable Housing

- 3.9 The evidence presented in the SHMA and updates demonstrates that the provision of affordable homes is a key issue for the District. The 2017 Affordable Housing update sets out that, having taken into account the number of affordable homes provided in the first five years of the plan period, the number of new affordable homes required for the period 2016-2033 in Epping Forest District was 2,851 homes. This equates to some 178 homes per annum.
- 3.10 The primary opportunity to address this issue is through on-site provision as part of market sector housing developments, taking into account the limited supply of land and to ensure the creation of mixed and balanced communities. In doing so there needs to be a balance between securing the maximum level of affordable housing on those sites whilst

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ensuring that this does not impact on their viability and prevent the overall delivery of homes and infrastructure.

- 3.11 In order to understand what would be considered a proportionate and reasonable level of affordable housing to be sought, without impacting on the overall delivery of housing, the Council has undertaken an assessment of viability to inform this plan.
- 3.12 The Housing and Planning Act 2016 introduced a general duty on local authorities to promote the provision of Starter Homes and set out how these should be defined. A large proportion of the operational detail still needs to be specified through the introduction of Regulations. Subsequent to the Act gaining Royal Assent the Government published its Housing White Paper (2017). This set out that the Government would commence the general duty on local authorities to promote the supply of Starter Homes but that it would not implement a statutory Starter Home requirement at this point in time. The Housing White Paper indicated that revisions to national planning guidance would be made instead setting out a policy expectation that housing sites of 10 or more dwellings would deliver a minimum of 10% affordable home ownership products.
- 3.13 Policy H 2 provides sufficient flexibility to accommodate any future changes in policy. In addition the current evidence shows that there is a significant need for homes for affordable rent and such provision will be the Council's priority. This would not preclude the opportunity to provide the indicative levels of affordable home ownership products set out in the Housing White Paper.

Key Evidence

- Local Plan Viability Study (Dixon Searle, 2017);
- Housing Implementation Strategy (Epping Forest District Council, 2017);
- Strategic Housing Market Assessment (Opinion Research Services, 2015);
- Strategic Housing Market Assessment Establishing the OAN (ORS, 2017); and

- Strategic Housing Market Assessment Affordable Housing Update (ORS, 2017).

Approach

- 3.14 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 CIL 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 housing in accordance with Local Plan Policy H 2 may render some development proposals unviable at the time of the application. Where the Council is satisfied that the independently verified viability and financial appraisal submitted to justify the provision of affordable housing below the level required by Policy H 2, where appropriate, the Council will expect additional affordable housing provision to be made if viability improves before full completion of the development permitted. Larger-scale development proposals for new housing development 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.
- 3.15 In developing its approach to the delivery of affordable homes the Council needs to take into account the fact that not all development sites will contribute to the provision of affordable housing. This could be due to a number of factors including:
- that the site is too small;
 - that there are site-specific factors which mean that the provision of on-site affordable housing may not be desirable in terms of the form and location of development;
 - that site-specific complexities and costs would not generate sufficient 'value' to be

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

viable if the proportion of affordable housing sought were to be provided; or

- some developments, such as those brought forward through the 'Office to Residential' prior approval process, are exempted by national legislation to make a contribution towards the provision of affordable housing.

In addition there will continue to be a loss of existing affordable housing stock through 'Right to Buy'.

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

Policy H 2 Affordable Housing

- A. On development sites which provide for 11 or more homes, or residential floorspace of more than 1,000 sq m (combined gross internal area), the Council will require 40% of those homes to be for affordable housing provided on site. The mix of affordable homes will be required to reflect the latest available housing need. All new homes will be required to meet accessible and adaptable homes standards as defined by the Building Regulations applicable at the time of the application.
- B. The management of the affordable housing provided will be undertaken by a Registered Provider which is a Preferred Partner of the Council unless otherwise agreed by the Council. Any 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. However, the Council will generally expect the mix of the affordable homes to reflect the mix of the market housing, in terms of the ratios of types, sizes and the overall number of habitable rooms.
- D. Proposals that do not accord with the requirements of paragraph A (above) must be accompanied by a financial and viability appraisal (with supporting evidence), which is transparent and complies with relevant national or local guidance applicable at the time.
- E. Where it has been demonstrated to the Council's satisfaction that the provision of affordable housing in accordance with the above levels and tenure mix 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 housing.
- F. In exceptional circumstances, where the Council agrees that it would be inappropriate for the required affordable housing to be provided on-

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site as part of the development, the Council will accept a financial contribution to fund the provision of affordable housing 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 housing was not provided on-site, subject to such a contribution being viable; and
- (ii) A financial and viability appraisal has been provided (with supporting evidence) in accordance with paragraph D (above) which is transparent and complies with relevant national and local guidance applicable at the time, properly assessing the level of financial contribution to be provided.

- G. Where a viability and financial appraisal has been submitted in accordance with paragraph D (above) the Council will undertake an independent review of that appraisal for which the applicant will bear the cost.

Rural Exception Sites

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

Key Evidence

- Local Plan Viability Study (Dixon Searle, 2017); and
- Strategic Housing Market Assessment (Opinion Research Services, 2015).

Approach

- 3.18 There is a need to provide the opportunity for those communities to be able to benefit from the provision of affordable homes on suitable small scale sites if a local need is clearly identified and evidenced. In accordance with national guidance, there is also a need to provide some flexibility to enable the

opportunity for some cross-subsidy through the provision of a small proportion of market housing should viability evidence clearly demonstrate that such cross-subsidy is justified.

Policy H 3 Rural Exceptions

- A. Planning permission may be granted for small-scale affordable-housing schemes which are related to smaller settlements, where planning permission for housing development will not normally be granted, where the Council is satisfied that:
 - (i) there is a demonstrable social or economic need for affordable housing for local residents which cannot be met in any other way and which can reasonably be expected to persist in the long term. Planning applications will be expected to be supported by a local housing needs assessment;
 - (ii) the development is well-related to the existing settlement and there is no significant detrimental impact to the character of the nearby settlement and the surrounding countryside, or would cause significant harm to Green Belt objectives. Proposals involving extensions into the open countryside or the creation of ribbons or isolated pockets of development are unlikely to be considered acceptable and should be avoided. There should be no significant 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 whose total income is insufficient to enable them to afford to rent or buy a dwelling of a sufficient size on the open market in the specified parish.
- B. The management of the affordable housing provided will be undertaken by a Registered Provider which is a Preferred Partner of the Council unless otherwise agreed by the Council.
- C. For the purpose of this Policy 'local resident' is defined as:
 - (i) Persons who have been permanently resident in the specified parish for at least two years; or
 - (ii) Persons who are no longer resident in the

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specified parish but who have been 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 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 housing within the proposal site if it can be demonstrated through a financial and viability appraisal (with supporting evidence), which is transparent and complies with relevant national or local guidance applicable at the time, that such housing is financially necessary to ensure the delivery of the affordable homes.
- F. Where a viability appraisal has been submitted in accordance with paragraph D (above) the Council will undertake an independent review of that appraisal for which the applicant will bear the cost.

Traveller Site Development

- 3.19 As set out in national planning guidance “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.
- 3.20 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.
- 3.21 “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.

- 3.22 “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.
- 3.23 The Council is required to plan for the future needs of Travellers in the District up to 2033. Chapter 2 and Policy SP 2 set out the context in relation to the future needs of Travellers in the District over the Plan period and the sequential approach to meeting those needs over this period. The proposed allocation of sites to meet the identified need for Travellers and Travelling Showpeople are set out in Policy SP 2, SP 4 and Chapter 5
- 3.24 National planning guidance sets out a range of issues for local planning authorities to consider when assessing applications for Traveller site development. It makes clear that local planning authorities should consider 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 applications that may come forward on unallocated sites.
- 3.25 Locally, the 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.
- 3.26 Travelling Show people occupy a single site in the District allocated for intensification in this plan at Policy P 12.

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

Key Evidence

- Essex, Southend on Sea and Thurrock Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (ORS, 2017); and
- Epping Forest District Council: Gypsy, Traveller and Travelling Showpeople Accommodation Assessment Need Summary Report (ORS, 2017).

Approach

- 3.27 The Council will ensure that any proposals for Traveller sites located outside of the allocated sites are assessed in accordance with national guidance to ensure that they are located in suitable locations and meet the future needs of the Traveller community.
- 3.28 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.
- 3.29 When considering applications for sites, the Council will take into account the suitability of the site and the sustainability of the location, having regard to national guidance.
- 3.30 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 guidance.
- 3.31 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 guidance.

Policy H 4 Traveller Site Development

- A. The Council will meet the identified need for Travellers through the provision of plots and/or pitches as part of allocations as set out in Policies SP 2, SP 4 and Chapter 5.
- B. If 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 amenity and appropriate essential services;
 - (v) Whether the site is located outside areas of high flooding risk;
 - (vi) The compatibility of the proposed use with surrounding land uses including potential disturbance from vehicular movements, and on-site business activities;
 - (vii) The impact on the physical and visual character of the area;
 - (viii) The potential for successful integration between travelling and settled communities; and
 - (ix) Any impact on the Green Belt.
- C. In accordance with Policy SP 4, proposals for new sites under part B of this policy should not exceed five pitches or 0.5 hectares, unless a specific justification is provided for a greater number of pitches up to a maximum of 10 pitches.
- D. Planning permission will not be granted for the replacement of lawful Traveller sites by permanent dwellings or other uses unless it can be clearly demonstrated to the satisfaction of the local planning authority that there is no genuine need or likely future need for Traveller sites in the locality and other planning policy requirements are met.

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The Economy and Town Centres

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

employment needs. In addition, policies establish the future town centre hierarchy and plan for the retail needs of the District, both in terms of the type of additional retail floorspace that will be required, and where this should be located. Further policies relate to the food production industry and glasshouses, and the visitor economy.

Employment Sites

- 3.37 Epping Forest District is an area of contrasts. More urban in the south abutting London but in stepping beyond the M25 the District becomes more rural in nature. The area has a number of smaller town and population centres with no single higher order conurbation. Unsurprisingly given its position, the District has very high levels of out-commuting with around half of working residents commuting into London. Consequently, the District is not a self-contained economy, but an integral part of a functional economic geography that extends well beyond its boundaries.
- 3.38 The District has key strengths in the construction, professional services, business services, health and care sectors and job growth is forecast in these sectors over the Local Plan period. Important also to the District's economy is the long established horticultural and glasshouse industry in the Lea Valley, as well as seeking to capitalise on opportunities for growth in the visitor economy. The District is highly entrepreneurial with strong levels of self-employment and business start-ups and the economy is dominated by small and medium enterprises (SMEs).
- 3.39 Drawing on the District's excellent strategic transport links, key employment locations include Loughton and Waltham Abbey with significant, albeit smaller, concentrations of employment space in North Weald Bassett and Nazeing.
- 3.40 London is a clear economic driver with influence on the District but Harlow is also a major location for economic growth, particularly with its Enterprise Zone status. The Harlow Enterprise Zone (serving all of West Essex) is seeking to create high quality, high technology

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employment close to the District. Development and employment at North Weald Airfield features in the County Council and LEP's plans for growth. Epping Forest District sits within the London Stansted Cambridge Corridor's plans which include promoting growth in sectors such as food and life sciences.

- 3.41 The Council, along with the 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.
- 3.42 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 linkages, within close proximity to the M25/M11 or within more rural locations within the District. There is a need for further start-up space as well 'grow-on' provision to enable existing businesses to grow and stay within the District. Economic growth locally is however challenged by the availability of suitable sites for employment, high land values and vulnerability to the loss of sites through Permitted Development.
- 3.43 Evidence suggests the need for over 10,000 jobs to be generated over the course of the Plan period. To achieve this, it will be necessary to protect and enhance existing employment sites where appropriate, in addition to identifying at least 16-19 hectares of land for B class uses.

Key Evidence

- West Essex and East Hertfordshire Assessment of Employment Needs (Hardisty Jones Associates, 2017);
- Employment Review (Hardisty Jones Associates, October 2017); and
- Employment Land Supply Assessment (Arup, 2017); and
- Site Selection Report 2016 and 2017 (Arup).

Approach

- 3.44 The Council's approach 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 will need to be released from the Green Belt. The Council supports the development of the rural economy in the District.
- 3.45 Given the limited supply of readily available employment sites within current policy constraints, there is scope to consider the renewal or intensification of some existing employment sites, including those within the Council's ownership, in order to maximise their potential.
- 3.46 In order to retain sites in employment use and meet the identified need for employment, 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 employment purposes before considering its release to other uses. Differing requirements will need to be met depending upon the size, nature and location of the site or property. In general, it should be marketed effectively for a minimum of 12 months at a rate which is comparable to local market value for its existing use and it must be demonstrated that the continuous use of the site for such uses is no longer viable, taking into account the site's existing and potential long-term market demand for such uses.
- 3.47 The Council's Economic Development Team should also be engaged early in the process in order to maximise exposure of the employment/business opportunity that the site affords, to as wide a potential business audience as possible. Any such planning application must include details of valuations undertaken prior to placing the site on the market and a statement detailing why the site has not been taken up.
- 3.48 Policy E 1 sets out the Council's approach in relation to meeting future employment needs.

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3.49 The Local Plan designates 53 existing employment sites, equating to approximately 109 hectares of land for future employment use. In addition, the following new employment allocations are made in order to provide sufficient land to meet future needs and ensure sufficient flexibility. Further details are provided in Policies SP 2, SP 5, Chapter 5 and in Appendix 6. In addition, other small-scale employment uses are expected to be provided as part of the development mix within the new Garden Communities, and other appropriate locations, including Debden London Underground Station Car Park.

Table 3.1 New employment site allocations

Allocation reference	Site Name	Allocated use	Indicative Development Area
LOU.E2	Langston Road Industrial Estate	B2	1 ha
NWB.E4	North Weald Airfield	B1/B2/B8	10 ha
RUR.E19	Dorrington Farm	B1a/B1b	1 ha
WAL.E6	Galley Hill Road Industrial Estate	B2/B8	1 ha
WAL.E8	Land North of A121	B1c/B2/B8	10 ha
Total			23ha

Policy E 1 Employment Sites

- A. Existing Employment Sites**
- (i) The Council will seek to retain and enhance existing employment sites and premises. Proposals for the redevelopment, renewal, intensification, or extension of existing employment sites and premises for their existing use will be encouraged.
 - (ii) The change of use of existing employment sites or premises (whether designated or undesignated) to other uses will not normally be permitted unless the applicant can demonstrate through evidence, including marketing of the site, that there is no longer a reasonable prospect of the site being used for the existing employment use.
 - (iii) Proposals which will result in loss of employment space will be expected to provide mitigation measures in the form of contributions to local employment training and small business growth programmes supported by the Council.
- B. New Employment Sites**
- (i) The Council will meet the identified need for employment sites through new allocations as set out in Policies SP 2, SP 5 and Chapter 5.
- C. 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

- 3.50 The town centres of the District experience a significant leakage of comparison retail spend, as many of the District's residents choose to shop outside of the District for items like clothing, furniture and major home appliances. This is not surprising given the relatively small nature of the District's town centres compared to surrounding areas within easy reach, such as Harlow, Romford, Enfield, and Brentwood.
- 3.51 The evidence base has considered the relative roles of settlements and town centres across the District, taking into account a range of factors including: sustainability; accessibility; town centre health check analysis; retail provision; employment provision; the historic environment; availability of services and

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facilities; and population. This has enabled recommendations to be made in relation to the future town centre hierarchy and requirements.

- 3.52 In preparing the Local Plan the Council has to take into consideration the changing nature of town centres recognising the influence of the internet on trading, an increasing demand for services and the level of forecast growth across the District. While population growth is forecast, this does not necessarily translate into a need for more shop and service floorspace, particularly given the competition from nearby centres and the impact of internet trading. Indeed an over provision of floorspace could be detrimental to the health of centres, which in a number of cases have seen some decline in the level of retail provision. Equally under-provision will generate more journeys and potentially diminish the attractiveness of existing centres.
- 3.53 Increasing the market share of retail expenditure is considered to be an unrealistic prospect for the District, given established and more significant nearby retail offer, including Harlow, Romford and Westfield Stratford City that the District cannot and does not wish to compete with, together with greater use of the internet for making purchases. The evidence suggests that retaining a constant market share is more realistic, and this identifies a need for up to 59,700sq.m. of retail floorspace. When 'pipeline' development is removed there is a net need of 39,700sq.m retail floorspace. From this it has been assumed that approximately 40% will be provided in Harlow, recognising the contribution this town makes to service the needs of the District.

Key Evidence

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

Approach

- 3.54 In light of the evidence, the Council's approach is to introduce a simplified town centre hierarchy which accords with the latest evidence. Growth in town centre uses will be

focussed on the largest town centres at Epping and Loughton High Road, and the Council will seek to promote growth in centres across the District in order to maintain their vitality and viability over the Plan period.

- 3.55 Additionally, in accordance with the requirement of national policy, primary shopping areas, Primary Retail Frontages and Secondary Retail Frontages have been identified within each Town and District Centre.
- 3.56 The Council will keep under review how to meet future floorspace requirements over the Plan period, including the needs for out of centre sites, taking account of nearby retail offer including Broxbourne retail trends.

Policy E 2 Centre Hierarchy/Retail Policy

- A. The following Town and District Centre hierarchy applies in the District:
- (i) Town Centre:
 - Epping
 - Loughton High Road
 - (ii) Small District Centre:
 - Waltham Abbey
 - Loughton Broadway
 - Ongar
 - Buckhurst Hill
- B. Proposals within defined Town and Small District Centres for retail, leisure, entertainment, offices, arts and culture, tourism and other main town centre uses, as defined by national planning guidance, will be supported where they will maintain and enhance the vitality and viability of the centres.
- C. Within defined Primary Retail Frontage ground floor units will be maintained in A1 Class Uses in accordance with Policies P 1 to P 5. Proposals that would not result in a reduction in the specified percentage of A1 Class Uses will be permitted for other main town centre uses where this would support the function, vitality or viability of the Town or District Centre and maintain an active daytime frontage.
- D. Within defined Secondary Retail Frontage ground floor units will be maintained in A1 Class Uses in accordance with Policies P 1 to P 5, but a wider range of main town centre uses may be supported

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where they would maintain the diversity, viability and vitality of the Town or Small District Centre. Proposals for non-A1 Class Uses within Secondary Retail Frontages must encourage active shop fronts, attract a high footfall consistent with other main town centre uses and positively contribute to the function of the Town or Small 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. In Town and Small District Centres, the Council may permit residential development in appropriate locations and within Primary or Secondary Retail Frontages where it is above the ground floor and would not lead to a loss of main town centre uses, floorspace or frontage.
- G. The Council will not permit the change of use to any non- retail use of corner shops, shops in small local parades or village shops, unless it can be demonstrated that:
 - (i) there is no demand for a retail use; or
 - (ii) the service provided is to be continued in another location in the village or locality; or
 - (iii) the new use would meet an identified need for community facilities or services.
- H. Out of Centre development
 - (i) All proposals for main town centre uses outside of defined Town and Small District Centres, including edge of centre/out of centre development, will be subject to sequential testing as required by national planning guidance and will only be permitted where:
 - There is demonstrable need for the development;
 - The proposal satisfies the sequential approach to site selection;
 - The proposal would not put at risk or harm proposals to safeguard the vitality and viability of any nearby town centre;
 - The proposal would not cause material harm to the vitality and viability of any nearby town 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
- I. Relevant applications for main town centre use

outside of defined Town and Small District Centres will be required to undertake and provide an impact assessment in accordance with national planning guidance.

Food Production and Glasshouses

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

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supermarkets on the basis of guaranteed volume throughout the year.

- 3.60 The Glasshouse sector makes a significant contribution to the local economy and employment. Looking to the future, and given operational matters of profit margins, costs and access to workers, growers are increasingly looking at investment in increased mechanisation/robotics, although the likely impact of this over the Plan period is unclear. Modern operations often include energy efficient plant to assist in controlling costs as well as reducing greenhouse gas emissions.
- 3.61 The glasshouse industry provides two areas of opportunity for future employment and economic growth. The first is the employment of local workers in the existing sector and the second is in the growth of the industry and new jobs that will be created. Following a period of difficult trading conditions the market opportunities for home grown products, together with concern about food security and the widening gap between what the nation produces and requires is leading to renewed aspiration and real opportunities for growth in the sector. The industry appears to have good growth prospects, and food has been agreed as one of the sector priorities for the London Stansted Cambridge Corridor.
- 3.62 The Lea Valley Food Task Force seeks to create a production base by 2035 that exceeds 2014 levels of production by a minimum of 20%. The Task Force recommends that there is a need to develop robust employment and training provision and pathways to ensure that the industry has a skilled local workforce if possible.

Accommodation for Nursery Workers

- 3.63 Traditionally the glasshouse industry in the District depended on the labour of seasonal workers who could be accommodated on nursery sites within temporary caravans for the duration of the season without the need for planning permission. The modern glasshouse industry however, allows for year round growing, and there is therefore no longer a 'season'.

- 3.64 Workers are now needed all year round and as for any other sector of employment, are therefore expected to live in houses or flats in nearby towns and villages rather than at their place of work. The nurseries in the District are not in remote or inaccessible locations.
- 3.65 However, this is traditionally a low wage industry and the gradual change from seasonal work to year round work together with the strict application of Green Belt planning policy to prevent new residential development, has resulted in many workers living in inappropriate unsuitable and unauthorised temporary accommodation within nurseries, much of which is now immune from enforcement action. The resulting poor living conditions of workers and reduction in the quality of the environment within nursery sites makes this a significant local problem, albeit one that is largely hidden from view.
- 3.66 The provision of new long term residential accommodation for workers, whether built or in mobile homes is inappropriate development in the Green Belt. However 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. The conversion of existing buildings within the nursery site to provide accommodation is one potential answer but such buildings may not be available or suitable.

Key Evidence

- The Lea Valley Glasshouse Industry: Planning for the Future (Laurence Gould Partnership Ltd., 2012); and
- Viability of the Horticultural Glasshouse Industry (Reading Agricultural Consultants, in association with Gerry Hayman and Hennock Industries 2003).

Approach

- 3.67 An objective of this Local Plan is to support the diversification of the agricultural economy including the expansion of the glasshouse horticulture industry, subject to appropriate environmental considerations. The Council recognises the benefits to food security that the industry brings and seeks to be flexible to the

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modern needs of the industry whilst addressing environmental impacts of the associated development. The Council takes a criteria based approach to the location and form of glasshouse development, including 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 to ensure that proposals are suitable and appropriate. It addresses the matter that some undeveloped land that was designated for glasshouses in previous local plans no longer necessarily meets the needs of the modern grower.

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

Policy E 3 Food Production and Glasshouses

A. New or replacement glasshouses, any ancillary packhouse development, any ancillary low carbon energy generation facilities and Combined Heat and Power (CHP) facilities 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 contouring;
- (iv) vehicular access from the site to the road network is adequate and uses roads capable of accommodating the vehicle movements likely to be generated by the development without detriment to highway safety, the rural character of the roads, and residential amenity;

- (v) adequate surface water and foul drainage capacity exists or can be provided as part of the development. The Council may 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;

B. Within existing horticultural nurseries sites, residential accommodation for nursery workers will only be permitted where it can be demonstrated, to the Council's satisfaction, that:

- (i) There is clear and robust evidence which shows that the lack of on-site accommodation is rendering existing use unviable. This include the possibility for converting/extending existing onsite structure to provide for such accommodation;
- (ii) There is no other alternative suitable accommodation within a reasonable distance including purchasing/renting of existing residential property for use as a House in Multiple Occupation or hostel;
- (iii) The quality, size and nature of the proposed structure is commensurate with the needs of the enterprise concerned;
- (iv) Any permission for such accommodation will be strictly tied by either a planning condition and/or other forms of legal agreements e.g. an occupancy agreement to ensure that the accommodation will only be occupied by horticultural workers employed by the relevant enterprise;
- (v) any relevant structure will be removed or demolished once the need for such accommodation ceased to continue and the site reinstated to agricultural use; and
- (vi) Where applicable, any permission will lead to the removal of long established, but inappropriate caravan accommodation within the site, where applicable.

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

The Visitor Economy

- 3.69 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 8% of overall employment in the District. The total value of the tourism industry for the District equated to more than £200 million in 2015.
- 3.70 Both Epping Forest (4.3 million visits each year) 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, Epping Ongar 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 2012 Olympics, 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. There is a comparatively low supply of visitor accommodation in relation to potential demand.

Key Evidence

- Epping Forest District Visitor Accommodation Needs Assessment (Hotel Solutions, 2017);
- Economic Impact of Tourism (Destination Research, 2015); and
- Lee Valley Park Development Framework (Lee Valley Regional Park Authority, 2011).

Approach

- 3.71 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. There is commitment to support the sector through improving access to a wide range of existing attractions in the District.
- 3.72 The local tourism market is currently dominated by day visitors, with 3.4 million day visitors

compared to 172,500 staying visitors, only around half of whom used paid accommodation (2015). The lack of visitor accommodation is a factor here, and increased provision an opportunity to grow these higher value staying visitor markets. The District currently has a limited stock of hotel and visitor accommodation, and a number of low quality hotels that have seen little recent investment. Key markets for accommodation in the District are business visitors and contract workers for hotels during the week; people attending weddings and family events; people visiting friends and family; leisure tourists using the District as a base for visiting London; people taking part in outdoor sports and recreation, particularly in the Lee Valley Regional Park; and those escaping from London for a rural break. The Visitor Accommodation Needs Assessment notes that these are all markets that are set to grow over the Plan period.

- 3.73 The types of visitor accommodation that would be suitable in the District encompass a wide range including, but not exclusively hotels and inns, camping, caravan, activity holiday centres, holiday lodges, camping pod sites, wedding venues with accommodation and youth hostels-
- 3.74 Lee Valley Regional Park'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 Lee Valley Regional Park Authority and other key partners as part of the One Epping Forest Local Strategic Partnership on a tourism strategy.
- 3.75 In order to retain visitor accommodation and to seek to meet the identified market need for various forms of accommodation, the Council will require applicants seeking to discontinue a visitor accommodation use to provide robust evidence that there is no market interest in acquisition and investment to allow continued profitable operation of the business. Differing requirements will need to be met depending upon the size, nature and location of the site or property. In general, evidence will be required that an accommodation business has been

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effectively marketed through a reputable specialist agent, for a reasonable period of time (at least a year), and at a realistic price, compared to the prices that have been achieved for other similar accommodation businesses.

- 3.76 The Council's Economic Development Team should also be engaged early in the process in order to maximise exposure of the business opportunity that the site affords, to as wide a potential business audience as possible. Any such planning application must include details of valuations undertaken prior to placing the site on the market and a statement detailing why the site has not been taken up.
- 3.77 The need to continue to protect and enhance the quality of the District's environment, whilst also taking the opportunity to make the most of the District's assets is recognised. The visitor economy is central to achieving the objective to support tourism in the District through the promotion of, and improving access to, a wide range of existing attractions in the District including Epping Forest, the Lee Valley Regional Park, the Royal Gunpowder Mills site, the historic towns, village centres and countryside.
- 3.78 Whilst tourism is a key sector of the local economy, its growth may also raise challenges for the environment and for local communities. High numbers of visitors can put pressure on some locations in terms of their tranquillity, appearance and by physical erosion.
- 3.79 Increased visitor traffic could result in increased congestion on certain routes, and car parking difficulties can affect the environment, as well as local peoples' and visitors' experiences of the area. It is therefore essential that growth in the tourism sector is based upon sustainable visitor attractions. Such attractions retain the economic and social advantages of tourism development while having minimal impact on the environment and the local community through reducing, or mitigating any undesirable impacts on the natural, historic, cultural or social environment to balance the needs of the visitors with those of the destination.

Policy E 4 The Visitor Economy

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

Transport

- 3.80 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 and on the environment and communities. The policies seek to widen the

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choice of travel opportunities using public transport, walking and cycling. The Council is also considering the development of residential car parking standards which are specific to Epping Forest District to reflect local information on car ownership and the need to make best use of land. It also sets out how land will be safeguarded for future transport schemes and seeks to protect petrol filling stations and car repairs/servicing sites, which are an important, but diminishing, local facility.

Sustainable Transport Corridors

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

3.82 The District is bisected by the M11 and M25 motorways which are key parts of the strategic road network. Incidents on both of these roads very quickly can result in impacts on the operation of the local road network within the District. The reverse can also happen. The consequences of this include:

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

3.83 The District's economy is such that there are high levels of both in and out commuting which put pressure on the District's road network (at all levels) at peak periods, and also impact on rail capacity (both national rail and London Underground networks). The London Underground Central Line terminates at Epping, and there are a number of other Central Line stations within the District. This is both a benefit to District residents and businesses but also has a downside. Because there are price differentials between the cost of travel on rail

services and London Underground (the latter being cheaper), the London Underground stations are an attractor at peak hours for longer distance car trips by commuters. Not only does this impact on the Central Line's capacity but also adds to peak hour traffic congestion, and places pressure for on-street parking on local roads.

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

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

3.86 The District, as in many other places, has an ageing population where the car will, over time, become less feasible as a method of travel. Whilst car ownership increased by 4.6% between 2001 and 2011 (as 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 do not have access to a car.

3.87 Epping Forest District faces a number of challenges including:

- that for some communities public transport, walking and cycling are not realistic options. Rural bus services are becoming less commercially viable and therefore cannot

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operate without receiving subsidy from Essex County Council, which is itself operating within an environment of significant financial challenges;

- that levels of traffic using roads through the Epping Forest SAC and associated junction capacity issues within and adjacent to the Forest have a negative impact on its health as a result of, in part, air borne pollutants arising from vehicle emissions.
- the recognition that the majority of new developments will still need to accommodate the car. Research undertaken nationally has been inconclusive as to whether reducing car parking in new developments has any effect on car ownership and this appears to be backed up by, albeit somewhat dated, post-occupancy research undertaken in relation to new residential developments that many households will still want to have access to a car. Environmental, road safety and community impacts occur if an appropriate balance is not adopted;
- the size of modern cars has increased and this has led to a need to increase the size of parking spaces in new development. This means that more land is needed to accommodate the same number of cars 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 no or 1 car through to 17.8% of homes in Theydon Garnon parish having no or 1 car.

Key Evidence

- Essex Highways Technical Notes (various);
- The Essex Transport Strategy: the Local Transport Plan for Essex 2011-2026 (Essex County Council, 2011); and
- Infrastructure Delivery Plan (Arup, 2017).

Approach

- 3.88 Recognising that there is a need to manage any future growth in car travel the Local Plan has

taken into account the need to maximise the potential to widen sustainable transport choices and encourage reductions in car use wherever possible by:

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

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

3.90 The provision of sustainable transport choices and securing modal shift away from reliance on the car is a key component in mitigating the future impacts of air-borne pollutants on the health of the Epping Forest SAC. In addition, in order to follow the commitment by government and car manufacturers to cease sales of petrol and diesel cars by 2040 to support improvements in air quality, the Council will require the provision of electric vehicle charging points in all new development which include vehicle parking spaces.

3.91 The delivery of development around Harlow is a key part of the Council's strategy for the future delivery of new homes within the District, and to support the opportunities that Harlow's Enterprise Zone offers to create new jobs, as part of its partnership approach with Harlow, Uttlesford, and East Hertfordshire Councils. A key part of the infrastructure needs to support this strategy is the provision of a new junction (J7a) on the M11 motorway, for which planning permission has recently been granted. The approach to delivering sustainable transport choices helps to support the business case

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needed to support its funding by, amongst others, Highways England.

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

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

Until such time as those standards are adopted, planning applications will use Essex County Council's adopted Parking Standards as the starting point. Where practicable and within 400m of a railway station, the Council will seek reduced car parking, including car free, development.

3.93 Some of the issues raised through consultation are not within the remit of the Local Plan to address. These include matters such as:

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

3.94 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 T 1 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 and direct cycling and walking networks to provide a genuine alternative to the car and facilitate a modal shift;
 - (iii) provide opportunities to improve access to the two Town and four Small District Centres and rail stations by all modes of transport and ensure good integration between transport modes;
 - (iv) manage congestion, seek to reduce journey time 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 will be permitted where they:
 - (i) integrate into existing transport networks;
 - (ii) provide safe, suitable and convenient access for all potential users;
 - (iii) provide on-site layouts that are compatible for all potential users with appropriate parking and servicing provision; and
 - (iv) do not result in unacceptable increases in traffic generation or compromise highway safety.
- D. Development proposals that generate significant amounts of movement must be supported by a Transport Statement or Transport Assessment and will normally be required to provide a Travel Plan. Development proposals which generate a significant number of heavy goods vehicle movements will be required to demonstrate by way of a Routing Management Plan that no

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severe impacts are caused to the efficient and safe operation of the road network and no material harm caused to the living conditions of residents.

- E. Development will, where appropriate, ensure that transport infrastructure will be of a high quality, sustainable in design, construction and layout, and offer maximum flexibility in the choice of travel modes, including walking and cycling, and with accessibility for all potential users.
- F. Development will be permitted where it:
- (i) does not result in cumulative severe impact on the operation and safety of, or accessibility to, the local or strategic highway networks;
 - (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 Public Rights of Way;
 - (iv) provides appropriate parking provision, in terms of amount, design and layout and cycle storage arrangements, in accordance with adopted Parking Standards and which mitigates any impact on on-street parking provision within the locality. Reduced car parking, including car free, development in sustainable locations will be supported; and
 - (v) ensures that, where appropriate, development proposals provide a co-ordinated and comprehensive scheme that does not prejudice the future provision of transport infrastructure on and through adjoining sites.
- G. In order to accommodate the use of low emission vehicles to support improvements in air quality within the District the provision of electric vehicle charging points will be required within all new developments which make provision for car parking for vehicles.

Safeguarding of Routes and Facilities

- 3.95 The Council's approach is to support using sustainable transport choices to manage the impacts of traffic growth. However, there will still be a need to make some improvements to the local and strategic highway network, including the provision of a new Junction 7a to the M11 motorway, for which planning permission has now been granted. In addition, land may also be needed for improvements to train, bus, cycling and walking networks, to improve connectivity and/or capacity. It is important the Council ensures that such schemes are not prevented from being provided as a result of permitting development on land required for their implementation.
- 3.96 Monitoring undertaken by the Petrol Retailers Association (PRA) identified that 886 forecourts closed between 2008 and 2013, about 10 per cent of all those in the UK, with the loss of almost 6,000 jobs. The PRA has advised that more than a third of these were in rural areas, and it was of the view that this creates the risk of "fuel deserts" in isolated areas where people depend on their vehicles to get around. Concerns regarding closures have also been raised by Government following the commissioning of a report into the matter in 2013.

Key Evidence

- Essex Highways Technical Notes (various);
- The Essex Transport Strategy: the Local Transport Plan for Essex 2011-2026 (Essex County Council, 2011); and
- Infrastructure Delivery Plan (Arup, 2017).

Approach

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

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fettered. Consequently, there is a need to ensure that land is protected from development which would hinder the successful delivery of such schemes.

- 3.98 The Council will work with the relevant transport bodies, operators and landowners to secure the identification and delivery of transport infrastructure schemes.
- 3.99 In order to protect petrol filling forecourts from change of use, the Council will require robust evidence from applicants seeking to demonstrate that there is no longer a reasonable prospect of the site's continued use as a petrol filling forecourt. In general, it should be marketed effectively for a minimum of 12 months at a rate which is comparable to local market value for its existing use as a forecourt and it must be demonstrated that continuous use of the site for such uses is no longer viable.

Policy T 2 Safeguarding of Routes and Facilities

- A. Land required for proposed transport schemes as identified in Plans and Programmes including Essex County Council's Highways and Transport Investment Programmes, the Highways England Route Investment Strategies, Network Rail Investment Strategies and Transport for London Investment Strategies will be protected from other developments which would prevent their proper implementation.
- B. Local filling stations and car repairs facilities will be protected from redevelopment for alternative uses unless it can be demonstrated through evidence, that the current use on site is no longer viable or necessary, and that the site has been effectively marketed at a rate which is comparable to local market value of its existing use.

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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 SP 7 sets the context for Policies DM 1 – DM 6 which reinforce the approach of this plan to provide a network of multifunctional green and blue infrastructure 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; 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 a Special Area of Conservation designated for its habitat features and a Special Protection Area designated for its support of important bird species (both of which are European 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 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 NERC 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 habitat that may be located outside of these areas.

4.4 The types of designated ecological assets in the District are as follows and their definitions are contained within Appendix 1.

4.5 International:

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

4.6 National:

- Sites of Special Scientific Interest; and
- National Nature Reserves.

4.7 Local:

- Local Nature Reserves; and
- Local Wildlife Sites.

4.8 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.

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

Key Evidence

- Habitats Regulation Assessment (AECOM, 2017);
- Essex Biodiversity Action plan 2010-2020 , Essex Wildlife Trust 2011; and
- Local Wildlife Sites (LoWS) Review EECOS for EFDC 2010.

Approach

- 4.9 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 such as protecting species, sites, hedgerows and protected trees and the restoration and enhancement of the wide variety of habitat in the District. It includes measures to improve and protect rivers and their banks, ponds and wetland such as de-culverting and providing buffer zones around features.
- 4.10 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 can and should be mitigated against and/or compensated for, and as a last resort offset. Measures 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, the introduction of toad crossings or cat-proof fencing.
- 4.11 In order to understand the impact of development proposals on protected species and habitats, and potentially valuable habitat for protected species it may be necessary to require detailed ecological survey information and an impact assessment to enable the Council to judge the proposal and how effective measures to mitigate or compensate any harm

might be. This will depend on the level of existing data available. The starting point for when a Preliminary Ecological Assessment is required is set out in Epping Forest District Council's Local List of Validation Requirements.

- 4.12 In respect of hedgerows an assessment against the criteria of the Hedgerow Regulations 1997 will be required and where 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 on site.
- 4.13 The use of biodiversity accounting in the assessment of development proposals is advocated by the Council. A valuable Government Biodiversity metric is used in the Biodiversity Impact Assessment Calculator (BIAC). This Government biodiversity metric quantifiably demonstrates whether a net gain in ecological units has been achieved in regard to a proposed development and how compensatory measures on and off site can ensure a net gain. It can be applied to all habitats and can therefore assist in meeting the requirements to achieve net gains in biodiversity. 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 and species in the District.
- 4.14 The Council will take a precautionary approach where insufficient information is provided regarding the ecological status of the site, management and mitigation measures. Mitigation and compensation must conform to the requirements of relevant legislation and Government Standing Advice.
- 4.15 The design and layout of development should enable net gains to the biodiversity of the District.

Policy DM 1 Habitat Protection and Improving Biodiversity

- A. All development should seek to deliver net biodiversity gain in addition to protecting existing habitat and species. Development proposals should seek to integrate biodiversity through their design and layout, including, where appropriate,

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through the provision of connections between physical and functional networks.

- B. Development proposals must protect and enhance natural habitats, areas and corridors for biodiversity and should not negatively impact upon areas of international or national designation. 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 enhancing, mitigating or compensatory 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 by the Council, 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) where appropriate. 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

- 4.16 The Epping Forest and Lee Valley form significant areas of land in the District that are valuable for many reasons. They are the two sites that contain land subject to international protection for its biodiversity value. The Epping Forest contains a Special Area of Conservation (SAC) identified primarily for its habitat value in respect of beech trees and wet and dry heaths. The Lee Valley Regional Park contains a Special Protection Area (SPA) and is a Ramsar Convention on Wetlands Site both of which designations relate to its importance as a bird habitat. Known as 'European Sites' they are afforded protection in that detailed assessments (Habitats Regulation Assessments) are required of any development plans and proposals likely to give rise to that have a likely significant impact effect on the integrity of the sites. These sites form a critical part of the biodiversity assets and green and blue infrastructure of the District.
- 4.17 The Council has a duty as the 'competent authority' under the Habitats Regulations to protect the Epping Forest SAC and the Lee Valley SPA/Ramsar sites from the effects of development. This can be achieved using many measures but an important approach is one of mitigation through, for example, access management strategies, habitat management, provision of new Natural Green Space and sustainable transport choices.

Key Evidence

- Habitats Regulation Assessment (AECOM, 2017);
- Open Space Strategy (4 Global 2017);

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- Epping Forest - the next 10 years (City of London Corporation, 2015);
- Lee Valley Park Development Framework (Lee Valley Regional Park Authority, 2011); and
- Memorandum of Understanding 'Managing the impacts of growth within the West Essex/East Hertfordshire HMA on Epping Forest Special Area of Conservation' (2017).

Approach

4.18 The Epping Forest (the Forest) and the Lea Valley are critical assets within the District for their contributions to biodiversity and recreation. The Forest in particular experiences considerable pressure on its habitats from visitors from both within and outside of the District and road traffic pollution as well as air pollution from London. The Forest is owned and managed by the City of London Corporation and is adjoined by buffer lands purchased by the Corporation to protect its boundaries from encroachment by urban development. These buffers can also act to relieve recreational pressure on the Forest. The potential impact of development on the Forest can arise from development some distance from the Forest itself, particularly in terms of the impact of air pollution from traffic generated on its sensitive ecosystems and from additional recreational pressures.

4.19 The Council takes its responsibilities seriously with regard to the protection of these sites and will ensure that Habitats Regulation Assessments of development proposals likely to affect these sites are undertaken. This responsibility also applies to European sites that are outside the boundary of the District but may be affected by development within the District.

4.20 The Habitats Regulations Assessment concluded that, as a result of the management regimes in place, there would be no likely significant effect on the Lee Valley SPA/Ramsar sites from recreational pressures arising from new development. Furthermore, air quality modelling demonstrated that changes in atmospheric pollution would not lead to a likely significant effect on these sites either alone or

in combination with other projects and plans. The Forest is currently assessed as being of 'unfavourable status'. Concerns exist in relation to both increasing recreational use and air-borne pollutants, including from traffic. This latter point relates to an underlying traffic/air quality issue as a result of existing substantial baseline traffic flows. Standard impact assessment methodologies show that the Local Plans being developed within the West Essex/East Hertfordshire Housing Market Area would not result in an adverse effect due to an expected improvement in air quality through the introduction of new technologies, and contributions to any retardation of that improvement is extremely small. However, addressing the underlying issue is a matter of good stewardship.

4.21 In recognition of this stewardship role the West Essex/East Hertfordshire Housing Market Area authorities have signed a Memorandum of Understanding (March 2017) with the City of London Corporation and Natural England. Paragraph 2.4 of the MoU sets out that its purpose is to ensure that the parties named, work in partnership to fulfil the following requirements:

- To collect and analyse data and evidence related to the impacts of proposed development and growth under the Local Plans to provide sufficient and robust evidence on which to base a strategy for the protection of Epping Forest SAC.
- To commit to prepare a joint strategy, based on relevant available data and evidence and to an agreed timetable; and
- The joint strategy will address both the requirement to avoid, or effectively mitigate, adverse impacts on the integrity of the SAC from Local Plan-led development, (where required, and more broadly deliver the requirement to prevent deterioration of the SAC features and aid in their improvement/restoration).

4.22 The MoU parties are now actively working together through an oversight Board and working groups to fulfil these requirements.

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4.23 In addition to the above the Council, through this Local Plan, recognises the need to provide confidence that new development does not result in any likely significant effects on the Forest and the Lee Valley SPA/Ramsar sites. Policy T 1 (Sustainable Transport Choices) and Policy DM 22 (Air Quality) provide the mechanisms by which the Council will seek to address the underlying issue of traffic/air quality issues in relation to the Forest, and provide for monitoring. In addition Policy DM 2 provides the mechanisms for managing future recreational pressures on the Forest in particular. The Council's approach is to facilitate the development of a green infrastructure network. Through improved links to other green spaces, and to the quality of those green spaces and links, the human pressure on these assets is intended to be more widely spread, with the aim of being less harmful to biodiversity.

4.24 In pursuit of protecting the vulnerable habitat of Epping Forest the Council seeks to provide alternative spaces and corridors that can relieve the recreational pressure on the Forest. It recognises that additional development in the District is likely to give rise to further visitor pressure on the Forest that needs to be mitigated. This can be achieved by increasing public access to land that is not in the Forest, and altering the character of existing open spaces and the links between open spaces. These linkages are intended to improve access for walkers, dog walkers, cyclists and horse riders, as well as provide space, including additional space for wildlife and plant species.

4.25 However, it is recognised that some housing sites will not be of a sufficient scale to make provision for a meaningful proportion of natural green space. Where those sites are within the 'sphere of influence' of the Forest (as determined by an up-to-date Visitor Survey, the most recent of which was undertaken in October/November 2017) the Council will seek contributions to support the development and implementation of an access management strategy by the City of London Corporation.

4.26 The suitability of natural green space and corridors will be dependent on a range of factors including location and the potential of the land to increase recreational opportunities and biodiversity value

Policy DM 2 Epping Forest SAC and the Lee Valley SPA

- A. The Council will expect all relevant development proposals to assist in the conservation and enhancement of the biodiversity, character, appearance and landscape setting of the Epping Forest Special Area of Conservation (SAC) and the Lee Valley Special Protection Area (SPA).
- B. New residential development likely to have a significant effect, either alone or in combination with other development in these areas, will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects.
- C. All outline or detailed planning applications for new homes within the settlements of Loughton, Epping, Waltham Abbey, North Weald Bassett, Theydon Bois, Coopersale, Thornwood, Buckhurst Hill, Chigwell and Chigwell Row will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest SAC, in accordance with Visitor Survey Information which demonstrates this is needed.
- D. To mitigate against potential or identified adverse effects of additional development in the District, in particular from strategic developments, on the Epping Forest SAC, and Lee Valley SPA the Council will ensure the provision of a meaningful proportion of Natural Green Space or access to Natural Green Space. This could involve:
 - (i) providing new green spaces; or
 - (ii) improving access to green space; or
 - (iii) improving the naturalness of existing green spaces; or
 - (iv) improving connectivity between green spaces where this would not contribute to a material increase in recreational pressure on designated sites.
- E. Planning applications on sites within 400m of the Epping Forest SAC will be required to submit a site level Habitats Regulations Assessment setting out how any urbanisation effects (including from fly

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tipping, the introduction of non-native plant species and incidental arson) will be mitigated against.

Landscape Character, Ancient Landscapes and Geodiversity

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

Key Evidence

- Epping Forest District Council Landscape Character Assessment (Chris Blandford Associates, 2010);
- Epping Forest District Council Settlement Edge Landscape Sensitivity Study (Chris Blandford Associates, 2010); and
- Epping Forest District Historic Characterisation Study (Essex County Council, 2015).

Approach

4.28 The District sits on a plateau, immediately north of the basin in which Greater London is largely contained. The plateau is cut by the 2 main river systems, the Lea/Stort and the Roding. Soils have been influenced by glaciation and erosion, but are generally London clay, with boulder clay and gravels. The District contains some geological features of interest and particular factors shaping the current landscape include

the relatively low rainfall, London clay geological formations, together with the effects of past glaciation on the topography, creating the gently sloping landform, with its wooded ridges, crowned by the forests of Epping and Hainault.

4.29 The gently undulating landscapes of south west Essex are a significant contribution to landscape character in the District. The topography of the District gives rise to some long distance views, both to countryside and 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, 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.

4.30 Pressures on the landscape from development mirror those outlined under Policy DM 1. Whilst the long term impacts of climate change on the landscape, particularly trees, is uncertain - some species will suffer and others benefit. The need to ensure 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.

4.31 The future development pattern of the District must recognise its setting, and respond to the particular landscape characteristics which vary in their sensitivity to change. Individual developments should be designed in a manner that minimises their impact on the landscape through careful design, materials and landscaping and pay attention to long distance views. In addition, each individual development should actively seek to contribute to the immediate and wider landscape (as appropriate) by considerate and careful landscaping of proposals. 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

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against which to measure the impact of proposed development and its design. The Policy applies equally to sites within built up areas and those on the edge of settlements.

Policy DM 3 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, and 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.

Green Belt and Development

- 4.32 Over 92% 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 SP 5 Green Belt and District Open Land 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 controlled.

Key Evidence

- Green Belt Review (LUC, 2016)

Approach

- 4.33 National policy on Green Belt is clear as to the purposes of Green Belt against which

applications for development are weighed. The weighing exercise is undertaken to establish the suitability of the proposals in respect of any harm that may occur to the purposes of the Green Belt. Policy DM 4 identifies that whilst a great deal of development in the Green Belt is not considered appropriate there are certain circumstances under which some development is permissible.

- 4.34 Within the context of national planning policy the Council does not consider that it would be in compliance with national policy to define specific rules for development in the Green Belt beyond those contained in Policy DM 4. 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 DM 4, “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 not have an adverse impact on the character of the countryside or the local environment.

- 4.35 Similarly it is not intended to specify 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 considerations.

DM 4 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) Safeguard the countryside from encroachment;
 - (iv) Preserve the setting and special character of

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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 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 smaller settlements and limited affordable housing related to smaller settlements, in accordance with Policy H 3; and
- (vi) Limited infilling or the partial or complete redevelopment of previously developed land, 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 may also be appropriate 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 are:

- (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

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

Green and Blue Infrastructure: Design of Development

4.36 A strategy for the natural environment and green and blue infrastructure is a key plank of the overall 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: in providing shade during higher temperatures; space for species migration; reducing greenhouse gas emissions; and providing flood mitigation. 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.

4.37 Policy SP 7 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 DM 5 and supporting text which provide further guidance with respect to specific development proposals.

Key Evidence

- Landscape Character Assessment (Chris Blandford Associates, 2010);
- Settlement Edge Landscape Sensitivity Study (Chris Blandford Associates, 2010);
- Infrastructure Delivery Plan (Arup, 2017);
- Open Space Strategy (4 Global 2017);
- Epping Forest Historic Environment Characterisation Study (Essex County Council 2015); and
- 50 favourite trees (EFDC website).

Approach

4.38 The Council sees green and blue infrastructure as a critical part of the future 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

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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 green space; and ecological corridors, including those between the Lea Valley and Epping Forest.

- 4.39 The expectation is that new development will consist of high quality design that carefully incorporates and links multifunctional spaces (for example for wildlife, recreation, and sustainable drainage). The landscaping of development is expected to be a key element of mitigation against the effects of climate change and the management of flood risk.
- 4.40 The development pattern for a significant amount of new development during the Plan period will be on the edges of settlements on greenfield land that was previously protected from development by Green Belt policy. There is therefore a particular emphasis needed to ensure that existing green and blue infrastructure assets are respected and used to best effect in new development. In addition, the connection between existing and new development, accessible space and habitats should not be broken, and new spaces and links created within developments that perform effective functions for recreation and other purposes. It should be clear that the design of development has carefully incorporated the context of green and blue infrastructure and provides access to the countryside, water features and urban green spaces as appropriate.
- 4.41 Most development in the District should be capable of providing for some landscape features suitable to the site and it is critical that native species are used in planting schemes as well as ensuring, where applicable, that biosecurity measures for non-native invasive species are included in schemes.
- 4.42 Trees are of particular importance in the District and are a key element of the green infrastructure strategy. The Council particularly seeks to increase the tree cover in the District, and aim where possible to allow for space for the next generation of large trees. Therefore in

providing new trees the Council expects applicants to include a suitable proportion of larger slower growing and longer living trees in order to avoid only shorter life, fast growing species being planted during the Plan period.

- 4.43 The Council's Local List of Validation Requirements sets out 'thresholds' and types of planning application where information that should be submitted. This includes Preliminary Ecological Assessment, Hedgerow Surveys, Arboricultural Implication Assessments and Method Statements.

Policy DM 5 Green and Blue Infrastructure

- A. Development proposals must demonstrate that they have been designed to:
- (i) retain and where possible enhance existing green infrastructure, including trees, hedgerows, woods and meadows, green lanes, wetlands, ponds and watercourses;
 - (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 assets or space;
 - (iv) enhance connectivity and integration by providing pedestrian/cycle access to existing and proposed Green Infrastructure networks and established routes, including footpaths, cycleways and bridleways/Public Rights of Way; 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 implemented 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

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best practice; and

- (iii) as a whole the proposals for Green and Blue Infrastructure are appropriate and adequate, taking into account the nature and scale of the development, its setting, context and intended use.

- C. In the Garden Town Communities, a full concept plan of proposed green and blue infrastructure that incorporates existing features on the site and its links to the wider landscape and townscape will be required for submission with the application. Further requirements may be outlined within Strategic Masterplans in accordance with policies SP 3 and DM 9.

Designated and Undesignated Open Spaces

- 4.44 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 forms of recreation. Provision needs to be suitable for all, and especially older users; those with limited mobility; those on low incomes and children. In particular the Council wishes to provide communities with opportunities to improve their lifestyle and maintain their health.
- 4.45 Such 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 to the circumstances. Where development may, in exceptional circumstances, involve the use of open space for buildings this must be carefully controlled.

Key Evidence

- Open Space Strategy (4 Global, 2017); and
- Infrastructure Delivery Plan (Arup, 2017).

Approach

- 4.46 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, to play, walk close to home, meet for social gatherings, and can present opportunities to view local wildlife. The quality of the spaces in the District varies but they need to be conserved as appropriate, enhanced and where possible connected, in line with the strategy for green infrastructure.
- 4.47 Providing new publicly accessible open space in new development is a critical part of maintaining healthy places to live and providing the contrast between built areas and outdoor spaces that meet our social and psychological needs. The Council will take into account the individual characteristics of sites when assessing what level of open space provision is appropriate.
- 4.48 Local evidence in the form of Epping Forest District Council Open Space Strategy 2017, explains the quantity and type of open spaces in the District, access to them and their quality. The types of spaces included in the study are:
 - Amenity Greenspace;
 - Public Parks and Gardens;
 - Provision for Children and Young People;
 - Natural, and Semi Natural Greenspace;
 - Allotments; and
 - Cemeteries and Churchyards.
- 4.49 The study indicates a variation in the provision of different forms of open space across the District as measured against national standards. In some cases a deficit in the amount of one type of open space might offset surplus in another for some users - for example, whilst there is a deficit in the amount of land given over to parks and gardens there is a large surplus of natural and semi natural space due to the presence of the Epping Forest and Lee Valley Regional Park. However, the Council

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recognises that the different forms of open space are likely 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.

- 4.50 The way in which an open space is managed has a significant impact on how much it is used, and its value for recreation, health and biodiversity. Many of our existing open spaces are managed by Parish and Town Councils and the District Council seeks to provide guidance in this respect based on the evidence contained in the Epping Forest District Council Open Space Strategy.
- 4.51 The Council seeks to protect and improve the quantity of certain open spaces in line with the evidence base regarding needs. However, in exceptional circumstances development of part of an open space may be considered appropriate. In such circumstances this would be set alongside improvements in quality to the remaining space, or to existing open space in the locality, and should be clearly set out in any justification for proposals.
- 4.52 Communities are able to seek to designate, and thus protect, Local Green Space which is especially meaningful to a community, local in character and not extensive in size.
- 4.53 The Infrastructure Delivery Plan contains the priorities and measures intended to improve upon the quantity, quality and access to the range of open spaces in the plan. The Council will use the national standards for different types of spaces as a start point for negotiation on development proposals. These act as a guide to development requirements, and the expenditure of any financial contributions aimed at quality improvements to open space.
- 4.54 The standards for quality of spaces are included in the Infrastructure Delivery Plan.

Policy DM 6 Designated and Undesignated Open Spaces

- A. Where appropriate development proposals will be required to provide open space, or links to open space in accordance with the guidance contained within the Infrastructure Delivery Plan and Open Space Strategy. Nationally adopted space standards 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 public open space or reasonable access to alternative 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 upon the 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 needs for which clearly outweigh the loss.
- C. In circumstances where partial loss of the space is considered justified, the predominantly open nature of the remainder of the site should be maintained and enhanced together with the visual amenity and its function as appropriate for active play and recreation.

Historic Environment

- 4.55 The historic environment is a critical part of the District's character and the policies in this section set out the Council's approach to its conservation and enhancement.

Heritage Assets

- 4.56 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.
- 4.57 The relationship is well recognised between the historic environment and landscape which

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retains historic and ancient features in many places, and provides the setting of towns and villages. The Council seeks to positively conserve and enhance this through the Local Plan by having clear respect for the District's heritage assets.

Key Evidence

- Epping Forest District Council Heritage Asset Review (DPP, 2012);
- Epping Forest District Historic Characterisation Study (Essex County Council 2015);
- Epping Forest District Council Parish Lists of Buildings of Local Architectural or Historic Interest (EFDC website); and
- Epping Forest District Council Conservation Area Character Appraisals Programme (EFDC Website).

Approach

4.58 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 sustaining 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 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

4.59 The types of historic asset to which this Policy applies are 'designated' assets: i.e. Listed Buildings, Registered Parks and Gardens, Scheduled Monuments and Conservation Areas; and 'non designated' assets such as locally listed buildings and structures (such as monuments

and memorials) and non-designated archaeological remains (although, depending upon their significance, the latter should be treated as though they are designated 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.

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

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

4.61 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 and full detailed recording of the building including plans and photographs may be required depending upon its merit. Where there is any harm or loss to significance the applicant will be required to record and disseminate detailed information about the asset gained from desk based and on site investigations and provide this to the Council, the Essex Historic Environment Record and Historic England.

4.62 Applications for proposals in respect of heritage assets will be expected to demonstrate that they have paid good attention to matters, where relevant, including detailing, streetscape,

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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 their 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 their significance is necessary to achieve substantial public benefits.

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

- an archaeological evaluation demonstrating that the remains have been properly assessed and the implications of development understood, and any impacts of development minimised through design; and
- where in situ preservation proves impossible that a full investigation, recording and an appropriate level of publication by a competent archaeological organisation has been undertaken prior to the commencement of development.

4.64 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.

Policy DM 7 Heritage Assets

Historic Environment

- The historic environment will be conserved and enhanced in a manner appropriate to its significance. Development proposals should seek to conserve and enhance the character, appearance and function of heritage assets and their settings, and respect the significance of the historic environment.
- Heritage assets are an irreplaceable resource and works which would cause harm to the significance of a heritage asset (whether designated or non-designated) or its setting, will not be permitted without a clear justification to show that the public benefits of the proposal considerably outweigh any harm to the significance or special interest of the heritage asset in question.

Local Heritage Assets

- Development proposals that affect local heritage assets detailed on the Local List will be expected to demonstrate how they retain the significance, appearance, character and setting of the local heritage asset.
- There is a general presumption in favour of retaining local listed heritage assets and where this is not possible, recording of the heritage asset should be undertaken and submitted alongside development proposals.

Heritage at Risk

4.65 A significant part of the enhancement of heritage assets is their care and maintenance which is the responsibility of the owner of the asset. Many owners of heritage assets in the District take pride in the assets and are responsible owners. However, the 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 at risk. These are not the only heritage assets at risk in the District as a result of neglect or inappropriate development. Policy is required to encourage some owners of heritage assets to maintain them and respect them for future generations to enjoy.

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

Key Evidence

- Epping Forest District Council Heritage Asset Review (DPP, 2012)

Approach

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

Policy DM 8 Heritage at Risk

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

Design

- 4.68 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.
- 4.69 National policy expects that the Council includes design policy that sets out the quality of development expected for the area and

recognises the local context both in terms of the locality, and the immediate site and its surrounds.

Approach

- 4.70 High quality design should ensure that new development is visually attractive, responsive to local character, helps to promote healthy communities and creates buildings which are durable, adaptable, and function well within the surrounding area to create a safe and accessible environment. Good design should enable and encourage people to live healthy lifestyles, reduce the risk of crime, create accessible environments which are inclusive for all sectors of society, and increase opportunities for social interaction. Secured by Design provides guidance on how to include security into a development.
- 4.71 The Council is keen to ensure that the next generation of development in the District is of a quality deserving of its location and meets the needs of occupiers and users in an effective and sustainable manner. The environmental impact of development is of significant concern and ensuring sustainable construction is a clear aim of this Local Plan. A clear contribution to the townscape and landscape of the District is sought through high quality design. The design of development which impacts on the historic assets of the District is particularly important and the Council seeks to pay particular attention to them.
- 4.72 The Council seeks development that follows the principles of sustainable construction and encourages developers to deliver schemes that meet the performance set by appropriate standards e.g. Passive House and BREEAM UK New Construction 2014. Development should give rise to minimal environmental impact with respect to its energy use, water use, waste and transport as well as providing for green infrastructure and healthy environments for users.
- 4.73 The quality of amenity for the occupiers of buildings and users of open spaces is increasingly the subject of concern, particularly in settlements where densities are higher. In order to assess development proposals, the

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Council will have regard to the BRE guidelines produced in 2011 (BRE209) which although not mandatory are heavily relied upon as they advise on the approach and evaluation of impact in daylight and sunlight matters. An assessment should accompany proposals where the proposed development has the potential to negatively impact existing levels of daylight or sunlight on adjoining properties or within the development site itself.

- 4.74 New developments should be designed to protect the privacy of both new and existing occupiers. Separation distances, the provision of screening between elevations as well as the angle of orientation will be assessed as part of any planning application.

Strategic Development

- 4.75 Development proposals will be required to accord with the place-shaping principles set out within Policy SP 3, and it will be necessary to demonstrate compliance with these principles through the production of Strategic Masterplans, Design Codes and Concept Frameworks where indicated. Chapters 2 and 5 provide further details.

Policy DM 9 High Quality Design

- A. All new development must achieve a high specification of design and contribute to the distinctive character and amenity of the local area. The Council will require all development proposals to be design-led and:
- (i) relate positively to their context;
 - (ii) make a positive contribution to a place;
 - (iii) where appropriate, incorporate sustainable design and construction principles that consider adaptation and mitigation approaches to address climate change;
 - (iv) are planned, where appropriate, to minimise vulnerability to climate change impacts and which will not exacerbate vulnerability in other areas; and
 - (v) incorporate design measures to reduce social exclusion, the risk of crime, and the fear of crime.

Strategic Sites

- B. The Council will require Strategic Masterplans to

be prepared and developed for the Garden Town Communities set out in SP 5 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 will be required to conform with the agreed Strategic Masterplans and Design Codes.

- C. The Council will require the use of the established Quality Review Panel for larger or contentious sites at appropriate stages, to be agreed with the Council, to inform detailed design proposals for major developments.

Design Standards

- D. Development proposals must relate positively to their locality, having regard to:
- (i) building heights;
 - (ii) the form, scale and massing prevailing around the site;
 - (iii) the framework of routes and spaces connecting locally and more widely;
 - (iv) the rhythm of any neighbouring or local regular plot and building widths and, where appropriate, following existing building lines;
 - (v) the need to provide active frontages to the public realm; and
 - (vi) distinctive local architectural styles, detailing and materials.

Landscaping

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

Public Realm

- F. Where appropriate development proposals must contribute positively to the public realm and to

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

public spaces to which it is physically or functionally connected.

Connectivity and Permeability

- G. Where appropriate, development proposals must maximise connectivity within, and through, the development and to the surrounding areas including the provision of high quality and safe pedestrian and cycle routes.

Privacy and Amenity

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

Housing Design and Quality

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

Approach

- 4.77 The Council seeks to ensure that it is not possible to identify the tenure of a residential development from its external appearance since there can be significant differences in the appearance and quality of materials used between owner occupied and rented housing. This approach is very important to creating inclusive and attractive residential environments.
- 4.78 The design of the development impacts significantly on living conditions for occupiers and in particular the size and design of internal and external space are important. An analysis of recent applications for development highlights that there is pressure in the District for accommodation to be approved that does not meet the national space standards. There is therefore a need to ensure that all development meets at least the minimum space standards. The Council expects that opportunities are taken to improve the external environment of residential developments where existing quality is poor and to provide suitable public open space with developments, as appropriate, refer to DM 6.

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

Policy DM 10 Housing Design and Quality

- A. All new housing development is required to meet or exceed the minimum internal space standards set out in National Prescribed Space Standards and open space standards.
- B. Ground floor family housing must provide access to private garden/amenity space, and family housing on upper floors should have access to a balcony and/or terrace, subject to acceptable amenity, privacy and design considerations, or to shared communal amenity space and children's play space.
- C. Where appropriate development proposals should seek to include enhanced provision of green infrastructure, including the quantity and

quality of landscaped areas, tree provision and the provision of additional open space as required by Policy DM 5 and DM 6.

- D. Mixed tenure residential development proposals must be designed to be 'tenure blind' to ensure homes across tenures are indistinguishable from one another in terms of quality of design, space standards and building materials.

Residential Extensions

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

Figure 4.1 Current National Prescribed Space Standards (March 2015)

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

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

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Waste Recycling Facilities on New Development

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

Approach

- 4.80 The Council is committed to reducing waste and the Local Plan will seek to encourage the reuse, recycling and composting of waste material as a priority over disposal. Provision for the disposal of waste including separation for recycling is integral to the convenience afforded to occupiers and users, as well as having the potential to create poor design details if considered as an afterthought. The Council expects these facilities to be integrated into design so that they operate effectively and do not look out of place.
- 4.81 The management of waste in flatted properties poses particular challenges which need to be factored into the design of a building at a very early stage. Where flatted development includes basement parking provision, the Council expects the options for basement servicing of waste management and collection to have been investigated. This avoids compromising the quality and provision of amenity space, forecourts or active ground floor frontages.

Policy DM 11 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 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 temporary storage space within each flat, allowing for separate storage of recyclable materials; and
 - (ii) Adequate communal storage for waste, including separate storage for recyclables pending its collection.

Subterranean, Basement Development and Lightwells

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

Approach

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

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

- 4.85 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 the planning application to demonstrate that these impacts can be addressed. The information should be contained in a Basement Impact Assessment to be submitted as part of the planning application.
- 4.86 The introduction of lightwells where they are not an established and positive feature of the streetscape can harm the character or appearance of an area. Where external visible elements are allowed they need to be located and sensitively designed to avoid light pollution to neighbours and harm to the existing character and appearance of the building, streetscape and gardens in the vicinity.

Policy DM 12 Subterranean, Basement Development and Lightwells

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

- the curtilage of the property;
- C. And during the construction phase:
 - (i) will not cause harm to pedestrian, cycle, vehicular and road safety, adversely affect bus or other transport operations, significantly increase traffic congestion, nor place unreasonable inconvenience on the day to day life of those living, working or visiting nearby;
 - (ii) will minimise construction impacts such as noise, vibration and dust for the duration of the works; and
 - (iii) ensure compliance with the Construction Management Statement submitted (see Policy DM 21)
- D. The Council will not permit subterranean developments or basements which include habitable rooms or other sensitive uses in areas prone to flooding and where there is no satisfactory means of escape from flooding.
- E. In determining applications for light wells, the Council will protect:
 - (i) the architectural character of the building; and
 - (ii) the character and appearance of the surrounding area.
- F. In determining proposals for basements and other underground development the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability in the form of a Basement Impact Assessment and where appropriate a Basement Construction Management Statement.
- G. Within the Green Belt basement developments may be considered acceptable provided they do not have a greater impact on the openness of the Green Belt, either themselves or cumulatively with other developments.

Advertisements

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

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

Approach

- 4.88 The term ‘advertisement’ covers a very wide range of advertisements and signs. Some advertisements are not regulated by the Council and others benefit from “deemed consent”, which means permission is not needed; this will depend on the size, position and illumination of the advert. Other advertisements will always need consent. For more information refer to the Control of Advertisements Regulations.
- 4.89 When deciding applications for advertisements the Council can have regard to considerations of amenity and public safety, as well as the Control of Advertisements Regulations. Policy DM 13 sets the criteria by which amenity and public safety will be assessed in Epping Forest District in relation to advertisements. The design, colour, materials and positioning of all advertisements and signs should respect the character and style of the existing building and be appropriate within the street scene.
- 4.90 Historic buildings and structures can be particularly sensitive to the change in amenity caused by some advertisements that include illumination. The Heritage Asset Review found that some areas would benefit from Special Advertisement Control. Therefore the Council seeks to carefully control adverts affecting heritage assets including conservation areas, individual historic buildings and buildings that are locally listed. Internally illuminated box fascia signs will be resisted. Externally illuminated fascia signs will normally be preferred.
- 4.91 Estate agents’ boards have deemed consent rights for their display and thus do not need approval from the Council to be displayed for a limited time period. The urban parts of the District and the frequency of sales and lettings can lead to a proliferation of estate agents boards, which are not always removed within the required timescale. This results in a build-up of boards, both legal and illegal, detracting from building façades and causing an untidy and cluttered street scene. In such situations the Council will seek the removal of deemed consent rights from the Secretary of State for this type of advertising.

Policy DM 13 Advertisements

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

Shopfronts and On Street Dining

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

Key Evidence

- Town Centres Review (Arup, 2016).

Approach

- 4.93 The Council considers that the distinctive character of shopping areas should be maintained by retaining or designing high quality shopfronts that refer to the architecture of the host building, neighbouring units and general scale and rhythm of the shop front widths in the area. New shopfronts should contribute positively towards a cohesive streetscape and attractiveness of the shopping parade. Materials, detailing, craftsmanship and

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finishes are equally important in achieving high quality shopfront design especially as they are viewed close up.

- 4.94 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, while solid shutters generally create a bleak, unattractive and hostile environment in the evenings. Their significant detrimental impact in this regard also inhibits passive surveillance and encourages graffiti. 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.
- 4.95 On street dining facilities can add to the vibrancy of town centres. However these should not disrupt normal pedestrian movement or other high street activities. Where possible, such facilities should integrate with the public realm of the surrounding area. The Council may consider limiting the hours of use through the use of planning conditions. Where such facilities fall within the Public Highway a licence will need to be obtained from the local highway authority.

Policy DM 14 Shopfronts and On Street Dining

Shopfronts

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

- (iv) Security shutters must be open mesh and, wherever possible, be located internally.

On Street Dining

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

Environmental Policies

- 4.96 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 Plan. Many of the measures address the use of natural resources and mitigate against the impacts of climate change as well as assisting places to adapt to the changing climate.

Managing and Reducing Flood Risk

- 4.97 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 flood damage include identifying flood risk from all sources including Critical Drainage Areas which are particularly susceptible to surface water flooding. Delivering flood mitigation schemes and improving drainage infrastructure then alleviate the risk. The location and design of buildings and their settings are key factors in reducing the risk of flood damage.

Key Evidence

- Level 1 Strategic Flood Risk Assessment Update (URS, 2015);
- Essex Local Flood Risk Management Strategy (Essex County Council, 2013);

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

- Loughton, Buckhurst Hill and Theydon Bois Surface Water Management Plan (URS, 2015); and
- Epping Forest District Council's Flood Risk Assessment Zones (URS, 2015).

Approach

- 4.98 Locations within the District have experienced flooding that has caused damage to property. Avoiding development in areas at risk of all types of flooding is the most effective way to minimise flood risk over the Plan period, coupled with careful provision of flood mitigation measures where water run-off from buildings and the land can be managed.
- 4.99 The Epping Forest District Council Strategic Flood Risk Assessment (SFRA) Level 1 Update 2015 contains a great deal of detail on the matter of flood risk. The forms of flooding experienced in the District are: 'fluvial' from rivers and other watercourses; 'pluvial' from rain i.e. surface water flooding resulting from rain; and 'groundwater' flooding which is the emergence of water from the ground away from river channels
- 4.100 The SFRA identified surface water run off as the greatest risk to the District with regard to flooding due to the underlying geology and the presence of water courses in the area. 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.
- 4.101 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 by exception and requires the proposed development to demonstrate: wider sustainability benefits to the community that outweigh the flood risk; and

that it will be safe for its lifetime without increasing flood risk elsewhere.

- 4.102 Some uses are more vulnerable to flood risk than others e.g. caravans and basement dwellings are 'highly vulnerable' whilst marinas are 'water compatible'. National planning policy guidance explains these distinctions and suitable approaches.
- 4.103 National planning policy explains that for the exception test to be passed: within the site the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; development is appropriately flood resistant and resilient, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to sustainable drainage systems.
- 4.104 For areas of river flooding the SFRA notes that these are principally in flood risk zones 2 and 3, but can also contain areas of flood risk 1 where there are Critical Drainage Areas (as notified by the Environment Agency).
- 4.105 The EFDC Flood Risk Assessment Zones (FRAZ's) have been defined by EFDC as 'catchments of ordinary watercourses identified as key areas where surface water run off is contributing to Main Rivers or areas of known historic flooding'. Within FRAZ's particular attention should be applied to surface water management, with the aim of reducing the cumulative impact of development throughout the District.
- 4.106 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 currently has in place one Surface Water Management Plan (SWMP) for Loughton, Buckhurst Hill and Theydon Bois. Further SWMPs may be produced for other areas.
- 4.107 Because flood risk can arise from development in a different location to the development itself, both existing and new development need to be considered in terms of associated flood risks.

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This means opportunities should be taken via measures in new development where it is possible to assist communities that are currently at risk of flooding.

- 4.108 In addition, there can be opportunities to reduce flood risk overall and reduce the causes and impacts of flooding, for instance through the layout and form of development including green infrastructure, by safeguarding land for flood risk management and designing off-site works required to protect and support development. It is important to ensure that there is no net loss of flood storage.
- 4.109 Policy DM 15 follows the sequential approach and current national policy - it applies to all operations that are defined as development in Section 55 of the Town and Country Planning Act 1990 hence 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.
- 4.110 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.
- 4.111 The valuable information on Critical Drainage Areas and the EFDC Flood Risk Assessment Zones will be used to support decision making on planning applications. The Council seeks to improve drainage, hence reduce flood risk, within the Critical Drainage Areas and the FRAZs and ensure that site specific flood risks are properly assessed. It is also important to ensure that the cumulative impact of flood risk from development is reduced throughout the District.
- 4.112 The Council will use its standard conditions on approvals for development to secure the relevant information required for assessments – these vary in accordance to the size of the development for proposals in these areas.

Policy DM 15 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 occupants and do not increase the risk of flooding elsewhere;
- B. The Local Plan allocations are directed towards Flood Zone 1 or to areas with the lowest probability of flooding. Any proposals for new development (except water compatible uses) within Flood Zone 2 and 3a will be required to provide sufficient evidence for the Council to assess whether the requirements of the Sequential Test and Exception Test, have been satisfied.
- C. Proposals within Flood Zones 2 and 3a must be informed by a site specific Flood Risk Assessment (FRA) taking account of all potential sources of flooding and climate change allowances and should:
 - (i) demonstrate the application of a sequential approach for the development of individual sites to ensure 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 water courses where opportunities arise, in line with Policy DM 17 (Watercourses and Flood Defences).
- D. All proposals for new development will be required to:
 - (i) manage and reduce surface water run-off, in line with Policy DM 16 (Sustainable Drainage Systems);
 - (ii) manage water and waste water discharges, in line with Policy DM 18 (On-site Management of Waste Water and Water Supply);

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

(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 (CDA) or an EFDC Flood Risk Assessment Zone (FRAZ) will be required to provide a site specific flood risk assessment consisting of: an assessment of the risks involved, focussing predominantly on surface water and ordinary watercourses; details of any mitigation measures on-site where required (e.g. increased thresholds); and a drainage strategy incorporating the use of SuDS (Policy DM 16) to mitigate any impacts of site.
- F. With the exception of water compatible uses and essential infrastructure, subject to passing the Exception Test, development in areas designated in Epping Forest District's Strategic Flood Risk Assessment or as determined by specific Flood Risk Assessment as being within Flood Zone 3b will not be permitted.
- G. Proposals for developments within identified Critical Drainage Areas could, based on the outcome of the site specific flood risk assessment, be subject to a section 106 contribution or CIL funding for the delivery of appropriate flood alleviation schemes.

- Loughton, Buckhurst Hill and Theydon Bois Surface Water Management Plan (URS, 2015).

Approach

- 4.114 The Strategic Flood Risk Assessment Level 1 Update 2015 (SFRA) identifies surface water run-off as the greatest risk to the District with regard to flooding. The Council currently has in place one Surface Water Management Plan for Loughton, Buckhurst Hill and Theydon Bois (2016).
- 4.115 Surface Water run-off is the excess water that flows off the land as a result of rainfall that is unable to filter through the soil. Surface water flooding occurs when high intensity or prolonged rainfall generates run-off which flows over the surface of the ground and ponds in low lying areas. It can be especially problematic when the ground is saturated or when the drainage network has insufficient capacity to cope with the additional flow. Climate change is projected to increase the frequency and intensity of heavy rainfall events, placing greater pressure on traditional drainage systems.
- 4.116 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 mitigation against flooding. The Council seeks to manage surface water run off as close to the source as possible and will apply a hierarchy of drainage solutions as outlined in Policy DM 16, prioritising sustainable solutions. Proposals should seek to maximise the value of SuDS by making use of their features, such as trees, green space and clean water at the surface, to improve the value of landscapes and to strengthen the sense of place.
- 4.117 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

Sustainable Drainage Systems

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

Key Evidence

- Level 1 Strategic Flood Risk Assessment Update (URS, 2015);
- Essex Local Flood Risk Management Strategy (Essex County Council, 2013); and

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composed of soil allowed to colonise with plants naturally and ‘blue roofs’ are themselves water features. All of these design elements slow the rate of run-off of rainwater from land or buildings. In addition, paying attention to designing permeable surfaces in development assists with drainage (see also Policy DM 9).

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

Policy DM 16 Sustainable Drainage Systems

- A. All proposals for new development must seek to manage surface water as close to its source as possible in line with the following drainage hierarchy:
- (i) store rainwater for later use;
 - (ii) use infiltration techniques, such as porous surfaces in non-clay areas. Porous surfaces are suitable in areas of clay but must be adequately tanked with an outfall. Epping Forest District is predominantly clay so any infiltration proposals must be subject to and pass the relevant percolation tests;
 - (iii) attenuate rainwater in ponds or open water features for controlled release;
 - (iv) attenuate rainwater by storing in tanks or sealed water features for controlled release.
- B. Other methods must also reflect the stringent drainage hierarchy contained within the current CIRIA¹ SuDS Manual (2015), which provides further detailed guidance over and above Building Regulations:
- (i) controlled discharge of rainwater direct to a watercourse/surface water body;
 - (ii) controlled discharge rainwater to a surface water sewer/drain;
 - (iii) controlled discharge rainwater to the combined sewer.
- C. The Council will encourage the use of green,

brown and blue roofs.

- D. The Council will require Sustainable Drainage Systems (SuDS) to be sensitively incorporated into new development by way of site layout and design, having regard to the following requirements:
- (i) all major development proposals will be required to reduce surface water flows to the 1 in 1 greenfield run-off rate and provide storage for all events up to and including the 1 in 100 year critical storm event including an allowance for climate change, and include at least one source control SuDS measure resulting in a net improvement in water quantity and quality discharging to a sewer;
 - (ii) all brownfield development proposals should aim to achieve the 1 in 1 greenfield run-off rate and, at a minimum, achieve a 50 per cent reduction in existing site run-off rates for all events, including an allowance for climate change, SuDS measures resulting in a net improvement in water quantity and quality discharging to a sewer;
 - (iii) all ‘minor’ and ‘other’ development proposals should aim to achieve the 1 in 1 greenfield run off rate where possible, including an allowance for climate change, or a rate as otherwise agreed with the Council; and
 - (iv) for all development where the 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.
- E. 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 SuDS techniques provide for clean and safe water at the surface;
 - (iv) improve water quality; and
 - (v) full details of the means of achieving future management and maintenance of the SuDS scheme to ensure that it will function effectively over the lifespan of the development will be required, including

¹ Construction Industry Research and Information Association

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responsibilities and funding.

- F. The Council will give consideration to adopting SuDS. Contributions in the form of commuted sums or CIL will be sought for maintenance if adopted by the Council.
- G. Where SuDS cannot be implemented due to site constraints (such as land contamination) robust justification must be provided along with proposed alternative approaches to surface water management.
- H. 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

4.119 National policy notes that opportunities offered by new development should be used to reduce the causes and impacts of flooding. Historical development has included changes to natural watercourses that do not necessarily assist in modern flood management or support building in resilience to climate change. In addition, new development must not reduce the quality of an adjacent water course and should provide enhancements wherever there is an opportunity.

Key Evidence

- Level 1 Strategic Flood Risk Assessment Update (URS, 2015); and
- Essex Local Flood Risk Management Strategy (Essex County Council, 2013).

Approach

- 4.120 In order to manage the risk of flooding to properties close to a watercourse, buffers of open land should be applied between the water course and new buildings.
- 4.121 The most effective way to reduce flood risk is to enable the watercourses to operate naturally, however in urban areas these have been redirected, and culverted over the years whilst areas of land that may have been used for water storage during flood have been developed. Such changes can now contribute to the risk of flooding. The Environment Agency advises that

in order to manage flood risk where there are opportunities to re-naturalise water courses, and provide land for flood storage, these should be taken. In addition such measures can be used to actively encourage the creation, restoration and enhancement of habitats. All development proposals should therefore account for these matters in design wherever possible.

- 4.122 The canal system in the District is navigable and used for leisure purposes. There is no intent to interfere with the navigability of the canal system implied in this policy.
- 4.123 It is not possible in all circumstances to naturalise existing watercourses. Where it is not possible to re-naturalise water courses then development must pay particular attention to ensuring that the existing built defences such as walls and culverts serving the development are fit to last, and will be maintained throughout the lifetime of the development.
- 4.124 The Council will seek contributions to protection and enhancement of watercourses and flood defences through s106/ CIL where appropriate in addition to work required on site.

Policy DM 17 Protecting and Enhancing Watercourses and Flood Defences

- A. New development must be set back at a distance of at least 8 metres from a main river² and an ordinary watercourse³, 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. 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.

² 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

³ the ordinary watercourses are those that are not Main Rivers.

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

- B. All major development will be required to, and minor development will be expected to
 - (i) investigate and secure the implementation of environmental enhancements to open⁴ 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.

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

4.125 There is a clear need to ensure that surface water and foul water drainage and treatment occur effectively for the protection of human health and the wider environment. In order for development to function effectively it should not cause any pollution to water bodies or controlled waters including ground water. The pressure of existing water supplies is of concern to residents in some parts of the District. The bulk of a policy response to these matters is bounded by national policy and the respective responsibilities of water suppliers and regulators.

⁴ Open in this context means any length of watercourse that is not culverted.

Key Evidence

- Infrastructure Delivery Plan (Arup, 2017)

Approach

- 4.126 National policy sets out that Local Authorities should adopt proactive strategies in regard to climate change resilience and take full account of water supply and demand considerations. They should include Local Plan policies to deliver the provision of infrastructure including waste management, water supply and wastewater.
- 4.127 The EU Water Framework Directive established a framework for the protection and improvement of rivers and lakes, estuaries, coastal waters and groundwater. As set out development must not result in the deterioration of the water quality status of a waterbody and must not prevent the future attainment of 'Good Ecological Status', or 'Good Ecological Potential' if the watercourse is artificial or heavily modified.
- 4.128 In addition the chemical quality of the watercourse is important as it has the potential to affect the biological quality. The ecological potential or status of the water bodies in the District varies although most of these water bodies do not fall under the ambit of the Water Framework Directive. The Thames River Basin Management Plan is designed to implement the Directive. It seeks by 2027 at the latest that all relevant water bodies in the area should be of 'good ecological status'.
- 4.129 During the Plan period the Council seeks to take any measures that are within its powers to improve the quality of these water bodies and is in discussion with the Environment Agency and the statutory water undertaker (Thames Utilities Ltd) to establish how to influence these beyond dealing with any historical misconnection problems from properties. Sustainable drainage systems are considered to be able to contribute to improvements in water quality given their potential to 'filter' run off water. All new development must avoid any detriment to water quality.
- 4.130 The Environment Agency has identified Groundwater Source Protection Zones for 2,000 groundwater sources used for public drinking

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

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

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

4.133 In the majority of cases the Council does not have the power to refuse planning permission in relation to connections to the public sewer whilst the statutory undertakers' role is to provide connections to the public sewer and their ability to refuse to make connections is limited. Therefore, planning applications should be referred to the statutory undertaker for

assessment. The applicant will be expected to provide proof of the adequacy of the proposals in respect of water supply and foul drainage via correspondence from the statutory undertaker. The Council will use standard conditions to manage this aspect of the development.

Policy DM 18 On Site Management and Reuse of Waste Water and Water Supply

- A.** The Council will expect planning applications to set out how they will ensure that there is adequate surface water, foul drainage and treatment capacity to serve their development and demonstrate that it does not impact on the adequacy of existing development in this regard. All proposals for new development will be required to:
 - (i)** ensure the separation of surface and foul water systems; and
 - (ii)** implement sustainable drainage systems, in line with Policy DM 16.
- B.** Where the local public sewer network does not have adequate capacity to serve the existing and proposed development, proposals will be required to demonstrate that it provides for suitable alternative arrangements for storing, treating and discharging foul water. Should there be capacity issues resulting from development that can be addressed through upgrades of the sewerage network, developers will be required to demonstrate how these will be delivered in advance of the occupation of development.
- 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

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water of sufficient quantity, flow rate and pressure, without adversely impacting on existing users; and

- (ii) make provision for the installation and management of measures for the efficient use of mains water and where possible with direct connection to the mains public water supply. Please also refer to Policy DM 19.

Sustainable Water Use

4.134 It is important to manage the water resources that serve the District as it is in an area of serious stress on water resources which could culminate in potentially significant impacts on the water environment. Consequently the use of water efficiency measures in buildings is appropriate and justifiable.

Key Evidence

- Infrastructure Delivery Plan (Arup, 2017)

Approach

4.135 The District, served by Thames Water and Affinity Water for mains water potable water supplies and a number of private water companies, is classed as being in an area of 'serious water stress' (Environment Agency Water Stressed Areas Classification 2013). In such areas it is recommended that there is implementation of water efficiency standards in order to manage demand on the water environment.

4.136 The average UK consumption of water is 150 litres per person per day (in the home). As set out in government guidance the Council has the option to set additional technical requirements in the Local Plan on exceeding the minimum standard (125 litres per person per day) required by Building Regulations in respect of water efficiency. The tighter Building Regulations optional requirement expected by the Council is 110 litres per person per day (roughly 30% less than average consumption).

4.137 Given the significant pressure on the water supply in the District, conditions will be required on planning permissions to ensure the standard is met. There are many routes to achieving the standard such as the use of grey water systems

and rainwater harvesting together with water efficient fittings and appliances.

4.138 With respect to non-residential development the Council considers it reasonable to require a similar percentage reduction in water consumption as that for residential uses recognising that some commercial uses need more water for operational processes.

4.139 The Code for Sustainable Homes provides a useful benchmark to assist in water efficiency measures and the BREEAM 2014 for New Construction is the relevant standard for non-domestic new build property. Whilst the Council recognises that it cannot impose the BREEAM standard the policy below sets out the Council expectation of a reduction in water usage in non-residential buildings commensurate with that achieved by the optional requirement for residential development.

4.140 Water efficiency of non-residential buildings can be demonstrated with reference to the BREEAM manual metrics.

Policy DM 19 Sustainable Water Use

- A. Development will need to demonstrate that:
 - (i) Water saving measures and equipment is incorporated in all new development
 - (ii) New homes (including replacement dwellings) meet a water efficiency standard of 110 litres or less per person per day; and
 - (iii) New non-residential development of 1,000 sq.m gross floor area or more aims to achieve at least a 30% improvement over baseline building consumption
- B. The above applies unless 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 above, the national standards will take precedence.

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Low Carbon and Renewable Energy

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

Key Evidence

- Epping Forest District Council Carbon Reduction and Renewable Energy Assessment (Atkins, 2013)

Approach

4.142 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 intrusive generate energy on a large scale, individual installations for individual properties (micro generation) and schemes that include a number of properties (district heating schemes). Some householder installations are permitted development not requiring planning permission.

4.143 The Council wishes to encourage new development that designs from the outset an environment of zero or low carbon energy use rather than retrofits installations to standard traditional designs. The retrofitting of renewable energy installations on existing development is considered acceptable in principle.

4.144 The Council recognises the need for energy generation to support development and seeks the generation of low carbon and renewable energy. The Council also recognises the findings of the Carbon Reduction and Renewable Energy Assessment in its conclusions that the potential in the District for large scale renewable energy production is hampered by the policy designation of the Green Belt. National Policy does not rule such development out but notes

that elements of many renewable energy projects will comprise inappropriate development. In such cases the demonstration of very special circumstances would be required for proposals to proceed (NPPF paragraph 91). In any case careful consideration of the impact of proposals on the openness of the Green Belt is needed. More positively, the Assessment concluded that small scale renewable energy schemes of all kinds can be accommodated in the District and incorporation in the design of development on larger sites is feasible and viable as would be installations on individual buildings.

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

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

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

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

4.149 The proposed Policy seeks to support appropriate low carbon and renewable

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technologies including district heating networks as part of a package of measures to assist in delivering more energy efficient development. All major development should incorporate site wide communal energy systems that serve all energy demands from within the development and should have the ability to connect to district heating networks where possible.

Policy DM 20 Low Carbon and Renewable Energy

- A. The incorporation of low carbon and renewable energy measures in new and existing development will be encouraged with regard to both standalone installations and micro renewables integrated into development.
- B. Low carbon and renewable energy technologies will be permitted provided that:
 - (i) they do not have any adverse impact on the integrity of any European sites, wildlife sites, protected species or habitats or the openness of the Green Belt;
 - (ii) a positive assessment is provided demonstrating how any impacts on the environment and heritage assets, including cumulative landscape, noise, visual, air quality and emissions, 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 in new developments.
- D. Strategic Masterplans will be required to demonstrate how the potential to incorporate infrastructure for district heating can be provided, and will be expected to connect to any existing suitable systems (including systems that will be in place at the time of construction), unless it is demonstrated that this would render development unviable or that alternative technologies are available that provide the same or similar benefits and opportunities.

- E. Where a district heating scheme is proposed the Council will expect the scheme to demonstrate that the proposed heating and cooling systems (CHP/CCHP) have been selected considering the heat hierarchy in line with the following order of preference:

- (i) connection with existing CHP/CCHP distribution networks;
- (ii) site wide CHP/CCHP fuelled by renewable energy sources;
- (iii) communal CHP/CCHP fuelled by renewable energy sources; and
- (iv) gas fired CHP/CCHP.

Local Environmental Impacts, Pollution and Land Contamination

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

Key Evidence

- EFDC Contaminated Land Strategy (EFDC, 2000).

Approach

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

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contour land. Therefore all types of development fall within this policy.

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

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

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

4.155 The following Policy seeks to ensure that these factors are effectively considered and managed in assessing the suitability of development,

acquiring evidence to support decisions made on planning applications, and requiring management statements setting out the process and rules for the reduction of nuisance in the demolition and construction process.

Policy DM 21 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 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

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

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 the assessments above are going to be addressed. If remediation measures are not suitable then planning permission will be refused;
- (iv) where necessary to provide a long term maintenance and monitoring regime for the mitigation of any 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/excavation works are proposed.
- E. In addition the Council supports the use of sustainable design and construction techniques, including where appropriate the local or on-site

sourcing of building materials enabling reuse and recycling on site.

Air Quality

- 4.156 The 2008 Ambient Air Quality Directive sets legally binding limits for concentrations in outdoor air of major air pollutants that impact public health such as particulate matter (PM10 and PM2.5) and nitrogen dioxide (NO²). As well as having direct effects, these pollutants can combine in the atmosphere to form ozone, a harmful air pollutant (and potent greenhouse gas) which can be transported great distances by weather systems.
- 4.157 The Department for Environment, Food and Rural Affairs carries out an annual national assessment of air quality using modelling and monitoring to determine compliance with European Union Air Quality Limit Values. 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 have been exceeded or are near the limit.
- 4.158 The local air quality management (LAQM) regime requires every district 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.
- 4.159 If national objectives are not met, or at risk of not being met, the local authority concerned must declare an air quality management area and prepare an air quality action plan. This identifies measures that will be introduced in pursuit of the objectives and can have implications for planning. Air quality can also affect biodiversity and may therefore impact on our international obligations under the Habitats Directive.
- 4.160 As set out in the supporting text to Policy DM 2 the health of the Epping Forest SAC is sensitive to, amongst other things, air-borne pollutants, including those generated as a result of traffic. In addition the Council was required to declare an Air Quality Management Area (AQMA) in the area of Bell Common, Epping in 2010. This is still being monitored as nitrogen dioxide levels

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are still elevated and the Council is required to reduce them by 2020.

Key Evidence

- Habitats Regulations Assessment (AECOM, 2017); and
- Memorandum of Understanding on managing the impacts of growth within the West Essex/East Hertfordshire Housing Market Area on Epping Forest Special Area of Conservation (2017).

The Approach

4.161 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. Therefore in plan making, it is important to take into account air quality management areas and other areas where there could be specific requirements or limitations on new development because of air quality.

4.162 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, such as electric vehicles. This approach is taken forward through Policy SP 2 (Spatial Distribution) and Policy T 1 (Sustainable Transport Choices). As set out within the Memorandum of Understanding the Council is working with the City of London Corporation, Natural England and other Housing Market Area authorities to address both the requirement to avoid, or effectively mitigate, adverse impacts on the integrity of the SAC from Local Plan-led development and the requirement to prevent deterioration of the SAC features.

4.163 In addition to the above policies 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 and biodiversity within the District, and that appropriate mitigation and monitoring

measures are secured. As traffic is a major contributing factor to effects of 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.

DM 22 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, nor existing residents, workers, visitors, or environmental receptors including the Epping Forest SAC are adversely impacted as a result of the development.
- B. Mitigation measures required 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 potential to produce air pollution, 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, having taken into account other permitted developments, and these measures shall be incorporated into the development proposals. This will include an assessment of emissions (including from traffic generation) and calculation of the cost of the development to the environment. All assessments for air quality 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 section sets out the vision and policies for settlements, Town and Small District Centres within the District. The District's settlements are listed in Table 5.1, in line with the Settlement Hierarchy Technical Paper (2015). The Town Centres are as identified in the Town Centre Review (2016).

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, "Matching" (incorporating Matching Green, Matching Tye and Matching), Roydon, Lower Sheering, Sheering, Stapleford Abbots, Thornwood

- 5.2 This section does not consider the strategic sites around Harlow, which are set out in Policy SP 3. A number of the District's settlements are in the process of developing Neighbourhood Plans. The Council will support the preparation and production of Neighbourhood Plans as set out in Policy D 6.

Overview of the Site Selection Process

- 5.3 The National Planning Policy Framework states that a Local Plan must allocate sufficient land in appropriate locations to ensure supply for the Plan period. This includes sites for residential development, Traveller Accommodation and employment land (B Use Class).
- 5.4 The Council has selected its allocated sites in line with the two site selection methodologies (residential and 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 Council has identified two Town Centres and four Small District Centres within the District. The Local Plan sets out the defined Town Centre boundaries, Primary Shopping Areas, and Primary and Secondary Retail Frontages.
- 5.6 The District's town centre hierarchy, in accordance with Policy E 2 is set out in Table 5.2.

Table 5.2 Town Centre hierarchy

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

Key Evidence

- 5.7 Key evidence which informed the Council's approach to settlements in the District are:
- Settlement Hierarchy Technical Paper (EFDC, 2015);
 - Site Selection Report (Arup, 2017);
 - Town Centres Review (Arup, September 2016);
 - Green Belt Review (Land Use Consultants, 2016);
 - Employment Land Supply Assessment (Arup, 2017);
 - Employment Review (Hardisty Jones Associates, 2017);
 - Infrastructure Delivery Plan (Arup, 2017); and
 - Epping Forest District Council: Gypsy, Traveller and Travelling Showpeople Accommodation Assessment Need Summary Report (ORS, 2017).

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Epping

- 5.8 Epping has one of the District's two Town Centres, and benefits from a range of assets and social infrastructure. The town has an attractive setting within the open countryside which lies within the Green Belt.
- 5.9 The Green Belt plays an important role in maintaining separation and reducing coalescence between neighbouring settlements, most notably Theydon Bois, Waltham Abbey, Upshire and North Weald Bassett.
- 5.10 Epping has an important civic function within the District and is the location of the Epping Forest District Council's Civic Offices. There are also a number of employment opportunities located within the settlement, including several professional services firms.
- 5.11 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 a significant development opportunity at St. John's, as set out in the St John's Road Design and Development Brief. This will provide increased retail and leisure capacity within the settlement 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

5.12 Policy SP 2 sets out the number of homes to be provided in Epping over the Plan period. The provision of approximately 1,305 dwellings has been informed by the aspiration for Epping to support an appropriate level of growth to continue in its role as one of the main towns within the District.

5.13 The Council has considered the possible spatial options to accommodate new homes at 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

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

through the incorporation of sensitive design measures.

- 5.14 Following an assessment of the suitability, availability and achievability of residential sites located within these spatial options, the Council has identified 11 sites for allocation to meet the identified housing requirement, as set out in Policy P 1.
- 5.15 Proposals for residential development will be expected to accord with site specific requirements as set out in Appendix 6.
- 5.16 Sites EPP.R1 and EPP.R2 have together been identified as a location where development should be brought forward in accordance with a Strategic Masterplan endorsed by the Council.

Sites for Traveller Accommodation

- 5.17 Policy SP 2 sets out the Council's approach to Traveller Sites within the District. There are no allocations for Traveller Accommodation in Epping.

Employment Sites

- 5.18 Policy E 1 sets out the Council's approach to identifying sites for employment uses (B Use Class).
- 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 (1.11ha)
 - EPP.E2 – Land at Coopersale Hall (1.80ha)
 - EPP.E3 – Falconry Court (0.50ha)
 - EPP.E4 – Bower Hill Industrial Estate (1.73ha)

Infrastructure Requirements

- 5.20 The supporting text to Policy SP 2 confirms the importance of identifying and delivering key infrastructure to support residential, traveller and employment growth across the District. The full infrastructure needs for Epping are set out in the Infrastructure Delivery Plan.

Town Centre

- 5.21 Policy E 2 identifies Epping as a Town Centre. This reflects the Council's aspiration for the centre to remain a successful destination, maintaining and enhancing its existing retail

offer along with other leisure and entertainment amenities.

- 5.22 In accordance with Policy E 2, the Council has designated specific Primary and Secondary retail frontage areas.
- 5.23 Reflecting the National Planning Policy Framework, the Council will also support the weekly market that currently takes place within the Town.

Policy P 1 Epping

- A. Proposals for development on allocated sites should accord with the site specific requirements set out in Appendix 6.

Residential Sites

- B. In accordance with Policy SP 2 the following sites are allocated for residential development:
- (i) EPP.R1 Land South of Epping, West – Approximately 450 homes
 - (ii) EPP.R2 Land South of Epping, East – Approximately 500 homes
 - (iii) EPP.R3 Epping London Underground Car Park – Approximately 89 homes
 - (iv) EPP.R4 Land at St Johns Road – Approximately 34 homes
 - (v) EPP.R5 Epping Sports Centre – Approximately 43 homes
 - (vi) EPP.R6 Cottis Lane Car park – Approximately 47 homes
 - (vii) EPP.R7 Bakers Lane Car Park – Approximately 31 homes
 - (viii) EPP.R8 Land and part of Civic Offices – Approximately 44 homes
 - (ix) EPP.R9 Land at Bower Vale – Approximately 50 homes
 - (x) EPP.R10 Land to rear of High Street – Approximately 6 homes
 - (xi) EPP.R11 Epping Library – Approximately 11 homes

Employment Sites

- C. In accordance with Policy E 1 the following existing sites are designated for employment uses:
- (i) EPP.E1 Land at Eppingdene
 - (ii) EPP.E2 Land at Coopersale Hall
 - (iii) EPP.E3 Falconry Court

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

(iv) EPP.E4 Bower Hill Industrial Estate

Infrastructure Requirements

D. Infrastructure requirements must be delivered at a rate and scale to meet the needs that arise from the proposed development, in accordance with the Infrastructure Delivery Plan. Specifically, development proposals in Epping will be expected to contribute proportionately towards the following infrastructure items:

- (i) New primary school;
- (ii) Appropriate provision of health facilities;
- (iii) Highways and junction upgrades;
- (iv) Upgrades to Lindsey Street electricity sub-station;
- (v) Necessary upgrades to existing waste water infrastructure; and
- (vi) Appropriate provision of green infrastructure and open space throughout the settlement.

E. Development proposals must contribute proportionately towards the delivery of those infrastructure items set out above and in the Infrastructure Delivery Plan, unless subsequent iterations of the Infrastructure Delivery Plan or discussions with providers determine that these requirements have changed.

Town Centre Uses

F. In accordance with Policy E 2, in Epping Town Centre, at least 70% of the ground floor Primary Retail Frontage and at least 20% of the ground floor Secondary Retail Frontage will be maintained in A1 use.

Air Pollution

G. The development of the allocated sites within Epping have the potential to produce air pollution that could impact upon air quality in the District, including Epping Forest. In accordance with Policy DM 2 and Policy DM 22, all proposals on sites which require a Transport Assessment/Transport Statement will be required to undertake an air quality assessment that identifies the potential impact of the development, together with contributions towards air quality monitoring.

Recreational Pressure

H. Due to their proximity to Epping Forest, development of the allocated sites within Epping will be required to make a contribution to the access management and monitoring of visitors to the Forest in accordance with Policy DM 2.

Flood Risk

I. In accordance with Policy DM 15, development on residential allocations must be located wholly within Flood Zone 1.

South Epping Masterplan Area

J. Development proposals in relation to sites EPP.R1 and EPP.R2 must comply with a Strategic Masterplan for the South Epping Area which has been formally endorsed by the Council.

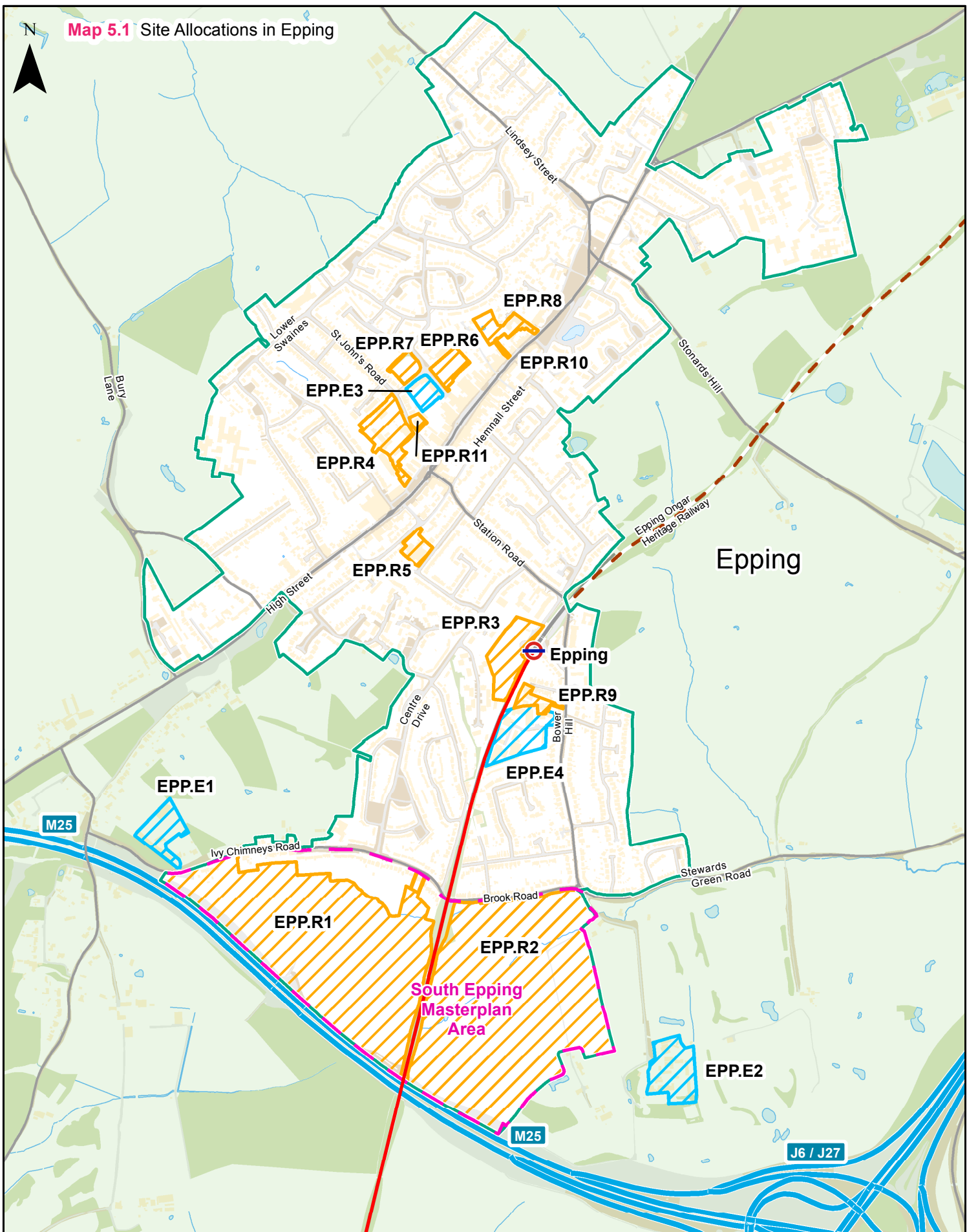
K. In addition to the requirements set out above, the Strategic Masterplan should make provision for:

- (i) a minimum of 950 homes;
- (ii) a new neighbourhood centre to include community facilities, employment and retail use;
- (iii) a new primary school and early years childcare provision (which could be accommodated through the relocation of Ivy Chimneys Primary School);
- (iv) appropriate provision of health facilities, exploring the potential for a new health hub to include an integrated GP surgery, pharmacy and any other necessary health services;
- (v) new road access and internal road layout to support a bus corridor;
- (vi) a new vehicular, pedestrian and cycling bridge over the railway line;
- (vii) car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders;
- (viii) minimising the impact upon the setting of the Grade II listed Gardners Farm and Grade II listed Farm Buildings;
- (ix) minimising the impact upon the BAP Priority Habitat within the site and nearby Local Wildlife Site;
- (x) 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;
- (xi) careful design to avoid or reduce impacts on the ancient woodland which may include providing a buffer zone of semi-natural habitat between built development and the Ancient Woodland;

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

- (xii) the continued protection of those trees benefitting from a Tree Preservation Order;
 - (xiii) the strengthening and/or creation of new Green Belt boundaries to the east and west of the site;
 - (xiv) the integration, retention and improvements to the existing watercourse and Public Rights of Way, including the retention of the existing pedestrian footbridge over the M25, and enhanced linkages to Epping station;
 - (xv) adequate levels of high quality public open space , including the replacement of Brook Road Informal Recreation Ground; and
 - (xvi) contribute towards air quality monitoring within the Epping Forest.
- L. The Masterplan and subsequent applications should be considered and informed by the Quality Review Panel.

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



**Epping Forest District
Local Plan**
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Drawing No.
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Date: December 2017

Map 5.1
Site Allocations in
Epping

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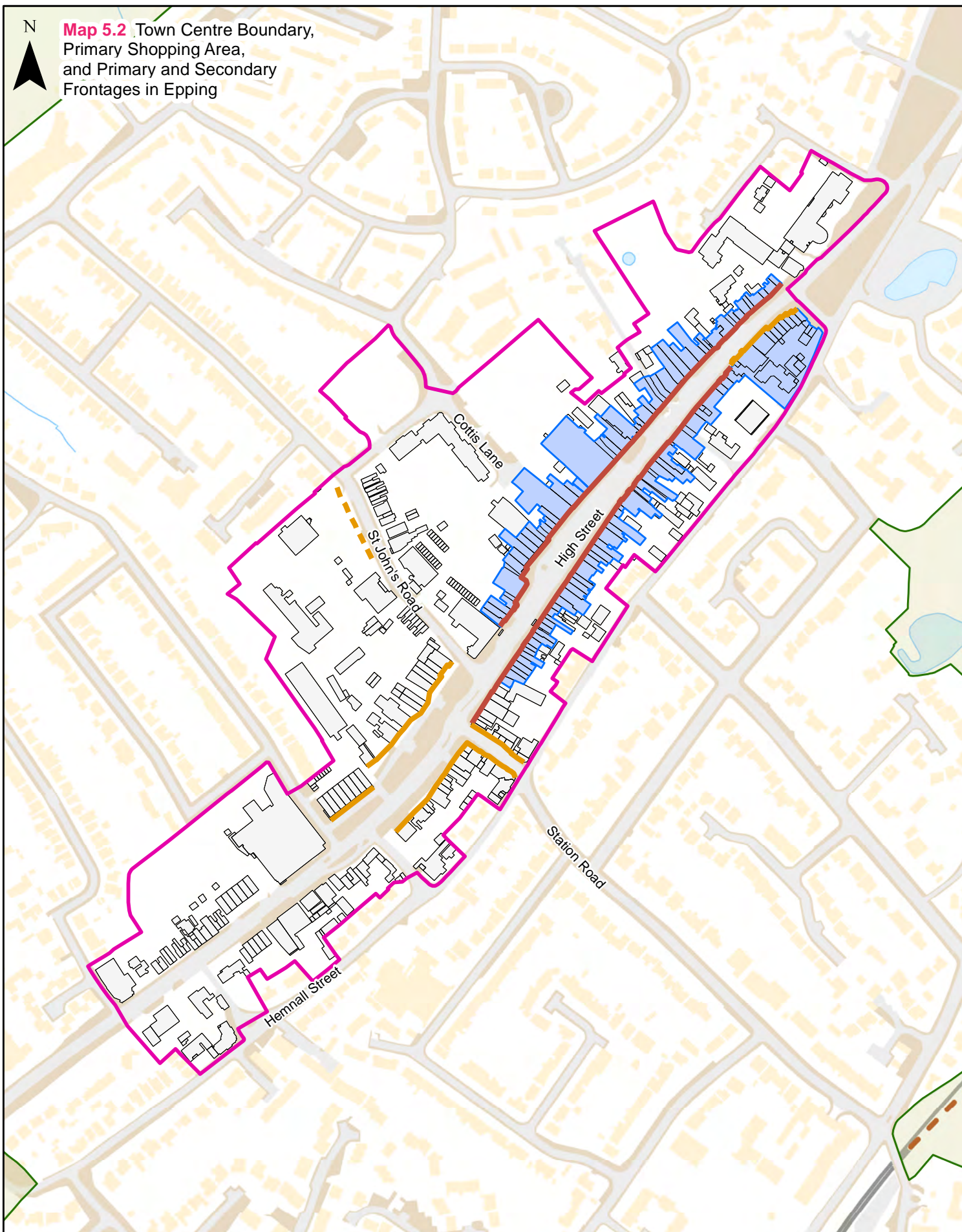
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Legend

- Residential site allocation
- Residential and traveller site allocation
- Green Belt Boundary
- Employment site allocation
- Masterplan Area
- District Open Land
- Traveller site allocation
- Concept Framework Plan Area
- Local Authority boundary

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.



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Scale: 1:4,000 @A4

Map 5.2
Town Centre Boundary,
Primary Shopping Area,
and Primary and Secondary
Frontages in Epping

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

Legend

- Town / Small District Centre Boundary
- Primary Shopping Area
- Primary Frontage
- Secondary Frontage

- Proposed Secondary Frontage
- Green Belt Boundary

Loughton

- 5.24 Loughton has one of the District's two Town Centres. The settlement boasts good transport connectivity as a direct result of its two London Underground Stations and over 20 different bus services.
- 5.25 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'.
- 5.26 Loughton has a significant retail offer, benefitting from a Town Centre, Small District Centre at Loughton Broadway, and out of town retail centre at Langston Road (Epping Forest Shopping Park). Loughton Town Centre is characterised by a diverse retail offer, with a large proportion of national retailers compared to other centres in Epping Forest District. Loughton High Road provides some comparison retail alongside a range of other retail and non-retail uses. The District Centre is characterised by a local and independent retail offer, with a small number of national retailers.
- 5.27 Loughton Broadway is a Small District Centre that provides a range of retail facilities to meet local needs.
- 5.28 The new Epping Forest Shopping Park at Langston Road represents a significant positive opportunity for Loughton, providing a broader retail offer with larger scale comparison shopping opportunities than currently offered elsewhere in Epping Forest District.

Vision for Loughton

Loughton will continue to be one of Epping Forest District's major towns, providing a retail, employment and education hub that maximises its good public transport connectivity and proximity to Epping Forest and the forest-edge environment. 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 new Epping Forest Shopping Park will provide a complementary retail offer. Employment will continue to be supported through both out-of-centre sites such as Langston Road, and smaller scale employment provision within the settlement centre.

The impact of further development on 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 SP 2 sets out the number of homes the Council will plan for in Loughton over the Plan period. The provision of approximately 1,021 homes has been informed by the aspiration for Loughton to continue to be a major town, providing retail, education and employment in the District, supported by appropriate residential expansion to support the two successful retail centres, and out-of-centre Epping Forest Shopping Park.
- 5.30 The Council has considered the possible spatial options to accommodate new homes at 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 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 18 sites for potential allocation to meet the identified housing requirement, as set out in Policy P 2.
- 5.32 Proposals for residential development will be expected to accord with site specific requirements as set out in Appendix 6.
- 5.33 The allocation site LOU.R5 will require a Strategic Masterplan to be produced to ensure that development proposals are 'front-loaded',

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

recognising the scale and complexity of delivering communities.

Sites for Traveller Accommodation

- 5.34 Policy SP 2 sets out the Council's approach to Traveller Sites within the district. There are no allocations for traveller at Loughton.

Employment Sites

- 5.35 Policy E 1 sets out the Council's preferred approach to identifying sites for employment (B use class) uses.
- 5.36 There are two existing Employment Sites that have been identified in Loughton for designation in the Local Plan:
- LOU.E1 – Oakwood Hill Industrial Estate (6.1ha)
 - LOU.E3 – Buckingham Court (0.62ha)
- 5.37 There is also an existing employment site that is allocated for a further 4,000sqm expansion of B2 class use (general industrial):
- LOU.E2 – Langston Road Industrial Estate (30.06ha)

Infrastructure Requirements

- 5.38 Policy SP 2 confirms the importance of identifying and delivering key infrastructure to support residential, traveller and employment growth across the District. The infrastructure needs for Loughton are set out in the Infrastructure Delivery Plan.

Town Centre and Small District Centre

- 5.39 Policy E 2 identifies Loughton High Road as a Town Centre, Loughton Broadway as a Small District Centre. In addition Loughton also benefits from Epping Forest Shopping Park as an out-of-town Retail Park. This reflects the Council's aspiration for these centres to remain successful, supporting and strengthening the existing range of services and facilities.
- 5.40 In accordance with Policy E 2, the Council has designated specific retail Primary and Secondary retail frontages.

Policy P 2 Loughton

- A. Proposals for development on allocated sites should accord with the site specific requirements set out in Appendix 6.

Residential Sites

- B. In accordance with Policy SP 2 the following sites are allocated for residential development:
- (i) LOU.R1 Loughton London Underground car park – Approximately 165 homes
 - (ii) LOU.R2 Debden London Underground car park – Approximately 192 homes
 - (iii) LOU.R3 Land at Vere Road – Approximately 9 homes
 - (iv) LOU.R4 Borders Lane playing fields – Approximately 217 homes
 - (v) LOU.R5 Land at Jessel Green – Approximately 154 homes
 - (vi) LOU.R6 Royal Oak Public House – Approximately 10 homes
 - (vii) LOU.R7 Loughton Library – Approximately 20 homes
 - (viii) LOU.R8 Land West of High Road – Approximately 29 homes
 - (ix) LOU.R9 Land at former Epping Forest College site – Approximately 111 homes
 - (x) LOU.R10 Land at Station Road – Approximately 12 homes
 - (xi) LOU.R11 Land west of Roding Road – Approximately 9 homes
 - (xii) LOU.R12 Land at 63 Wellfields – Approximately 10 homes
 - (xiii) LOU.R13 Land at 70 Wellfields – Approximately 6 homes
 - (xiv) LOU.R14 Land at Alderton Hill – Approximately 33 homes
 - (xv) LOU.R15 Land at Traps Hill – Approximately 6 homes
 - (xvi) LOU.R16 St Thomas More RC Church – Approximately 18 homes
 - (xvii) LOU.R17 Land to the rear of High Road – Approximately 12 homes
 - (xviii) LOU.R18 Land at High Beech Road – Approximately 8 homes

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

Employment Sites

- C. In accordance with Policy E 1 the following existing sites are designated for employment uses:
- (i) LOU.E1 – Oakwood Hill Industrial Estate
 - (ii) LOU.E3 – Buckingham Court
- D. In accordance with Policy SP 2 and Policy E 1 the following site is designated for employment uses with a further allocated expansion for B Use Class employment uses:
- (i) LOU.E2 – Langston Road Industrial Estate

Infrastructure Requirements

- E. Infrastructure requirements must be delivered at a rate and scale to meet the needs that arise from the proposed development, in accordance with the Infrastructure Delivery Plan. Specifically, development in Loughton will be expected to contribute proportionately towards the following infrastructure items:
- (i) Expansion of secondary schools in the local area;
 - (ii) Appropriate provision of health facilities;
 - (iii) Highways and junction upgrades;
 - (iv) Potential upgrades to existing water infrastructure; and
 - (v) Improvements to open space throughout the settlement.
- F. The Council will only permit planning applications that contribute towards the delivery of those infrastructure items set out above and in the Infrastructure Delivery Plan, unless subsequent iterations of the Infrastructure Delivery Plan or discussions with providers determine that these items are no longer required.

Town Centre Uses

- G. In accordance with Policy E 2, in Loughton High Road Town Centre, at least 70% of the ground floor Primary Retail Frontage and at least 35% of the ground floor Secondary Retail Frontage will be maintained in A1 use.

Small District Centre Uses

- H. In accordance with Policy E 2, in Loughton Broadway Small District Centre, at least 60% of the ground floor Primary Retail Frontage will be maintained in A1 use.

Air Pollution

- I. The development of the allocated sites within Loughton have the potential to produce air

pollution that could impact upon air quality in the District, including Epping Forest. In accordance with Policy DM 2 and Policy DM 22, all proposals on sites which require a Transport Assessment/Transport Statement will be required to undertake an air quality assessment that identifies the potential impact of the development, together with contributions towards air quality monitoring.

Recreational Pressure

- J. Due to their proximity to Epping Forest development of the allocated sites within Loughton will be required to make a contribution to the access management and monitoring of visitors to the Forest in accordance with Policy DM 2.

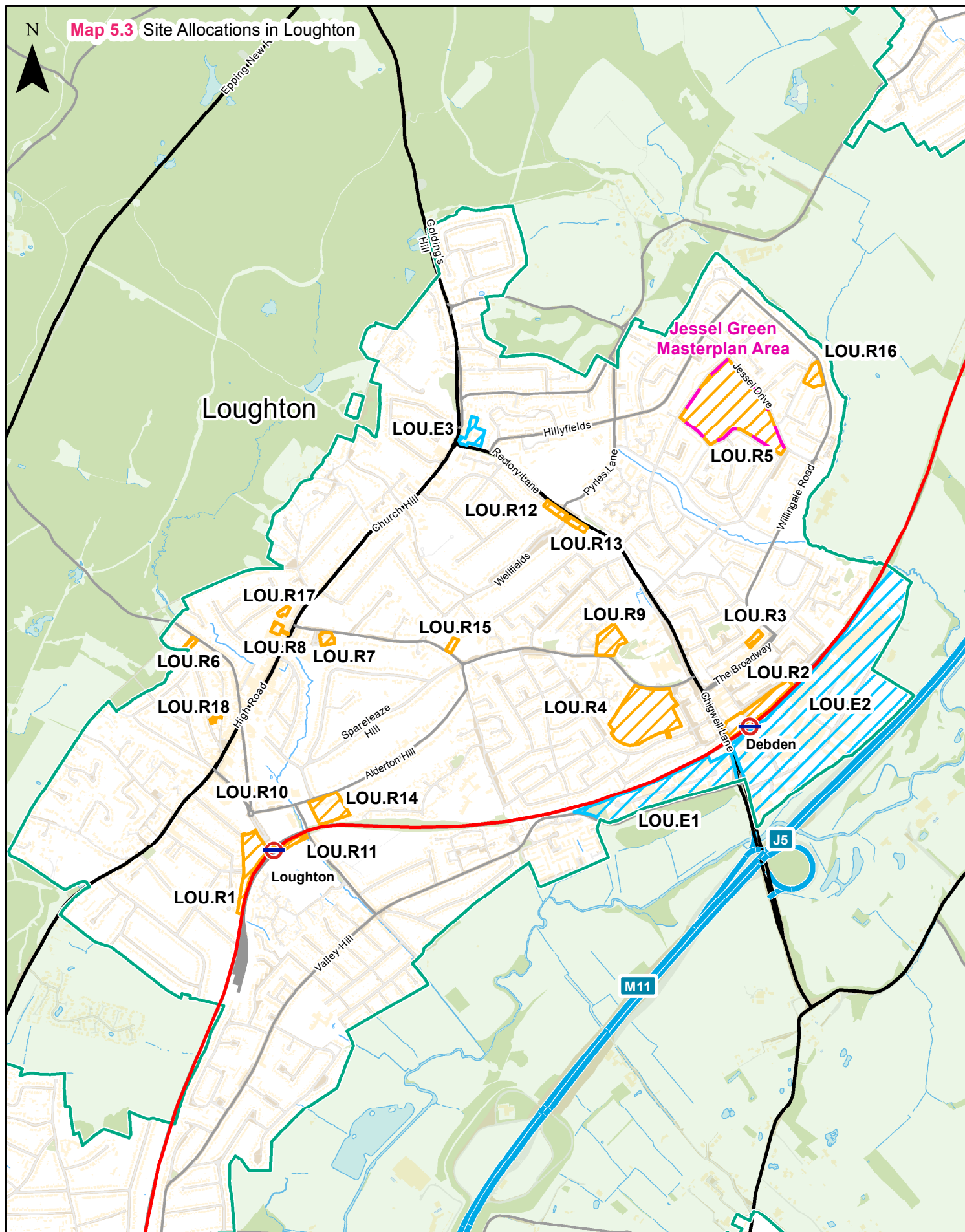
Flood Risk

- K. In accordance with Policy DM 15, development on residential allocations must be located wholly within Flood Zone 1.

Jessel Green Masterplan

- L. Development proposals in relation to site LOU.R5 must comply with a Strategic Masterplan that has been formally endorsed by the Council.
- M. In addition to the requirements set out above, the Jessel Green Masterplan must make provision for:
- (i) a minimum of 154 homes;
 - (ii) approximately half the site as enhanced public open space;
 - (iii) car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders;
 - (iv) improved vehicular access into the site, and, new and improved pedestrian and cycle linkages with the surrounding area and nearby London Underground stations;
 - (v) be consistent and adhere to the approach to design set out in Policy SP 3;
 - (vi) a new Local Centre;
 - (vii) the varying levels throughout the site, taking the landscape into account;
 - (viii) mitigating surface water flooding issues at the south of the site; and
- N. The Masterplan and subsequent applications should be considered and informed by the Quality Review Panel.

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



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Map 5.3 Site Allocations in Loughton

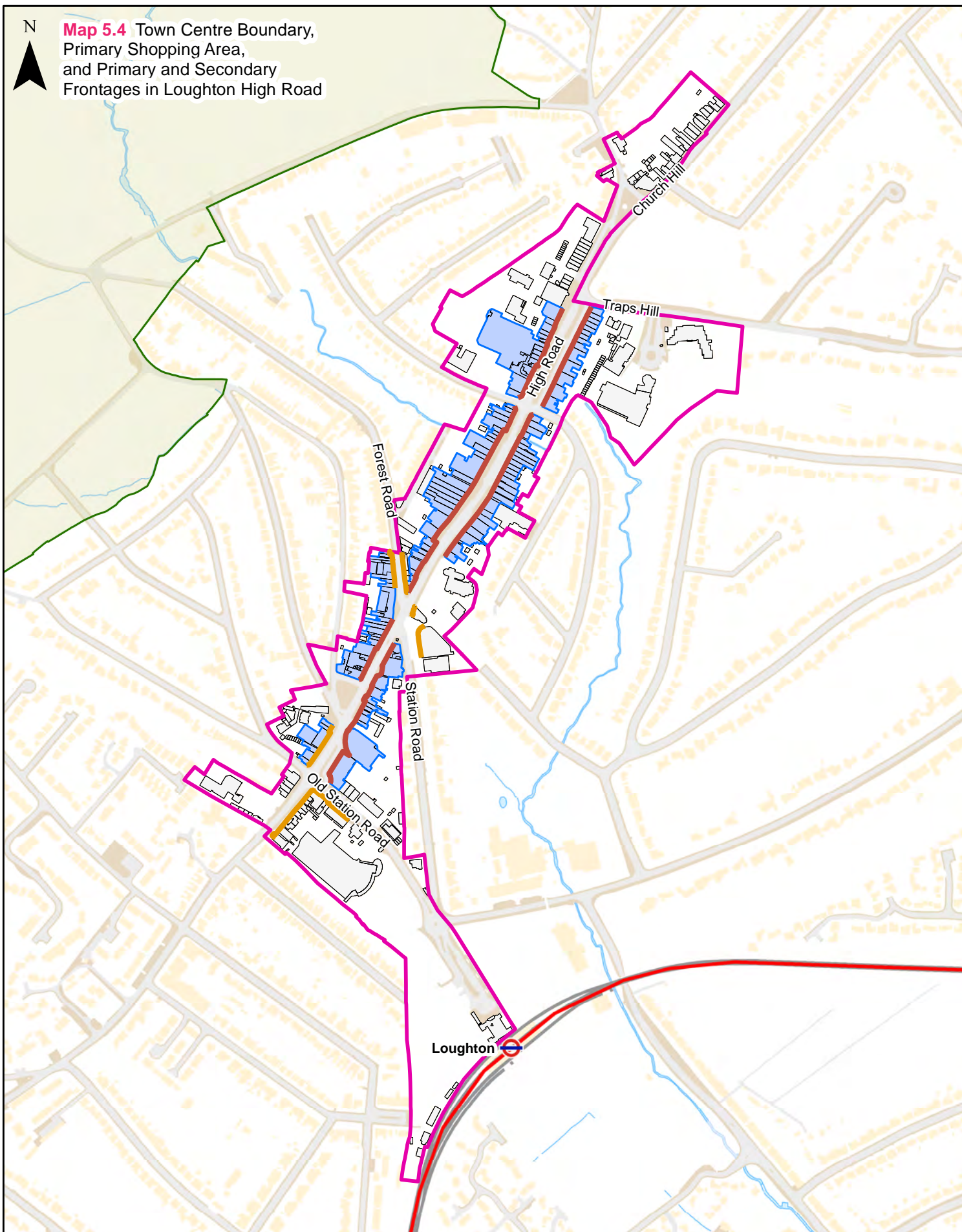
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The Local Plan should be read as a whole.
Proposals will be judged against all relevant
policies.

Legend

- Residential site allocation
- Residential and traveller site allocation
- Employment site allocation
- Masterplan Area
- Traveller site allocation
- Concept Framework Plan Area
- Green Belt Boundary
- District Open Land
- Local Authority boundary

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.



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Map 5.4
Town Centre Boundary,
Primary Shopping Area,
and Primary and Secondary
Frontages in Loughton High Road

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Proposals will be judged against all relevant
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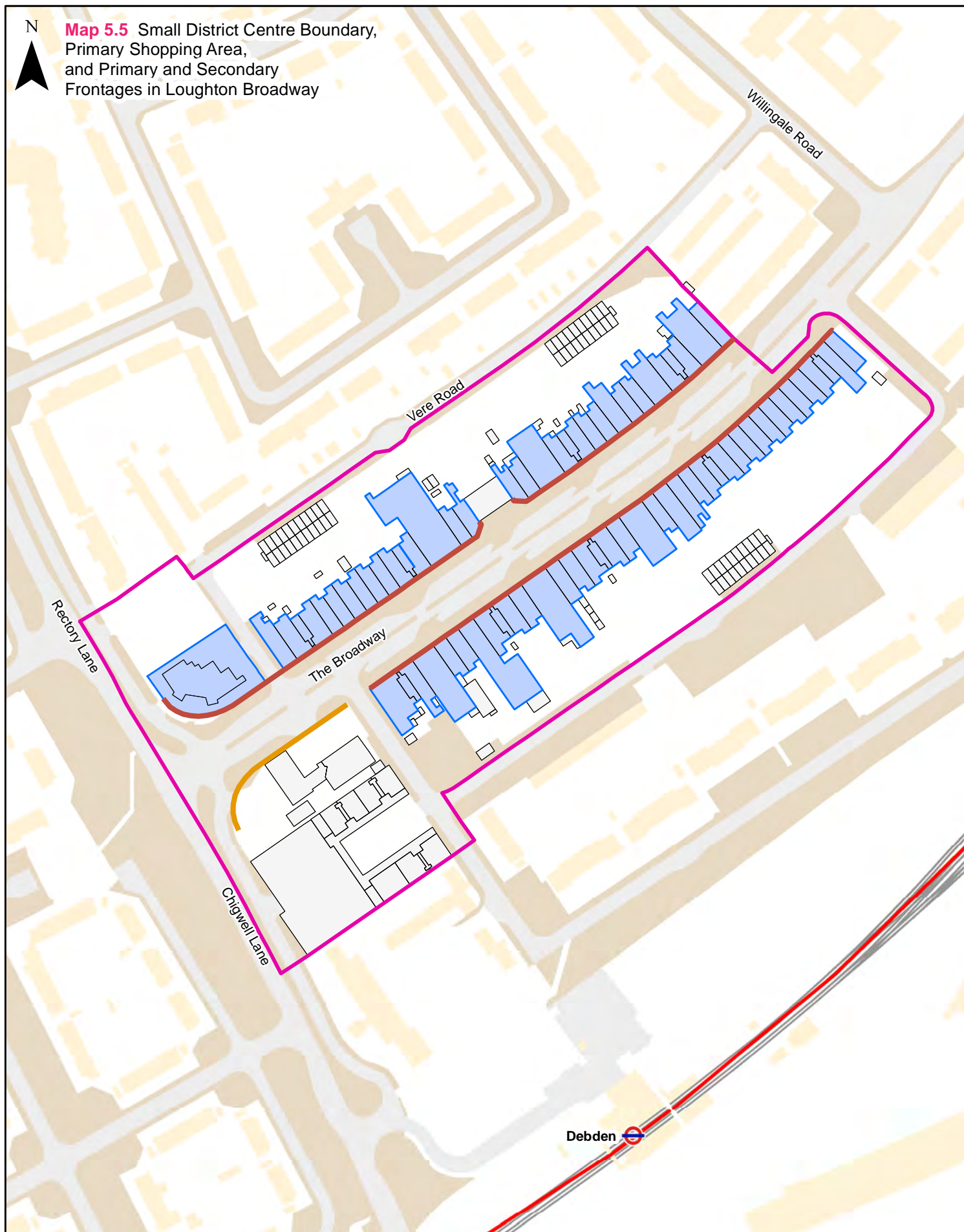
Legend

- Town / Small District Centre Boundary
- Primary Shopping Area
- Primary Frontage
- Secondary Frontage

- Proposed Secondary Frontage
- Green Belt Boundary



Map 5.5 Small District Centre Boundary,
Primary Shopping Area,
and Primary and Secondary
Frontages in Loughton Broadway



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Drawing No.
EFDC-DP-00102-Rev2

Date: December 2017

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Map 5.5



Small District Centre Boundary,
Primary Shopping Area,
and Primary and Secondary
Frontages in Loughton Broadway

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

Legend

-  Town / Small District Centre Boundary
-  Primary Shopping Area
-  Primary Frontage
-  Secondary Frontage

-  Proposed Secondary Frontage
-  Green Belt Boundary

Waltham Abbey

- 5.41 Waltham Abbey, located in the west of the District, has a strong historic character with a number of heritage 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.
- 5.42 The Small District Centre is focused on the pedestrianised Sun Street and Market Square, which comprises a large number of cafes and restaurants, but which also has a small comparison retail offer.
- 5.43 The settlement benefits from its close proximity to the Lee Valley Regional Park (LVRP), which presents a number of recreational opportunities for residents.

Vision for Waltham Abbey

Waltham Abbey will be a revitalised Small District Centre, 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 across the Plan period, and will maximise retail, employment, and tourism based opportunities. In particular the town will build upon Waltham Abbey's existing assets, including Waltham Abbey Church and Gardens, Royal Gunpowder Mills and adjacent Lee Valley Regional Park, developing a niche identity based primarily on tourism, built heritage and outdoor leisure activities.

New opportunities for enhanced provision of open spaces and leisure and amenity activities for residents will be taken and complement existing high value open spaces such as Town Mead. Walking and cycling access from the town to these spaces will be maintained and improved and improvements to sustainable transport infrastructure will be made.

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

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

Residential Sites

- 5.44 Policy SP 2 sets out the number of homes the Council will plan for in Waltham Abbey over the Plan period. The provision of approximately 858 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.
- 5.45 The Council has considered the possible spatial options to accommodate new homes at Waltham Abbey 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 will maximise 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**
This strategic option provides opportunities to support development within close proximity to existing town centre services whilst minimising harm to the Green Belt.
- 5.46 Following an assessment of the suitability, availability and achievability of Residential Sites located within these spatial options, the Council has identified seven sites for allocation to meet the identified housing requirement, as set out in Policy P 3.
- 5.47 Proposals for residential development will be expected to accord with site specific requirements as set out in Appendix 6.
- 5.48 Development proposals should ensure that vulnerability to Surface Water flooding as well as the potential consequences for surrounding sites is suitability mitigated.

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

- 5.49 The allocation sites WAL.R1, WAL.R2, WAL.R3, and WAL.T1 and WAL.E7 will require a Strategic Masterplan to be produced to ensure that development proposals are ‘front-loaded’, recognising the scale and complexity of delivering the allocations.

Sites for Traveller Accommodation

- 5.50 Policy SP 2 sets 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 – up to 5 pitches

Employment Sites

- 5.51 Policy E 1 sets out the Council’s preferred approach to identifying sites for employment (B Class Use) uses.

- 5.52 There are six existing Employment Sites that have been identified in Waltham Abbey for designation in the Local Plan:

- WAL.E1 – Howard Business Park (0.54ha)
- WAL.E2 – Land at Breeches Farm (3.27ha)
- WAL.E3 – Land at Woodgreen Road (0.62ha)
- WAL.E4 – Cartersfield Road / Brooker Road Industrial Estate (8.69ha)
- WAL.E5 – Meridian Business Park and Sainsbury’s Distribution Centre (23.65ha)
- WAL.E7 – Providence Nursery at Avey Lane (0.5ha)

- 5.53 There is also an existing employment site that is allocated for a further 5,120sqm of B2/B8 class use (general industrial/storage and warehousing):

- WAL.E6 – Galley Hill Road Industrial Estate (3.89ha)

- 5.54 A further allocation site for 40,000sqm of B1c/B2/B8 class uses (business use/general industrial/storage and warehousing) has also been made:

- WAL.E8 – Land north of A121 (27.84)

Infrastructure Requirements

- 5.55 The supporting text to Policy P 3 confirms the importance of identifying and delivering key infrastructure to support residential and employment growth across the District. The infrastructure needs for Waltham Abbey are set out in Policy P 3 and the Infrastructure Delivery Plan.

Small District Centre

- 5.56 Policy E 2 identifies Waltham Abbey as a Small District Centre. This reflects the Council’s aspiration for the centre to become revitalised with a maintained and enhanced historic character and local feel.
- 5.57 In accordance with Policy E 2, the Council has designated specific Primary and Secondary retail frontages.

Policy P 3 Waltham Abbey

- A. Proposals for development on allocated sites should accord with the site specific requirements set out in Appendix 6.

Residential Sites

- B. In accordance with Policy SP 2 the following sites are allocated for residential development:
- (i) WAL.R1 Land west of Galley Hill Road – 295 homes
 - (ii) WAL.R2 Lea Valley Nursery, Crooked Mile – Approximately 315 homes
 - (iii) WAL.R3 Land adjoining Parklands – Approximately 130 homes
 - (iv) WAL.R4 Fire Station, Sewardstone Road – Approximately 16 homes
 - (v) WAL.R5 Waltham Abbey Community Centre, Saxon Way – Approximately 67 homes and re-provision of a community centre
 - (vi) WAL.R6 Waltham Abbey Swimming Pool, Roundhills – Approximately 27 homes
 - (vii) WAL.R7 Pine Tree Nursery, Avey Lane – Approximately 8 homes

Employment Sites

- C. In accordance with Policy E 1 the following existing sites are designated for employment uses:
- (i) WAL.E1 – Howard Business Park
 - (ii) WAL.E2 – Land at Breeches Farm

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

- (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.E7 – Providence Nursery, Avey Lane
- D. In accordance with Policy SP 2 and Policy E 1 the following sites are allocated for B Use Class employment uses:
- (i) WAL.E6 – Galley Hill Road Industrial Estate
 - (ii) WAL.E8 – Land north of A121

Traveller Sites

- E. In accordance with Policy SP 2 the following site is allocated for Traveller Accommodation:
- (i) WAL.T1* Land to the rear of Lea Valley Nursery, Crooked Mile – up to 5 pitches

Infrastructure Requirements

- F. Infrastructure requirements must be delivered at a rate and scale to meet the needs that arise from the proposed development, in accordance with the Infrastructure Delivery Plan. Specifically, development in Waltham Abbey will be expected to contribute proportionately towards the following infrastructure items:
- (i) Expansion of two primary schools within Waltham Abbey Forecast Planning Group;
 - (ii) Appropriate provision of health facilities;
 - (iii) Highways and junction upgrades;
 - (iv) Potential upgrades to existing water infrastructure; and
 - (v) Improvements and provision of open space throughout the settlement.
- G. The Council will seek the potential relocation and expansion of a secondary school in the local area in order to meet future needs arising from development.
- H. The Council will only permit planning applications that contribute towards the delivery of those infrastructure items set out above and in the Infrastructure Delivery Plan, unless subsequent iterations of the Infrastructure Delivery Plan or discussions with providers determine that these items are no longer required.

Small District Centre Uses

- I. In accordance with Policy E 2, in Waltham Abbey Small District Centre, at least 45% of the ground floor Primary Retail Frontage and at least 25% of the ground floor Secondary Retail Frontage will be

maintained in A1 use.

Air Pollution

- J. The development of the allocated sites within Waltham Abbey have the potential to produce air pollution that could impact upon air quality in the District, including Epping Forest. In accordance with Policy DM 2 and Policy DM 22, all proposals on sites which require a Transport Assessment/Transport Statement will be required to undertake an air quality assessment that identifies the potential impact of the development, together with contributions towards air quality monitoring.

Recreational Pressure

- K. Due to their proximity to Epping Forest, development of the allocated sites within Waltham Abbey will be required to make a contribution to the access management and monitoring of visitors to the Forest in accordance with Policy DM 2.

Flood Risk

- L. In accordance with Policy DM 15, development on residential or traveller allocations must be located wholly within Flood Zone 1.

Waltham Abbey North Masterplan

- M. Development proposals in relation to sites WAL.R1, WAL.R2, WAL.R3, WAL.T1 and WAL.E7 must comply with a Strategic Masterplan that has been formally endorsed by the Council.
- N. In addition to the requirements set out above the Strategic Masterplan should make provision for:
- (i) a minimum of 610 homes;
 - (ii) effective integration with the Town Centre, supporting regeneration;
 - (iii) up to 5 pitches for Traveller Accommodation;
 - (iv) a new local centre and community facility;
 - (v) Expansion of a Secondary School in the local area;
 - (vi) new road links between Crooked Mile and Galley Hill and an internal road layout to support a bus corridor;
 - (vii) 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;
 - (viii) car clubs/car sharing or pooling arrangements, visitor parking and blue

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

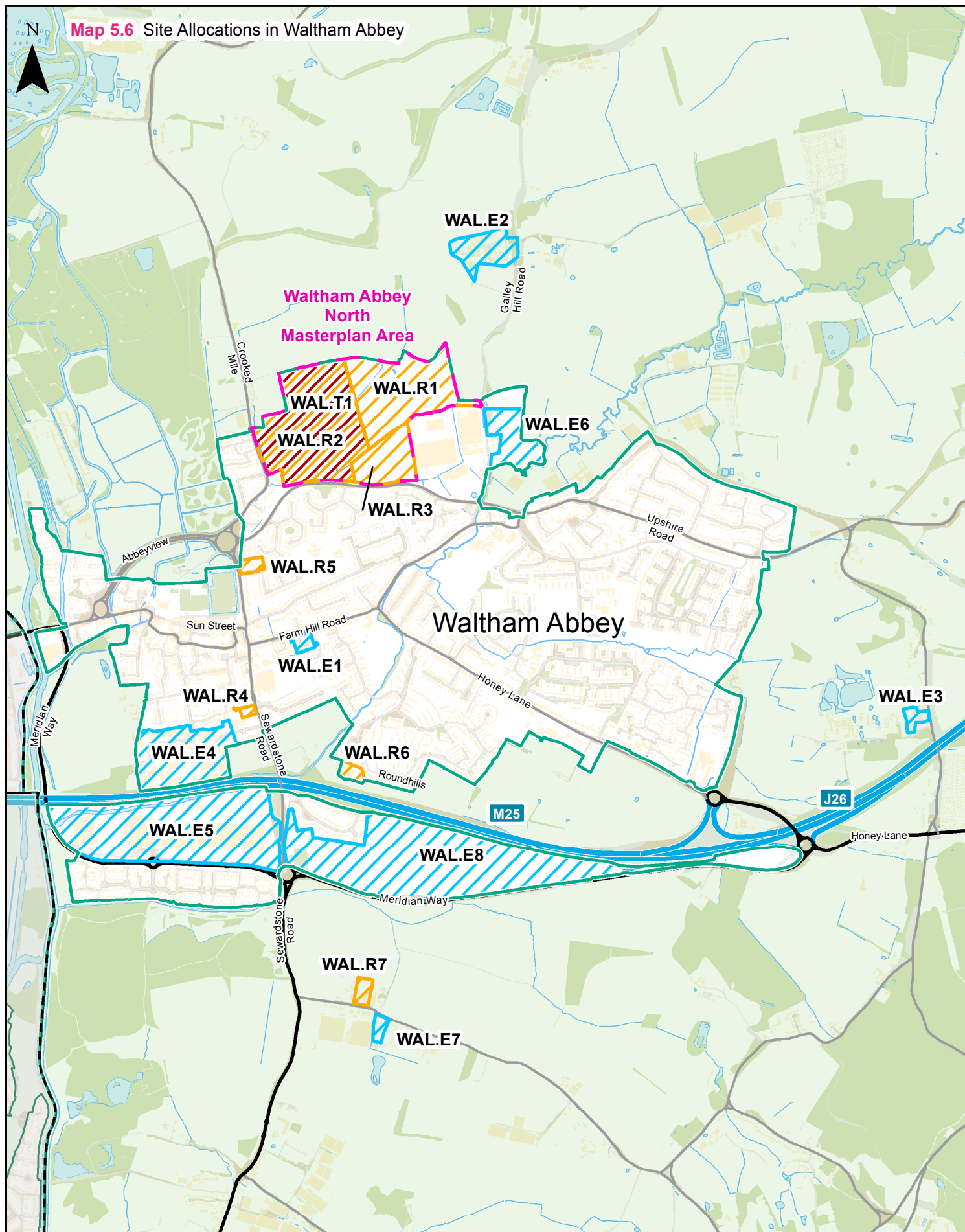
badge holders;

- (ix) the strengthening and/or creation of new Green Belt boundaries to the north and east of the site;
- (x) the integration, retention and improvements to the existing watercourses and public rights of way;
- (xi) 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;
- (xii) adequate levels of public open space; and
- (xiii) ensure that vulnerability to Surface Water flooding as well as the potential consequences for surrounding sites is suitably mitigated through appropriate surface water drainage.

O. The Masterplan and subsequent applications should be considered and informed by the Quality Review Panel.

P. In accordance with Part F the Masterplan should explore and support the possible relocation and expansion of the King Harold Secondary School to an appropriate site within this Masterplan Area.

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



Epping Forest District Local Plan
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December 2017

Drawing No.
EFDC-SP-0017-Rev2

Date: December 2017

Map 5.6
Site Allocations in
Waltham Abbey

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Proposals will be judged against all relevant
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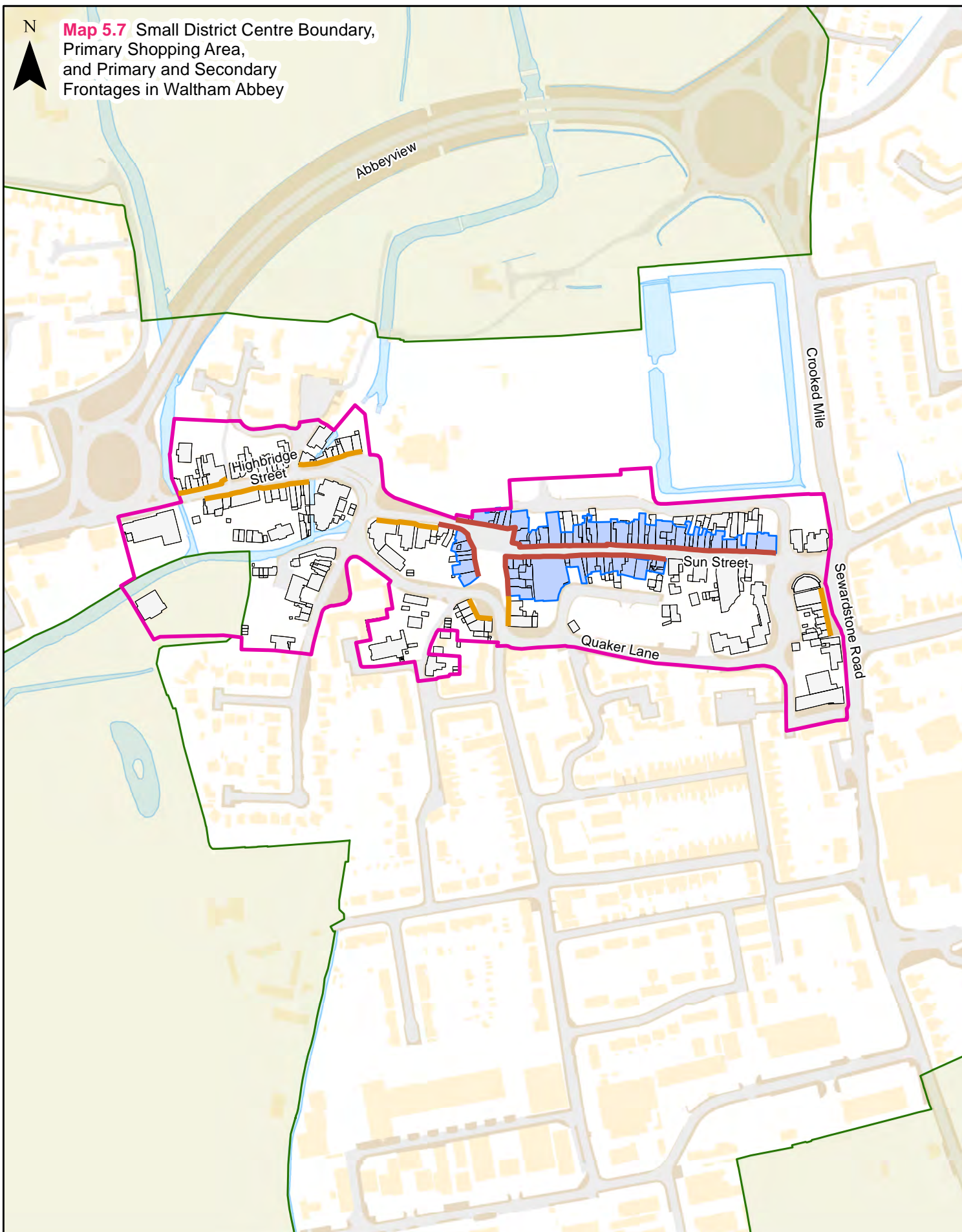
Scale: 1:20,000 @ A4



Legend

- Residential site allocation
- Employment site allocation
- Traveller site allocation
- Residential and traveller site allocation
- Masterplan Area
- Concept Framework Plan Area
- Green Belt Boundary
- District Open Land
- Local Authority boundary

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.



Epping Forest District Local Plan
Submission Version
December 2017



Drawing No.
EFDC-DP-00106-Rev2

Date: December 2017

Scale: 1:4,000 @A4

Map 5.7

Small 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 / Small District Centre Boundary
- Primary Shopping Area
- Primary Frontage
- Secondary Frontage

- Proposed Secondary Frontage
- Green Belt Boundary

Ongar

- 5.58 Located in the east of the district, Ongar is a District Centre of medieval origin that boasts a retail and service offer benefiting the local community and those in other settlements further afield.
- 5.59 The settlement is surrounded by Green Belt which divides Ongar into the three primary areas namely Ongar, Shelley and Marden Ash. This creates breaks in the existing development and gives Ongar a distinctive settlement pattern.
- 5.60 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 transport modes

As a District Centre, Ongar will provide services and amenities for a wide catchment of residents and visitors. Development will seek to diversify the employment offer of the Town by encouraging appropriate town centre uses. Ongar will capitalise upon its heritage and leisure assets, such as the Epping Ongar Heritage Railway and connection to the Essex Way, with the protection and enhancement of the settlement's historic environment.

Residential Sites

- 5.61 Policy SP 2 sets out the number of homes the Council will plan for in Ongar over the Plan period. 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.

- 5.62 The Council has considered the possible spatial options to accommodate new homes at Ongar 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 will maximise opportunities to focus development in the most sustainable locations within the settlement, use previously developed land, and minimise harm to the 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 and the existing primary school and health facility. While 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 would outweigh potential 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 and the existing primary school and health facility. While 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 would outweigh potential Green Belt and landscape harm, both of which can be

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

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 provides opportunities for settlement expansion which would minimise harm to the Green Belt and largely avoid harm to the wider landscape around the settlement.

- 5.63 Following an assessment of the suitability, availability and achievability of Residential Sites located within these spatial options, the Council has identified ten sites for potential allocation to meet the identified housing requirement, as set out in Policy P 4.
- 5.64 Proposals for residential development will be expected to accord with site specific requirements as set out in Appendix 6.
- 5.65 The allocation sites ONG.R1 and ONG.R2 will be required to be in accordance with Concept Framework Plans, as defined in Policy SP 3, to ensure that a comprehensive and cohesive approach is taken to the planning and delivery of high quality development.

Sites for Traveller Accommodation

- 5.66 Policy SP 2 sets out the Council's approach to Traveller Sites within the District. There are no allocations for Traveller Accommodation in Ongar.

Employment Sites

- 5.67 Policy E 1 sets out the Council's approach to identifying sites for employment (B Use Class) uses. This is to support the redevelopment, renewal or extension of existing premises for their designated use while identifying new Employment Sites as necessary to meet the identified need as set out in Policy SP 2.
- 5.68 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 (0.28ha)

Infrastructure Requirements

- 5.69 The supporting text to Policy SP 2 confirms the importance of identifying and delivering key infrastructure to support residential, travellers and employment growth across the District. The infrastructure needs for Ongar are set out in Policy P 4 and the Infrastructure Delivery Plan.

Small District Centre

- 5.70 Policy E 2 identifies Ongar as a Small District Centre. This reflects the Council's aspiration for the centre to continue to meet local retail needs during the day and into the evening.
- 5.71 In accordance with Policy E 2, the Council has designated specific retail frontages.

Policy P 4 Ongar

- A. Proposals for development on allocated sites should accord with the site specific requirements set out in Appendix 6.

Residential Sites

- B. In accordance with Policy SP 2 the following sites are allocated for residential development:
- (i) ONG.R1 Land west of Ongar – Approximately 99 homes
 - (ii) ONG.R2 Land at Bowes Field – Approximately 135 homes
 - (iii) ONG R3 - Land southwest of Fyfield Road – Approximately 27 homes
 - (iv) ONG.R4 Land North of Chelmsford Road – Approximately 163 homes
 - (v) ONG.R5 – Land at Greensted Road – Approximately 107 homes
 - (vi) ONG.R.6 Land between Stanford Rivers Road and Brentwood Road – Approximately 33 homes
 - (vii) ONG.R.7 Land South of Hunters Chase and West of Brentwood Road – Approximately 17 homes
 - (viii) ONG.R.8 The Stag Pub – Approximately 9 homes

Employment Sites

- C. There are no new employment site allocations in Ongar. In accordance with Policy E 1 the following existing site is designated for employment use:

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

- (i) ONG.E1 – Essex Technology and Innovation Centre

Infrastructure Requirements

D. Infrastructure requirements must be delivered at a rate and scale to meet the needs that arise from the proposed development, in accordance with the Infrastructure Delivery Plan. Specifically, development in Ongar will be expected to contribute proportionately towards the following infrastructure items:

- (i) Expansion of one of the primary schools;
- (ii) Highways and junction upgrades;
- (iii) Potential upgrades to existing waste water infrastructure; and
- (iv) The delivery/improvement of open space throughout the settlement.

E. The Council will only permit planning applications that contribute towards the delivery of those infrastructure items set out above and in the Infrastructure Delivery Plan, unless subsequent iterations of the Infrastructure Delivery Plan or discussions with providers determine that these items are no longer required.

Small District Centre Uses

F. In accordance with Policy E 2, in Ongar District Centre, at least 50% of the ground floor Primary Retail Frontage and at least 45% of the ground floor Secondary Retail Frontage will be maintained in A1 use.

Air Pollution

G. The development of the allocated sites within Ongar have the potential to produce air pollution that could impact upon air quality in the District, including Epping Forest. In accordance with Policy DM 2 and Policy DM 22, all proposals on sites which require a Transport Assessment/Transport Statement will be required to undertake an air quality assessment that identifies the potential impact of the development, together with contributions towards air quality monitoring.

Flood Risk

H. In accordance with Policy DM 15, development on residential allocations must be located wholly within Flood Zone 1.

West Ongar Concept Framework

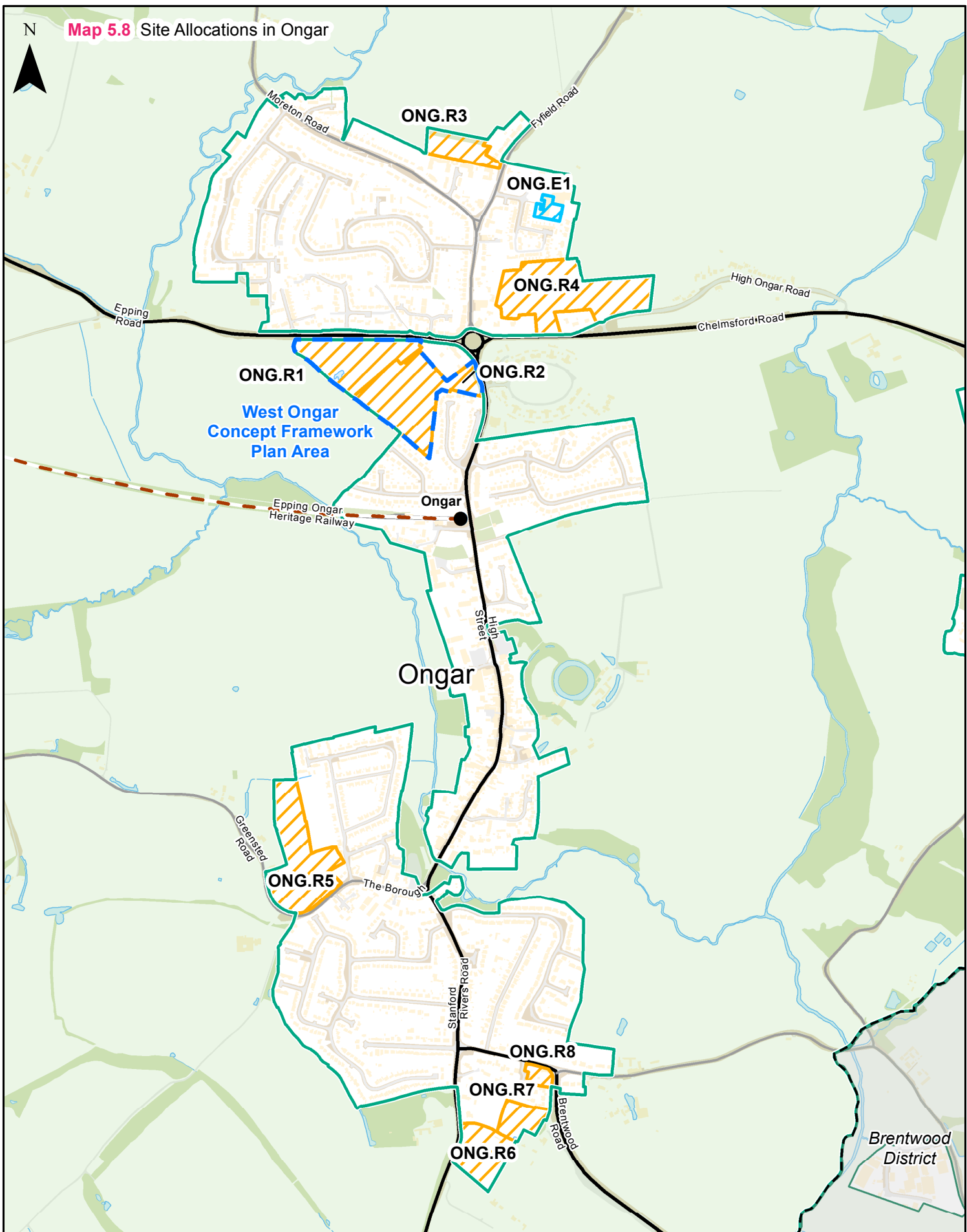
I. In order to ensure that a comprehensive and cohesive approach is taken to the planning and delivery of certain sites and associated infrastructure, development proposals in relation

to sites ONG.R1 and ONG.R2 will be required to be in accordance with a Concept Framework Plan, as defined in Policy SP 3.

J. The Concept Framework Plans relate to a number of site allocations. These should be undertaken jointly between all applicants of the site allocations subject to the Concept Framework Plan. Details of the specific requirements of the Concept Framework Plans can be found within the site specific requirements set out in Appendix 6.

K. These will be produced by the applicants of the site allocations and shall be endorsed by the Council prior to the submission of any planning applications. The Concept Framework Plan and the development proposals for each site located within it should be considered and informed by the Quality Review Panel.

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



**Epping Forest District
Local Plan**
Submission Version
December 2017

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EFDC-SP-0003-Rev2

Date: December 2017

Map 5.8
Site Allocations in
Ongar

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policies.

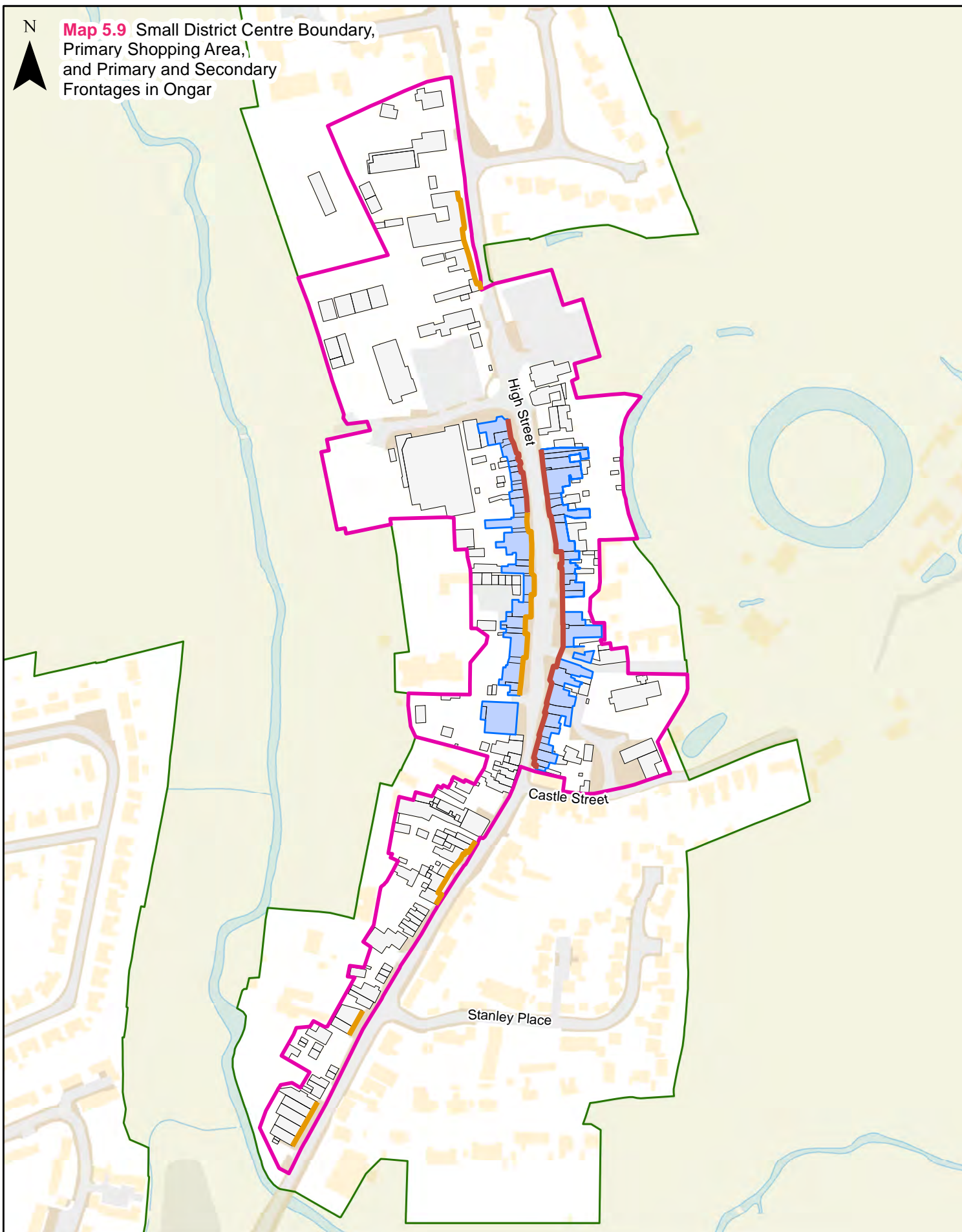
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Legend

- | | | |
|-----------------------------|---|--------------------------|
| Residential site allocation | Residential and traveller site allocation | Green Belt Boundary |
| Employment site allocation | Masterplan Area | District Open Land |
| Traveller site allocation | Concept Framework Plan Area | Local Authority boundary |

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.



**Epping Forest District
Local Plan**
Submission Version
December 2017



Drawing No.
EFDC-DP-00101-Rev2

Date: December 2017

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Map 5.9

Small District Centre Boundary,
Primary Shopping Area,
and Primary and Secondary
Frontages in Ongar

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

Legend

- Town / Small District Centre Boundary
- Primary Shopping Area
- Primary Frontage
- Secondary Frontage

- Proposed Secondary Frontage
- Green Belt Boundary

Buckhurst Hill

- 5.72 Buckhurst Hill is located in the south of the District, within close proximity to Loughton. The settlement has good transport connectivity and is connected via the Central Line to the London Underground network.
- 5.73 The settlement benefits from a Small District Centre that has a range of retailers, with a number of retail units currently in use by independent fashion and beauty-related businesses.
- 5.74 There are a number of professional services firms based in Buckhurst Hill, which represent an opportunity that could be supported through the Local Plan.

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, while seeking to boost connectivity between the station, Queens Road and the wider settlement.

The Village will provide varied employment including professional services employment as part of a successful and prosperous high street. New opportunities for wider employment uses will be maximised.

A focus on improving sustainable transport connections will seek to maximise the good public transport accessibility.

Residential Sites

- 5.75 Policy SP 2 sets out the number of homes the Council will plan for in Buckhurst Hill over the Plan period. 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 while retaining its local feel.
- 5.76 The Council has considered the possible 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.

- 5.77 Following an assessment of the suitability, availability and achievability of Residential Sites located within this spatial option, the Council has identified three sites for potential allocation to meet the identified housing requirement, as identified in Policy P 5
- 5.78 Proposals for residential development will be expected to accord with site specific requirements as set out in Appendix 6.

Sites for Traveller Accommodation

- 5.79 Policy SP 2 sets out the Council's approach to Traveller Sites within the District. There are no allocations for Traveller Accommodation in Buckhurst Hill.

Employment Sites

- 5.80 Policy E 1 sets out the Council's approach to identifying sites for employment (B use class) uses. There are no existing or allocated Employment Sites in Buckhurst Hill identified in the Plan.

Infrastructure Requirements

- 5.81 The supporting text to Policy SP 2 confirms the importance of identifying and delivering key infrastructure to support residential and employment growth across the District. The infrastructure needs for Buckhurst Hill are set out in Policy P 5 and the Infrastructure Delivery Plan.

Small District Centre

- 5.82 Policy E 2 identifies Buckhurst Hill as a Small District Centre. This reflects the Council's aspiration to afford the highest level of protection for A1 retail uses.
- 5.83 In accordance with Policy E 2, the Council has designated specific retail frontages.

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

Policy P 5 Buckhurst Hill

- A. Proposals for development on allocated sites should accord with the site specific requirements set out in Appendix 6.

Residential Sites

- B. In accordance with Policy SP 2 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 homes and retail floorspace

Infrastructure Requirements

- C. Infrastructure requirements must be delivered at a rate and scale to meet the needs that arise from the proposed development, in accordance with the Infrastructure Delivery Plan. Specifically, development in Buckhurst Hill will be expected to contribute proportionately towards the following infrastructure items:
- (i) Highways and junction upgrades;
 - (ii) The improvement and provision of open space throughout the settlement.
- D. The Council will only permit planning applications that contribute towards the delivery of those infrastructure items set out above and in the Infrastructure Delivery Plan, unless subsequent iterations of the Infrastructure Delivery Plan or discussions with providers determine that these items are no longer required.

Small District Centre Uses

- E. In accordance with Policy E 2, in Buckhurst Hill District Centre, at least 65% of the ground floor Primary Retail Frontage and at least 40% of the ground floor Secondary Retail Frontage will be maintained in A1 use.

Air Pollution

- F. The development of the allocated sites within Buckhurst Hill have the potential to produce air pollution that could impact upon air quality in the District, including Epping Forest. In accordance with Policy DM 2 and Policy DM 22, all proposals on sites which require a Transport Assessment/Transport Statement will be required to undertake an air quality assessment that identifies the potential impact of the development, together with contributions

towards air quality monitoring.

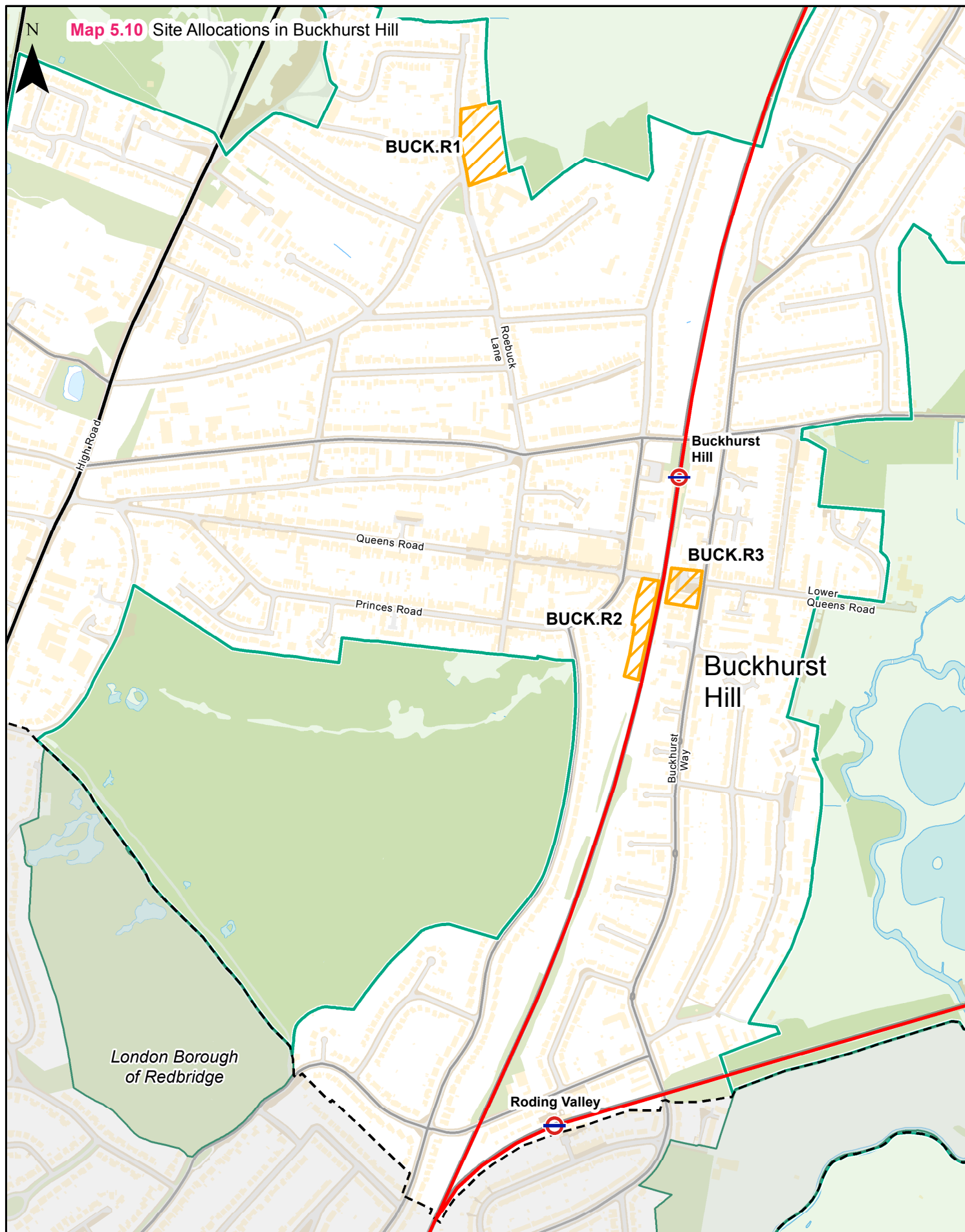
Recreational Pressure

- G. Due to their proximity to Epping Forest, development of the allocated sites within Buckhurst Hill will be required to make a contribution to the access management and monitoring of visitors to the Forest in accordance with Policy DM 2.

Flood Risk

- H. In accordance with Policy DM 15, development on residential allocations must be located wholly within Flood Zone 1.

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



**Epping Forest District
Local Plan**
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December 2017



Drawing No.
EFDC-SP-0001-Rev2

Date: December 2017

Scale: 1:8,000 @ A4

Map 5.10

Site Allocations in
Buckhurst Hill

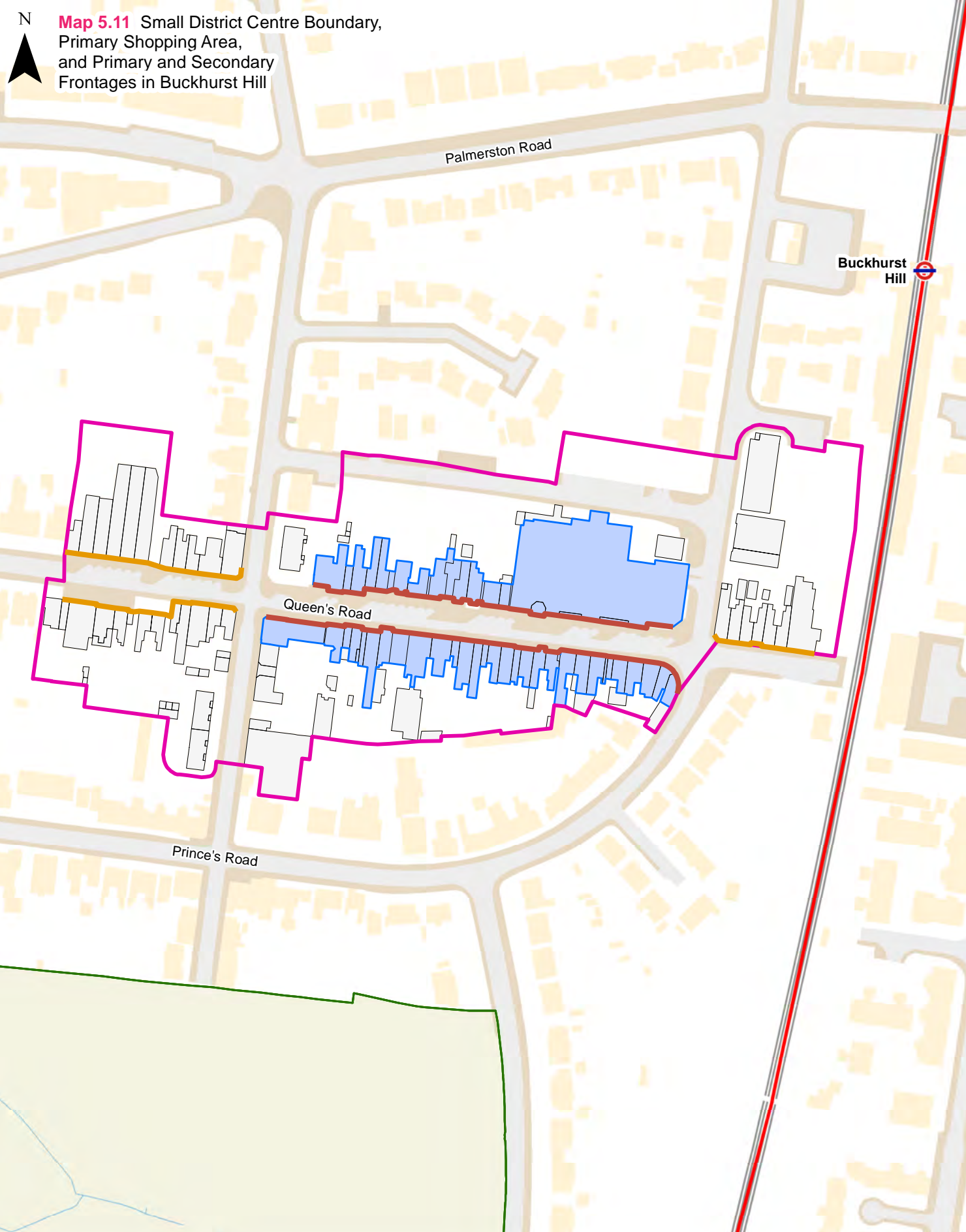
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Proposals will be judged against all relevant
policies.

Legend

- | | | |
|-----------------------------|---|--------------------------|
| Residential site allocation | Residential and traveller site allocation | Green Belt Boundary |
| Employment site allocation | Masterplan Area | District Open Land |
| Traveller site allocation | Concept Framework Plan Area | Local Authority boundary |

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.



Map 5.11 Small District Centre Boundary,
Primary Shopping Area,
and Primary and Secondary
Frontages in Buckhurst Hill

**Epping Forest District
Local Plan**
Submission Version
December 2017



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EFDC-DP-00103-Rev2

Date: December 2017

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Map 5.11
Small District Centre Boundary,
Primary Shopping Area,
and Primary and Secondary
Frontages in Buckhurst Hill

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

- Legend**
- Town / Small District Centre Boundary
 - Primary Shopping Area
 - Primary Frontage
 - Secondary Frontage
 - Proposed Secondary Frontage
 - Green Belt Boundary

North Weald Bassett

- 5.84 North Weald Bassett is located in 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.
- 5.85 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.
- 5.86 The Council has produced a number of studies to consider the future of North Weald Airfield. In 2014 the findings from these studies were integrated into a wider masterplan for the village which presents a long term vision and aspirations for the village. The proposals presented within the North Weald Bassett Masterplanning Study ('the Study') were subject to public consultation and reported to Cabinet in October 2014. The content of the North Weald Bassett masterplan has informed the proposals contained within this sub-section. For the purpose of this Plan when reference is made to 'North Weald Bassett' it refers to the settlement of North Weald Bassett, recognising that the Parish encompasses North Weald Bassett Village, Thornwood and Hastingwood.

Vision for North Weald Bassett

- 5.87 The 2014 Masterplan 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."*
- 5.88 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 Epping Forest 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 masterplan.

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

- 5.89 Policy SP 2 sets out the estimated number of homes the Council will plan for in North Weald Bassett over the Plan period. The provision of approximately 1,050 homes has been informed by the aspirations set out in the North Weald Bassett Masterplan and subsequent consultation, which identifies the potential for the village to accommodate between 500 and 1,600 homes.
- 5.90 The Council has identified five sites for allocation to meet the identified housing requirement, as identified in Policy P 6.
- 5.91 Proposals for residential development will be expected to accord with site specific requirements as set out in Appendix 6.
- 5.92 The allocated sites NWB.R1, NWB.R2, NWB.R3, NWB.R4 and NWB.R5 will require a Strategic Masterplan to be produced.

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

Sites for Traveller Accommodation

5.93 Policy SP 2 sets 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 – up to 5 pitches

Employment Sites

5.94 Policy E 1 sets out the Council's preferred approach to identifying sites for employment (B Class) uses.

5.95 There are three existing Employment Sites that have been identified in North Weald Bassett for designation in the Local Plan:

- NWB.E1 – New House Farm at Vicarage Lane (0.63ha)
- NWB.E2 – Tylers Green Industrial Area (1.1ha)
- NWB.E3 – Weald Hall Farm and Commercial Centre (3.07ha)

5.96 There is also an existing employment site that is allocated for a further 40,000sqm of B1/B2/B8 class use (business use/general industrial/storage and warehousing):

- NWB.E4 – North Weald Airfield (40.8ha)

5.97 This site will require a Strategic Masterplan to be produced.

Infrastructure Requirements

5.98 The supporting text to Policy SP 2 confirms the importance of identifying and delivering key infrastructure to support residential and employment growth across the District. The infrastructure needs for North Weald Bassett are set out in Policy P 6 and the Infrastructure Delivery Plan.

Village Centre

5.99 The North Weald Bassett Masterplan 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 E 2.

P 6 North Weald Bassett

A. Proposals for development on allocated sites should accord with the site specific requirements set out in Appendix 6.

Residential Sites

B. In accordance with Policy SP 2 the following sites are allocated:

- (i) NWB.R1 Land at Bluemans – Approximately 223 homes
- (ii) NWB.R2 Land at Tylers Farm – Approximately 21 homes
- (iii) NWB.R3 Land south of Vicarage Lane – Approximately 728 homes
- (iv) NWB.R4 Land at Chase Farm – Approximately 27 homes
- (v) NWB.R5 Land at The Acorns, Chase Farm – Approximately 51 homes

Employment Sites

C. In accordance with Policy E 1 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

D. In accordance with Policy SP 2 and Policy E 1 the following site is designated for employment uses with a further allocated expansion for B Use Class employment uses:

- (i) NWB.E4 – North Weald Airfield

Traveller Sites

E. In accordance with Policy SP 2 the following sites are allocated for Traveller Accommodation:

- (i) NWB.T1 Land west of Tylers Green – up to 5 pitches

Infrastructure Requirements

F. Infrastructure requirements must be delivered at a rate and scale to meet the needs that arise from the proposed development, in accordance with the Infrastructure Delivery Plan. Specifically, development in North Weald Bassett will be expected to contribute proportionately towards the following

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

infrastructure items:

- (i) A new primary school;
- (ii) Appropriate provision of health facilities;
- (iii) Highways and junction upgrades;
- (iv) Local upgrades to the existing waste water network and drainage infrastructure;
- (v) Potential upgrades to existing water, gas and telecommunications infrastructure; and
- (vi) The improvement and provision of open space throughout the settlement.

G. The Council will only permit planning applications that contribute towards the delivery of those infrastructure items set out above and in the Infrastructure Delivery Plan, unless subsequent iterations of the Infrastructure Delivery Plan or discussions with providers determine that these items are no longer required.

Air Pollution

H. The development of the allocated sites within North Weald Bassett have the potential to produce air pollution that could impact upon air quality in the District, including Epping Forest. In accordance with Policy DM 2 and Policy DM 22, all proposals on sites which require a Transport Assessment/Transport Statement will be required to undertake an air quality assessment that identifies the potential impact of the development, together with contributions towards air quality monitoring.

Recreational Pressure

I. Due to their proximity to Epping Forest development of the allocated sites within North Weald Bassett will be required to make a contribution to the access management and monitoring of visitors to the Forest in accordance with Policy DM 2.

Flood Risk

J. In accordance with Policy DM 15, development on residential or traveller allocations must be located wholly within Flood Zone 1.

North Weald Bassett Masterplan Area

K. Development proposals in relation to sites NWB.R1, NMB.R2, NWB.R3, NWB.R4 and

NWB.R5, NWB.T1 must comply with a Strategic Masterplan for the North Weald Bassett Area which has been formally endorsed by the Council.

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

- (i) a minimum of 1,050 homes and 5 Traveller pitches;
- (ii) local centre including, retail, community, and appropriate provision of health facilities;
- (iii) addressing surface water flooding;
- (iv) new primary school;
- (v) adequate levels of public open space to be provided on the site;
- (vi) careful design that mitigates any potential impact upon the Grade II Listed Buildings at Bluemans Farm/Tyler's Farmhouse;
- (vii) new and improved Public Rights of Way and cycle linkages with the surrounding area;
- (viii) 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;
- (ix) 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; and
- (x) the continued protection of those trees benefitting from a Tree Preservation Order, and other identified veteran trees.

M. The Masterplan and subsequent applications should be considered and informed by the Quality Review Panel.

North Weald Airfield Masterplan

N. Development proposals at North Weald Airfield must comply with a Masterplan for the North Weald Airfield.

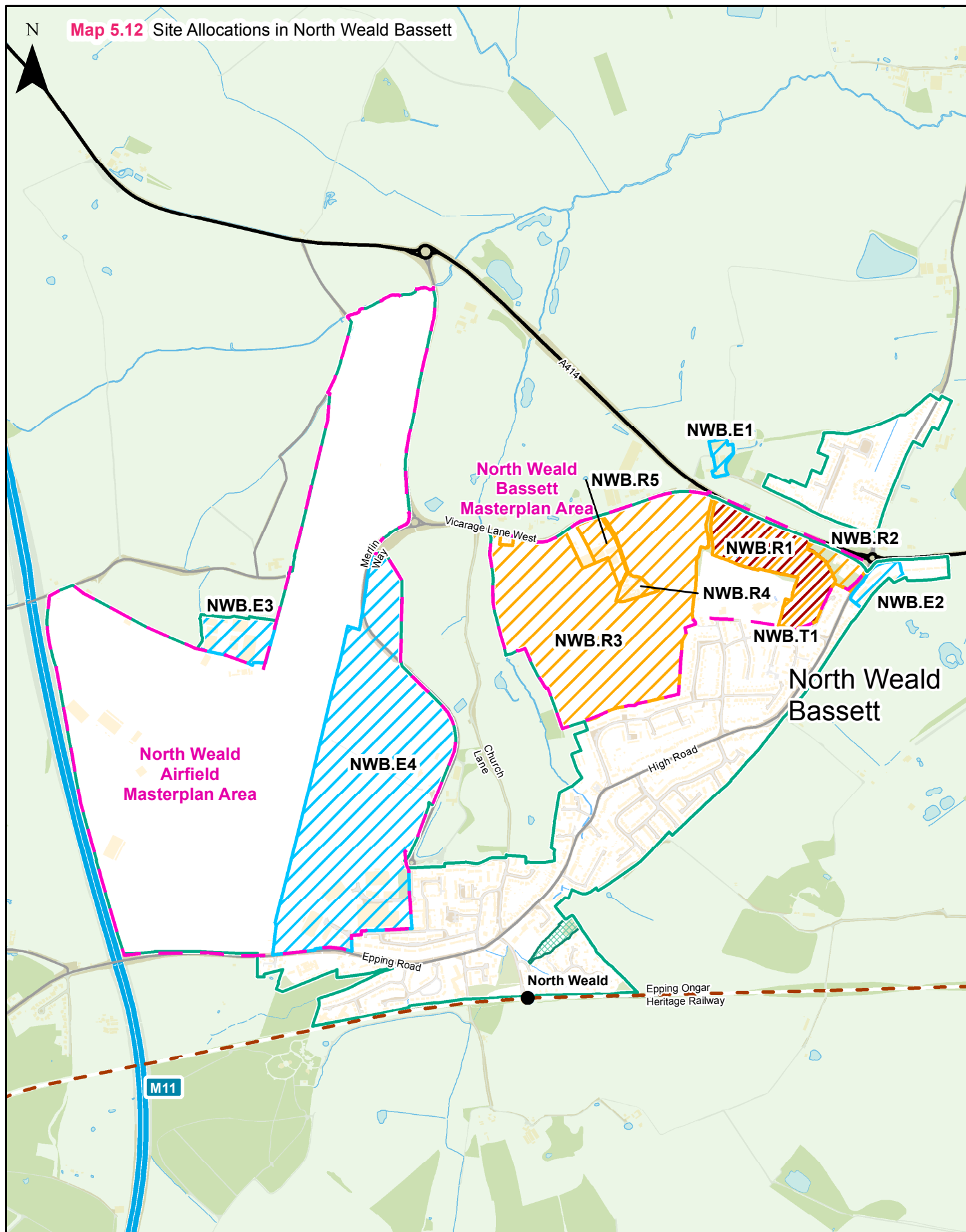
O. In addition to the requirements set out in parts A-K, the Strategic Masterplan must make provision for:

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

- (i) a Leisure Centre and other community uses to the east of the main runway;
- (ii) retention and expansion of aviation uses to the west of the main runway;
- (iii) provision for c.10ha of additional employment land of B1, B2, B8 uses to the east; and
- (iv) a new access from Epping Road to service the west of the site.

P. The Masterplan and subsequent applications should be considered and informed by the Quality Review Panel.

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



**Epping Forest District
Local Plan**
Submission Version
December 2017



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Map 5.12
Site Allocations in
North Weald Bassett

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

Legend

- Residential site allocation
- Employment site allocation
- Traveller site allocation
- Residential and traveller site allocation
- Masterplan Area
- Concept Framework Plan Area
- Green Belt Boundary
- District Open Land
- Local Authority boundary

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.

Chigwell

5.100 Chigwell, located to the south of the District, 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.

5.101 Chigwell Parish Council is currently preparing a Neighbourhood Plan for the parish area.

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 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, whilst opportunities will be explored through the redevelopment of The Limes Estate to develop Chigwell as an integrated village.

A focus on brownfield sites and sustainable Green Belt release will ensure the existing visual identity of the settlement is maintained while providing future homes. In particular the important gap between Chigwell Row at the north and Hainault at the south 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

5.102 Policy SP 2 sets out the likely number of homes the Council will plan for in Chigwell over the Plan period. The provision of approximately 376 homes has been informed by the aspiration for Chigwell to support predominantly small scale development to meet a wide variety of local housing needs, while retaining and enhancing the character of the distinctive communities which make up the settlement.

5.103 The Council has considered the possible spatial option 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 will maximise 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. 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.

5.104 Following an assessment of the suitability, availability and achievability of Residential Sites located within these spatial options, the Council has identified twelve sites for allocation to meet the identified housing requirement, as set out in Policy P 7.

5.105 Proposals for residential development will be expected to comply with site specific requirements as set out in Policy P 7.

5.106 The allocation CHIG.R7 will require a Masterplan to be produced to enable the regeneration of the site and to ensure that development

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proposals are ‘front-loaded’, recognising the scale and complexity of delivering communities.

Sites for Traveller Accommodation

5.107 Policy SP 2 sets out the Council’s approach to Traveller Sites within the District. There are no allocations for Traveller Accommodation in Chigwell.

Employment Sites

5.108 Policy E 1 sets out the Council’s approach to identifying sites for employment (B use class) uses. This is to support the redevelopment, renewal or extension of existing premises for their designated use while identifying new Employment Sites as necessary to meet the identified need as set out in Policy SP 2.

5.109 There are no existing Employment Site designations or new Employment Site allocations in Chigwell identified in the Local Plan.

Infrastructure Requirements

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

Policy P 7 Chigwell

A. Proposals for development on allocated sites should accord with the site specific requirements set out in Appendix 6.

Residential Sites

- B. In accordance with Policy SP 2 the following sites are allocated for residential development:
- (i) CHIG.R1 Land adjacent to The Paddock – Approximately 12 homes
 - (ii) CHIG.R2 Woodview – Approximately 23 homes
 - (iii) CHIG.R3 Land at Manor Road – Approximately 11 homes
 - (iv) CHIG.R4 Land between Froghall Lane and railway line – Approximately 105 specialist homes
 - (v) CHIG.R5 Land at Chigwell Nurseries –

Approximately 65 homes

- (vi) CHIG.R6 The Limes Estate – Approximately 100 homes
- (vii) CHIG.R7 Land at Chigwell Convent – Approximately 28 homes
- (viii) CHIG.R8 Land at Fencepiece Road – Approximately 6 homes
- (ix) CHIG.R9 Land at Grange Court – Approximately 8 homes
- (x) CHIG.R10 The Maypole – Approximately 11 homes
- (xi) CHIG.R11 Land at Hainault Road – Approximately 7 homes

Infrastructure Requirements

- C. Infrastructure requirements must be delivered at a rate and scale to meet the needs that arise from the proposed development, in accordance with the Infrastructure Delivery Development in Chigwell will be expected to contribute proportionately towards the following infrastructure items:
- (i) Secondary school expansion;
 - (ii) Highways and junction upgrades;
 - (iii) Potential upgrades to existing waste water infrastructure; and
 - (iv) Improvement of open space throughout the settlement.
- D. The Council will only permit planning applications that contribute towards the delivery of those infrastructure items set out above and in the Infrastructure Delivery Plan, unless subsequent iterations of the Infrastructure Delivery Plan or discussions with providers determine that these items are no longer required.

Air Pollution

- E. The development of the allocated sites within Chigwell have the potential to produce air pollution that could impact air quality in the District, including Epping Forest. In accordance with Policy DM 2 and Policy DM 22, all proposals on sites which require a Transport Assessment/Transport Statement will be required to undertake an air quality assessment that identifies the potential impact of the development, together with contributions towards air quality monitoring.

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

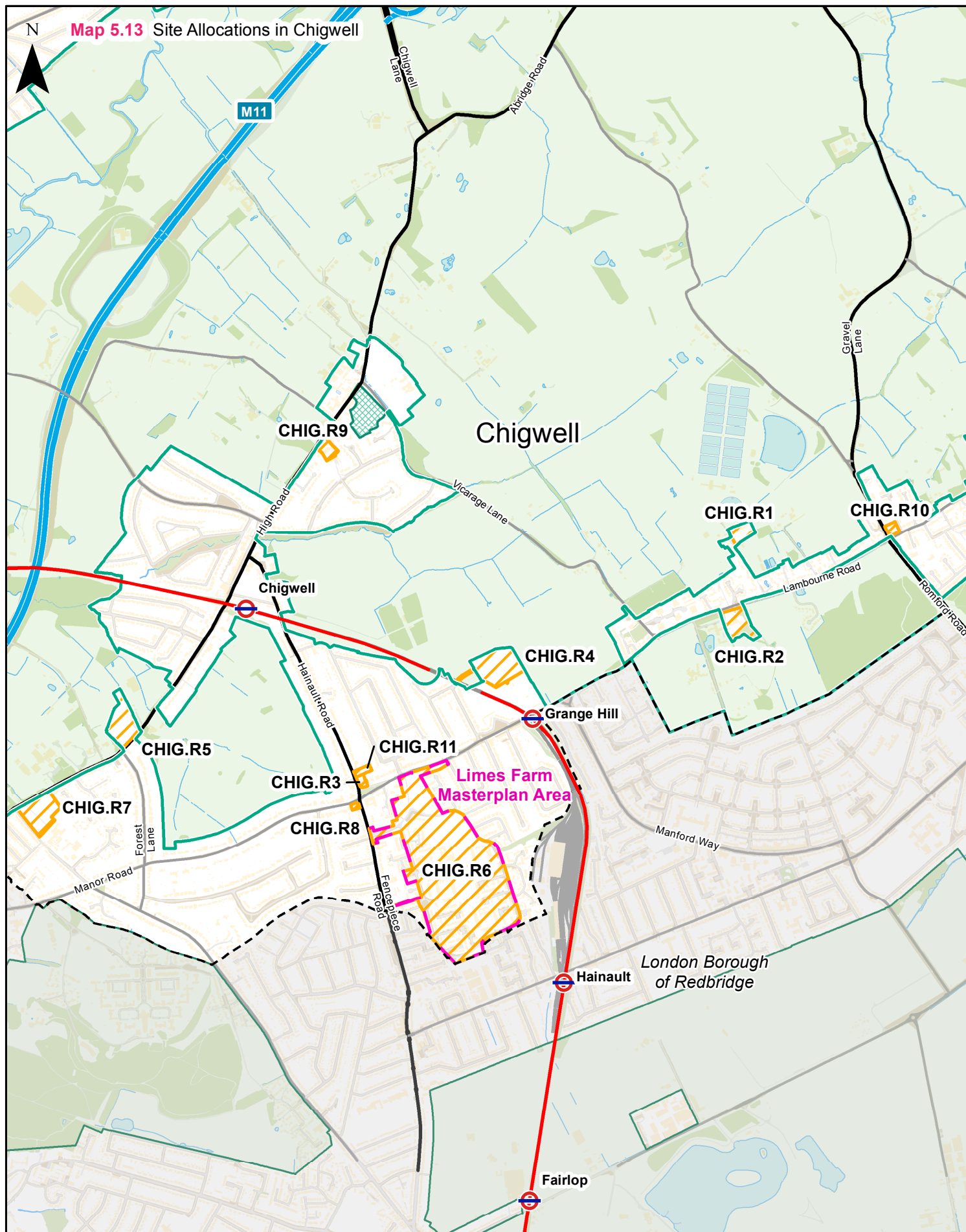
Flood Risk

- F. In accordance with Policy DM 15, development on residential allocations must be located wholly within Flood Zone 1.

Limes Farm Masterplan

- G. Development proposals for CHIG.R6 must comply with a Strategic Masterplan that has been formally endorsed by the Council.
- H. The Strategic Masterplan shall be regeneration-led and the development brought forward towards the end of the Plan period. The Strategic Masterplan should be undertaken as a comprehensive redevelopment scheme which is delivered in phases in order to retain the same level of housing provision for existing residents.
- I. In addition to the requirements set out above, the Strategic Masterplan must make provision for:
- (i) a minimum of 100 additional homes delivered in the plan-period;
 - (ii) Community facilities and local service and retail uses;
 - (iii) ensuring high quality design which considers appropriate layout, height, scale, massing, and materials;
 - (iv) improved vehicular access into the site, and, new and improved Public Rights of Way, and pedestrian and cycle linkages with the surrounding area and nearby London Underground stations;
 - (v) reduced levels of car parking in accordance with Policy T 1;
 - (vi) car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders; and
 - (vii) adequate provision of high quality public open space
- J. Proposals must be reviewed and should be considered and informed by the Quality Review Panel.

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Epping Forest District
Local Plan
Submission Version
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Map 5.13

Site Allocations in
Chigwell

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Legend

- Residential site allocation
- Residential and traveller site allocation
- Employment site allocation
- Masterplan Area
- Traveller site allocation
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- District Open Land
- Local Authority boundary

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Theydon Bois

- 5.111 Lying to the north of Loughton and south west of Epping, Theydon Bois is a village with a strong rural feel.
- 5.112 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.
- 5.113 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 Epping Forest, while providing a mix of housing, key local services and high quality independent retail. Theydon Bois will also enhance its leisure facilities and social infrastructure to support existing and future residents.

Residential Sites

- 5.114 Policy SP 2 sets out the number of homes the Council will plan for in Theydon Bois over the Plan period. The provision of approximately 57 homes has been informed by the aspiration for Theydon Bois to maintain its local feel and character.
- 5.115 The Council considered the possible 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 small northern expansion provides a natural extension to the settlement and is the least harmful to the Green Belt.
- 5.116 Following an assessment of the suitability, availability and achievability of Residential Sites located within this spatial option, the Council has identified three sites for potential allocation

to meet the identified housing requirement, as set out in Policy P 8.

- 5.117 Proposals for residential development will be expected to accord with site specific requirements as set out in Appendix 6.

Sites for Traveller Accommodation

- 5.118 Policy SP 2 sets out the Council's approach to Traveller Sites within the District. There are no allocations for Traveller Accommodation in Theydon Bois.

Employment Sites

- 5.119 Policy E 1 sets out the Council's preferred approach to identifying sites for employment (B use class) uses.
- 5.120 There are no existing Employment Site designations or new Employment Site allocations in Theydon Bois identified in the Local Plan.

Infrastructure Requirements

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

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

Policy P 8 Theydon Bois

- A. Proposals for development on allocated sites should accord with the site specific requirements set out in Appendix 6.

Residential Sites

- B. In accordance with Policy SP 2 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 6 homes

Infrastructure Requirements

- C. Infrastructure requirements must be delivered at a rate and scale to meet the needs that arise from the proposed development, in accordance with the Infrastructure Delivery Plan. Specifically, development in Theydon Bois will be expected to contribute proportionately towards the following infrastructure items:
- (i) Highways and junction upgrades;
 - (ii) Local upgrades to the existing waste water network and drainage infrastructure; and
 - (iii) The improvement of open space throughout the settlement.
- D. The Council will only permit planning applications that contribute towards the delivery of those infrastructure items set out above and in the Infrastructure Delivery Plan, unless subsequent iterations of the Infrastructure Delivery Plan or discussions with providers determine that these items are no longer required.

Air Pollution

- E. The development of the allocated sites within Theydon Bois have the potential to produce air pollution that could impact upon air quality in the District, including Epping Forest. In accordance with Policy DM 2 and Policy DM 22, all proposals on sites which require a Transport Assessment/Transport Statement will be required to undertake an air quality assessment that identifies the potential impact of the development, together with contributions towards air quality monitoring.

Recreational Pressure

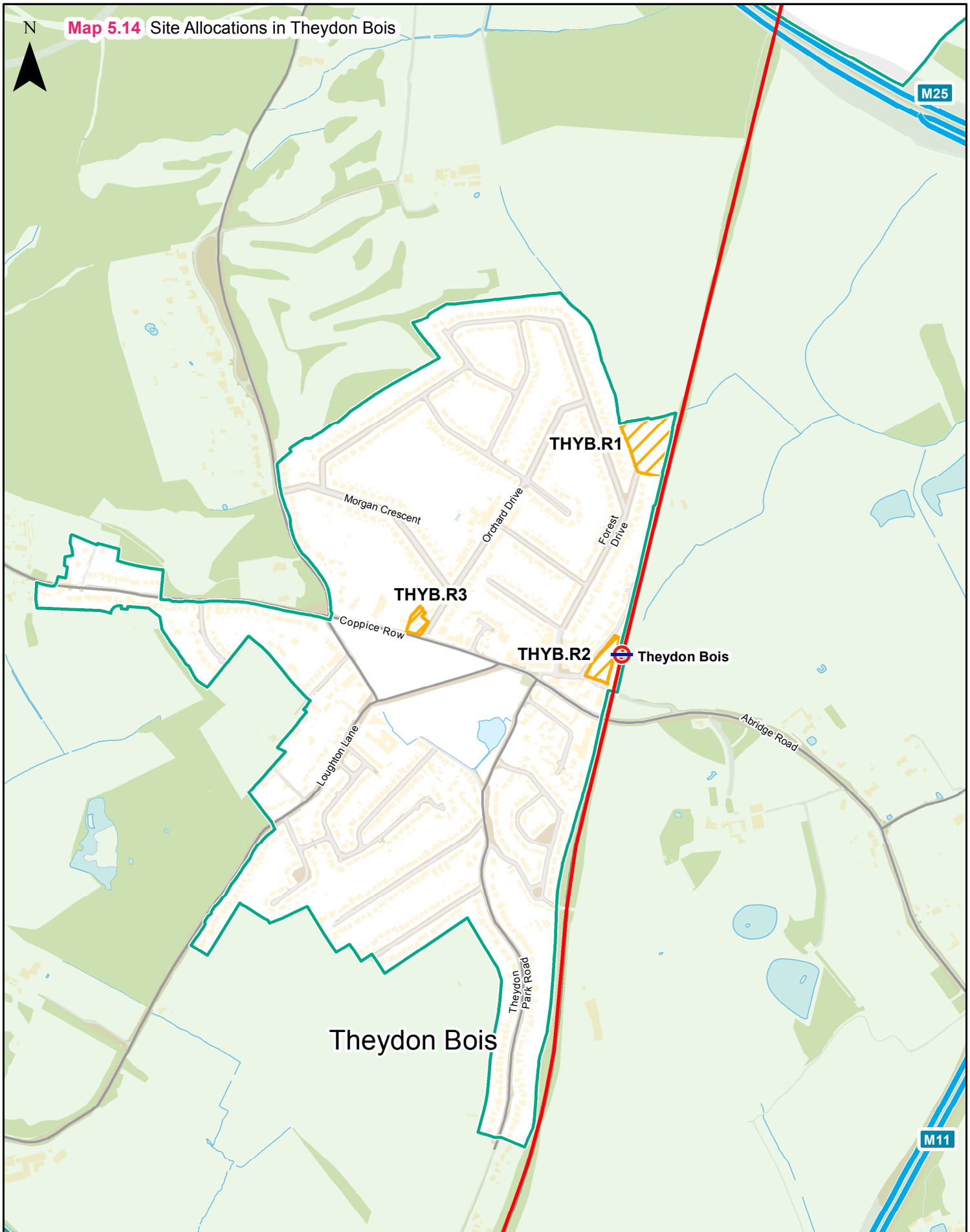
- F. Due to their proximity to Epping Forest,

development of the above allocated sites within Theydon Bois will be required to make a contribution to the access management and monitoring of visitors to the Forest in accordance with Policy DM 2.

Flood Risk

- G. In accordance with Policy DM 15, development on residential allocations must be located wholly within Flood Zone 1.

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



<div>Epping Forest District Local Plan</div> <div>Submission Version December 2017</div> <div> Epping Forest District Council</div>	<div>Drawing No. EFDC-SP-0015-Rev2</div>	<div>Map 5.14</div> <div>Site Allocations in Theydon Bois</div>	<div>Legend</div> <div><div><div> Residential site allocation</div><div> Residential and traveller site allocation</div><div> Green Belt Boundary</div></div><div><div> Employment site allocation</div><div> Masterplan Area</div><div> District Open Land</div></div><div><div> Traveller site allocation</div><div> Concept Framework Plan Area</div><div> Local Authority boundary</div></div></div> <div>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.</div>
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Roydon

- 5.122 Roydon is a village in the north west of the District with a distinctive character and heritage, including a number of listed buildings and a Conservation Area in the centre of the settlement.
- 5.123 The village is served by a mainline railway station, bringing connectivity to wider areas, including London. In addition, it is located within close proximity to the Lee Valley Regional Park which provides a range of opportunities for residents.

Vision for Roydon

Roydon will continue to serve the convenience needs of the local community. It 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.

The village will build upon its key strengths, such as the mainline railway station, as well as other assets such as the historic church, Marina Village and surrounding Lee Valley Regional Park. Links to the Lee Valley Regional Park will be improved, with impacts of recreational pressure minimised. The glasshouse industry will be supported and will continue to thrive by adapting to future challenges.

Residential Sites

- 5.124 Policy SP 2 sets out the estimated likely number of homes the Council will plan for in Roydon over the Plan period. The provision of approximately 62 homes has been informed by the aspiration for Roydon to maintain its existing character and local feel.
- 5.125 The Council has considered the possible spatial options to accommodate new homes at Roydon and concluded that there is one suitable spatial option which comprises intensification within the existing settlement 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 within the settlement, which are 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.

- 5.126 Following an assessment of the suitability, availability and achievability of Residential Sites located within this spatial option, the Council has identified four sites for potential allocation to meet the identified housing requirement, as set out in Policy P 9.
- 5.127 Proposals for residential development will be expected to accord with site specific requirements as set out in Appendix 6.

Sites for Traveller Accommodation

- 5.128 Policy SP 2 sets out the Council's approach to traveller sites within the district. There are no allocations for Traveller Accommodation in Roydon.

Employment Sites

- 5.129 Policy E 1 sets out the Council's preferred approach to identifying sites for employment (B Class Use) uses. This is to support the redevelopment, renewal or extension of existing premises for their designated while identifying new Employment Sites as necessary to meet the identified need as set out in Policy SP 2.
- 5.130 There are no existing or employment site for allocation in Roydon identified in the Local Plan.

Infrastructure Requirements

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

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

Policy P 9 Roydon

- A. Proposals for development on allocated sites should accord with the site specific requirements set out in Appendix 6.

Residential Sites

- B. In accordance with Policy SP 2 the following sites are allocated for residential development:
- (i) ROYD.R1 The Old Coal Yard – Approximately 7 homes
 - (ii) ROYD.R2 Land at Kingsmead School – Approximately 21 homes
 - (iii) ROYD.R3 Land at Epping Road – Approximately 14 homes
 - (iv) ROYD.R4 Land at Parklands Nursery – Approximately 20 homes

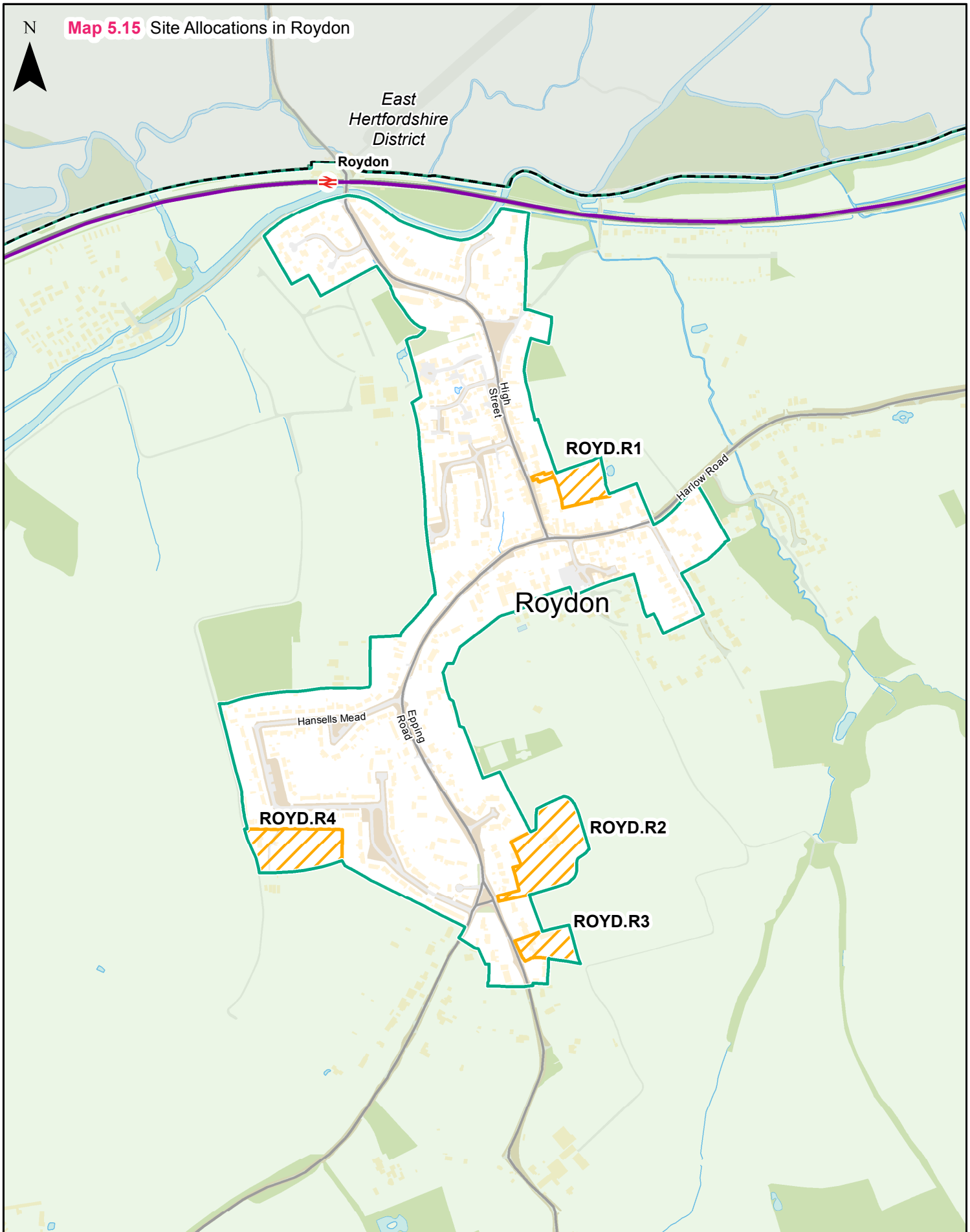
Infrastructure Requirements








- C. Infrastructure requirements must be delivered at a rate and scale to meet the needs that arise from the proposed development, in accordance with the Infrastructure Delivery Plan. Specifically, development in Roydon will be expected to contribute proportionately towards the following infrastructure items:
- (i) Highways and junction upgrades;
 - (ii) Local utilities upgrades; and
 - (iii) The improvement of open space throughout the settlement.
- D. The Council will only permit planning applications that contribute towards the delivery of those infrastructure items set out above and in the Infrastructure Delivery Plan, unless subsequent iterations of the Infrastructure Delivery Plan or discussions with providers determine that these items are no longer required.

Flood Risk

- E. In accordance with Policy DM 15, development on residential or traveller allocations must be located wholly within Flood Zone 1.

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<div>Epping Forest District Local Plan</div> <div>Submission Version December 2017</div> <div> Epping Forest District Council</div>	<div>Drawing No. EFDC-SP-0012-Rev2</div>	<div>Map 5.15</div> <div>Site Allocations in Roydon</div>	<div>Legend</div> <div><div> Residential site allocation</div><div> Residential and traveller site allocation</div><div> Green Belt Boundary</div></div> <div><div> Employment site allocation</div><div> Masterplan Area</div><div> District Open Land</div></div> <div><div> Traveller site allocation</div><div> Concept Framework Plan Area</div><div> Local Authority boundary</div></div> <div><div>This legend shows only the key Local Plan policy designations.</div><div>A full legend can be found in Appendix 6: Site Specific Requirements for Site Allocations.</div></div>		
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Nazeing

- 5.132 Nazeing is a village with a strong rural character to the north west of the District. The settlement benefits from a historic core, protected through its conservation area status.
- 5.133 The village has strong links with the surrounding glasshouse industry, the future of which is important to the settlement.

Vision for Nazeing

Nazeing will maintain its rural character through sustainable infill, minimising Green Belt and landscape impact while 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

- 5.134 Policy SP 2 sets out the estimated likely number of homes the Council will plan for in Nazeing over the Plan period. The provision of approximately 122 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.
- 5.135 The Council considered the possible 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 options will cause less harm to the Green Belt than other strategic options and is located close to existing community facilities and village centre amenities.
 - **North-eastern expansion**
This strategic option is less harmful to the Green Belt than other strategic options.
- 5.136 Following an assessment of the suitability, availability and achievability of Residential Sites located within these spatial options, the Council has identified four sites for potential allocation to meet the identified housing requirement, as illustrated in Policy P 10.

- 5.137 Proposals for residential development will be expected to accord with site specific requirements as set out in Appendix 6.
- 5.138 The allocation sites NAZE.R1, NAZE.R3 and NAME.R4 will be required to be in accordance with a Concept Framework Plan, as defined in Policy SP 3, to ensure that a comprehensive and cohesive approach is taken to the planning and delivery of high quality development.

Sites for Traveller Accommodation

- 5.139 Policy SP 2 sets out the Council's approach to Traveller Sites within the District. There are no allocations for Traveller Accommodation in Nazeing.

Employment Sites

- 5.140 Policy E 1 sets out the Council's preferred approach to identifying sites for employment (B Class Use) uses.
- 5.141 There are seven existing Employment Sites that have been identified in Nazeing for designation in the Local Plan:
- NAZE.E1 – The Old Waterworks (2.15ha)
 - NAZE.E2 – Land west of Sedge Green (0.84ha)
 - NAZE.E3 – Bridge Works and Glassworks, Nazeing New Road (2.13ha)
 - NAZE.E4 – Hillgrove Business Park (3.85ha)
 - NAZE.E5 – Birchwood Industrial Estate (2.88ha)
 - NAZE.E6 – Millbrook Business Park (0.68ha)
 - NAZE.E7 – Land at Winston Farm (0.63ha)
- 5.142 In accordance with Policy E 3, the Council will support the local glasshouse industry and encourage the local consumption of produce grown within the District.

Infrastructure Requirements

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

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

Policy P 10 Nazeing

- A. Proposals for development on allocated sites should accord with site specific requirements set out in Appendix 6.

Residential Sites

- B. In accordance with Policy SP 2 the following sites are allocated for residential development:
- (i) NAZE.R1 Land at Perry Hill – Approximately 33 homes
 - (ii) NAZE.R2 The Fencing Centre, Pecks Hill – Approximately 29 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 E 1 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. Infrastructure requirements must be delivered at a rate and scale to meet the needs that arise from the proposed development, in accordance with the Infrastructure Delivery Plan. Specifically, development in Nazeing will be expected to contribute proportionately towards the following infrastructure items:
- (i) Primary school expansion;
 - (ii) Highways and junction upgrades;
 - (iii) Local utilities upgrades; and
 - (iv) The improvement of open space throughout the settlement.
- E. The Council will only permit planning applications that contribute towards the delivery of those infrastructure items set out above and in the Infrastructure Delivery Plan, unless subsequent iterations of the Infrastructure Delivery Plan or discussions with providers determine that these

items are no longer required.

Air Pollution

- F. The development of the allocated sites within Nazeing have the potential to produce air pollution that could impact upon air quality in the District, including Epping Forest. In accordance with Policy DM 2 and Policy DM 22, all proposals on sites which require a Transport Assessment/Transport Statement will be required to undertake an air quality assessment that identifies the potential impact of the development, together with contributions towards air quality monitoring.

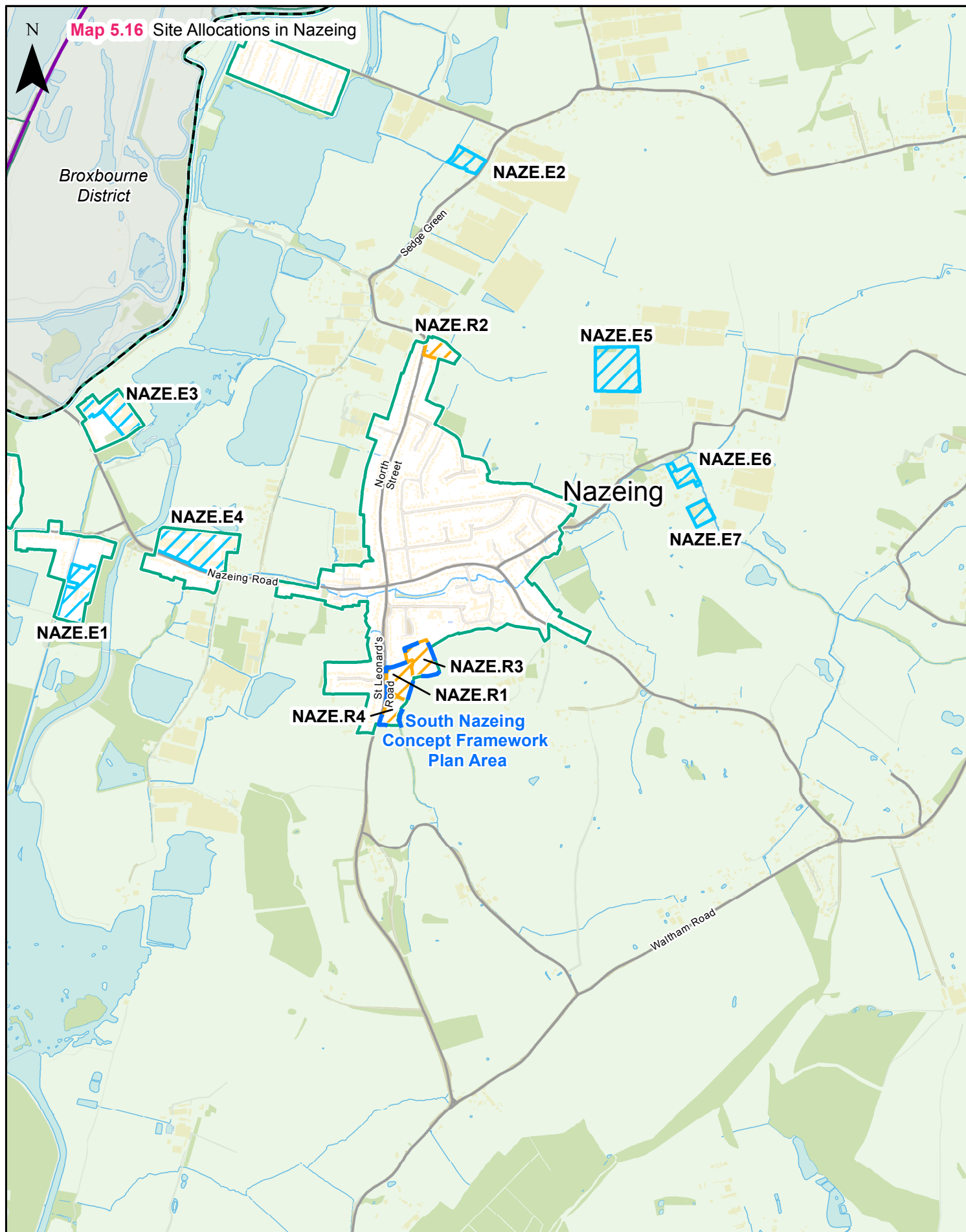
Flood Risk

- G. In accordance with Policy DM 15, development on residential allocations must be located wholly within Flood Zone 1.

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, development proposals in relation to sites NAZE.R1, NAZE.R3 and NAZE.R4 will be required to be in accordance with a Concept Framework, as defined in Policy SP 3.
- I. Some Concept Framework Plans will relate to multiple allocation sites, whereby these should be undertaken jointly between 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 Appendix 6.
- J. These will be produced by the applicants of the site allocations and shall be endorsed by the Council prior to the submission of any planning applications. The Concept Framework Plan and the development proposals for each site located within it should be considered and informed by the Quality Review Panel.

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



Epping Forest District Local Plan
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Map 5.16

Site Allocations in
Nazeing

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Legend

- | | | |
|-----------------------------|---|--------------------------|
| Residential site allocation | Residential and traveller site allocation | Green Belt Boundary |
| Employment site allocation | Masterplan Area | District Open Land |
| Traveller site allocation | Concept Framework Plan Area | Local Authority boundary |

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.

Thornwood

- 5.144 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

- 5.145 Policy SP 2 sets out the number of homes the Council will plan for in Thornwood over the Plan period. The provision of approximately 172 homes has been informed by the aspiration to provide homes at Thornwood which help to meet local needs and support the settlement becoming more self-sufficient.
- 5.146 The Council considered the possible spatial options to accommodate new homes at Thornwood. No spatial options were identified given the small scale of this settlement. The suitability of identified sites was therefore assessed on a case by case basis.
- 5.147 Following an assessment of the suitability, availability and achievability of Residential Sites, the Council has identified three sites for potential allocation to meet the identified housing requirement, as set out in Policy P 11.
- 5.148 Proposals for residential development will be expected to accord with site specific requirements as set out in Appendix 6.

Sites for Traveller Accommodation

- 5.149 Policy SP 2 sets out the Council's approach to traveller sites within the district. There are no allocations for Traveller Accommodation in Thornwood.

Employment Sites

- 5.150 Policy E 1 sets out the Council's approach to identifying sites for employment (B Class) uses. This is to support the redevelopment, renewal or extension of existing premises for their designated use while identifying new Employment Sites as necessary to meet the identified need as set out in Policy SP 2.
- 5.151 There are four existing Employment Sites that have been identified in Thornwood for designation in the Local Plan:
- THOR.E1 – Camfaud Concrete Pumps (1.35ha)
 - THOR.E2 – Land at Esgors Farm (2ha)
 - THOR.E3 – Woodside Industrial Estate (1.99ha)
 - THOR.E4 – Weald Hall Lane Industrial Area (1.09ha)

Infrastructure Requirements

- 5.152 The supporting text to Policy SP 2 confirms the importance of identifying and delivering key infrastructure to support residential and employment growth across the District. The infrastructure needs for Thornwood are set out in Policy P 11 and the Infrastructure Delivery Plan.

Policy P 11 Thornwood

- A. Proposals for development on allocated sites should accord with the site specific requirements set out in Appendix 6.

Residential Sites

- B. In accordance with Policy SP 2, the following sites are allocated for residential development:
- (i) THOR.R1 Land at Tudor House – Approximately 124 homes
 - (ii) THOR.R2 Land east of High Road – Approximately 48 homes

Employment Sites

- C. There are no new employment site allocations in Thornwood. In accordance with Policy E 1 the following existing sites are designated for employment uses:
- (i) THOR.E1 – Camfaud Concrete Pumps
 - (ii) THOR.E2 – Land at Esgors Farm
 - (iii) 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. Infrastructure requirements must be delivered at a rate and scale to meet the needs that arise from the proposed development, in accordance with the Infrastructure Delivery Plan. Specifically, development in Thornwood will be expected to contribute proportionately towards the following infrastructure items:
- (i) Highways and junction upgrades;
 - (ii) Local utilities upgrades;
 - (iii) The improvement of open space throughout the settlement; and
 - (iv) Community uses.
- E. The Council will only permit planning applications that contribute towards the delivery of those infrastructure items set out above and in the Infrastructure Delivery Plan, unless subsequent iterations of the Infrastructure Delivery Plan or discussions with providers determine that these items are no longer required.

Air Pollution

- F. The development of the allocated sites within Thornwood have the potential to produce air pollution that could impact upon air quality in the District, including Epping Forest. In accordance with Policy DM 2 and Policy DM 22, all proposals on sites which require a Transport Assessment/Transport Statement will be required to undertake an air quality assessment that identifies the potential impact of the development, together with contributions towards air quality monitoring.

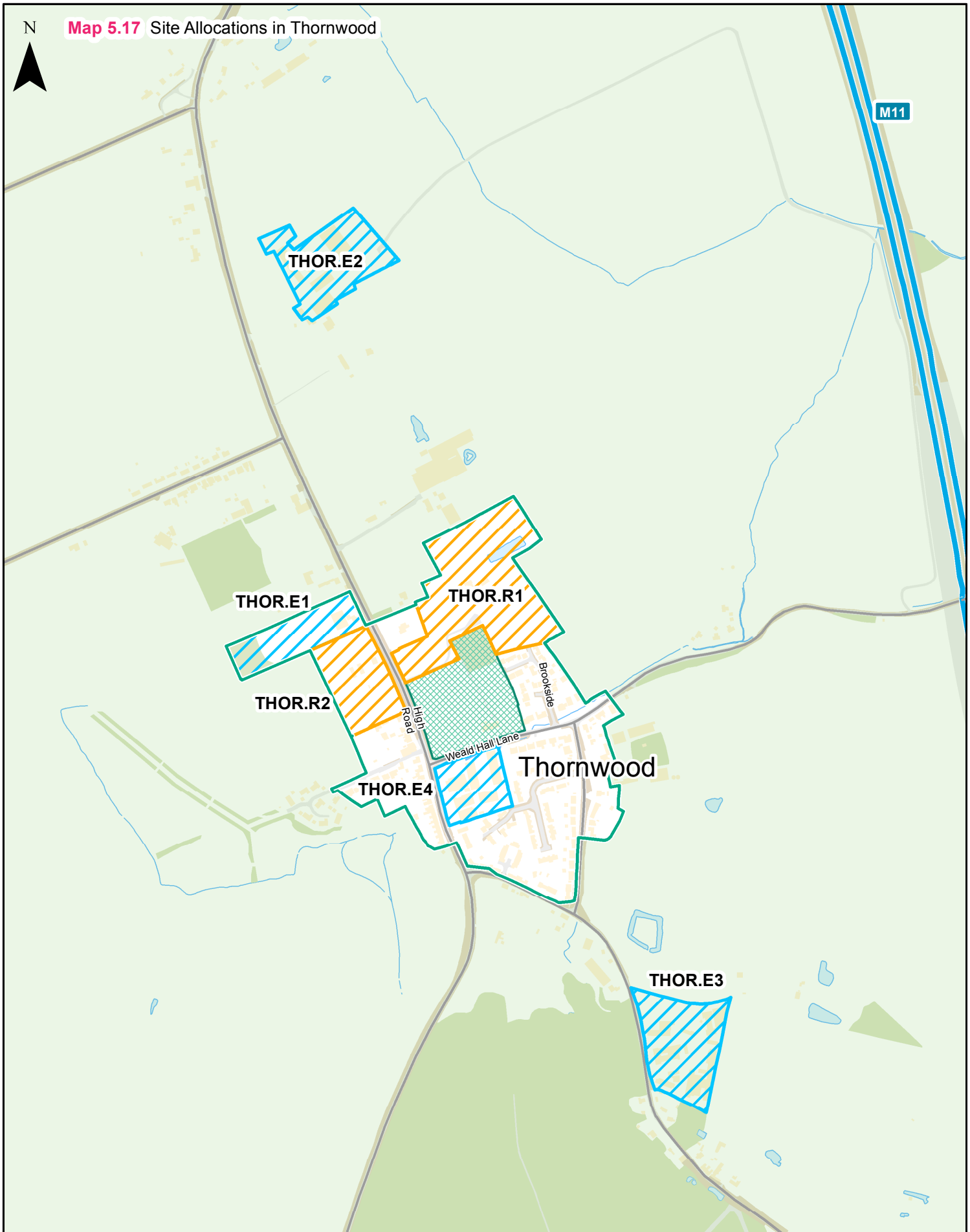
Recreational Pressure










- G. Due to their proximity to Epping Forest development of the above allocated sites within Thornwood will be required to make a contribution to the access management and monitoring of visitors to the Forest in accordance with Policy DM 2.

Flood Risk

- H. In accordance with Policy DM 15, development on residential or traveller allocations must be located wholly within Flood Zone 1.

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



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Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sheering and Stapleford Abbots

5.153 In addition to the eleven settlements presented in the preceding sections, there are site allocations in Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sheering and Stapleford Abbots. Each of these settlements are inset from the Green Belt, with the exception of Moreton. However, Moreton has been included within this chapter due to the fact that the allocation functionally relates to the rest of the settlement.

Residential Sites

5.154 Policy SP 2 sets out the number of homes the Council will plan for in Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sheering and Stapleford Abbots over the Plan period which is as follows:

- Coopersale approximately 6 homes;
- Fyfield approximately 14 homes;
- High Ongar approximately 10 homes;
- Lower Sheering approximately 14 homes;
- Sheering approximately 84 homes; and
- Stapleford Abbots approximately 47 homes.

5.155 The Council considered the possible 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

5.156 Following an assessment of the suitability, availability and achievability of Residential Sites, the Council has identified ten sites for potential allocation to meet the identified housing requirement, as set out in Policy P 12.

5.157 Proposals for residential development will be expected to accord with site specific requirements set out in Appendix 6.

Sites for Traveller Accommodation

5.158 Policy SP 2 sets out the Council's approach to Traveller Sites within the District. One site has been allocated for Travelling Showpeople accommodation at Lakeview Moreton:

- MORE.T1 (Lakeview, Moreton) – 1 yard

Employment Sites

5.159 Policy E 1 sets out the Council's approach to identifying sites for employment (B Class) uses. This is to support the redevelopment, renewal or extension of existing premises for their

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

designated use while identifying new Employment Sites as necessary to meet the identified need as set out in Policy SP 2.

5.160 There are three existing Employment Sites that have been identified for designation in the Local Plan:

- HONG.E1 – Nash Hall Industrial Estate, High Ongar (2ha)
- LSHR.E1 – Land at The Maltings, Lower Sheering (2.04ha)
- STAP.E1 – Land at High Willows, Stapleford Abbots (0.6ha)

Infrastructure Requirements

5.161 The supporting text to Policy SP 2 confirms the importance of identifying and delivering key infrastructure to support residential and employment growth across the District. The infrastructure needs for Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sheering and Stapleford Abbots will be set out in the Infrastructure Delivery Plan.

Policy P 12 Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sheering and Stapleford Abbots

A. Proposals for development on allocated sites should accord with the site specific requirements set out in Appendix 6.

Residential Sites

B. In accordance with Policy SP 2 the following sites are allocated for residential development:

- (i) COOP.R1 Land at Parklands - Approximately 6 homes (Coopersale);
- (ii) FYF.R1 Land at Gypsy Mead - Approximately 14 homes (Fyfield);
- (iii) HONG.R1 Land at Mill Lane - Approximately 10 homes (High Ongar);
- (iv) LSHR.R1 Land at Lower Sheering - Approximately 14 homes (Lower Sheering);
- (v) SHR.R1 Land at Daubneys Farm - Approximately 10 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); and
- (vi) STAP.R1 Land at Oakfield Road -

Approximately 33 homes; STAP.R2 Land to rear of Mountford and Bishops Brow, Oak Hill Road - Approximately 8 homes; STAP.R3 Land at The Drive - Approximately 6 homes (Stapleford Abbots).

Travelling showpeople sites

C. In accordance with Policy SP 3 the following site is allocated for Travelling Showpeople Accommodation:

- (i) MORE.T1 (Lakeview, Moreton) – 1 yard

Employment Sites

D. There are no new employment site allocations in Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sheering or Stapleford Abbots. In accordance with Policy E 1 the following existing sites are designated for employment uses:

- (i) High Ongar – HONG.E1 Nash Hall Industrial Estate
- (ii) Lower Sheering – LSHR.E1 Land at The Maltings
- (iii) Stapleford Abbots – STAP.E1 Land at High Willows

Infrastructure Requirements

E. Infrastructure requirements must be delivered at a rate and scale to meet the needs that arise from the proposed development, in accordance with the Infrastructure Delivery Plan. Specifically, development in these settlements will be expected to contribute proportionately towards the following infrastructure items:

- (i) Highways and junction upgrades;
- (ii) Local utilities upgrades; and
- (iii) The improvement of open space throughout the settlements.

F. The Council will only permit planning applications that contribute towards the delivery of those infrastructure items set out above and in the Infrastructure Delivery Plan, unless subsequent iterations of the Infrastructure Delivery Plan or discussions with providers determine that these items are no longer required.

Air Pollution

G. The development of the allocated sites within Coopersale, Fyfield, High Ongar, Lower Sheering, Sheering and Stapleford Abbots have the potential to produce air pollution that could impact upon air quality in the District, including Epping Forest. In accordance with Policy DM 2 and Policy DM 22, all proposals on sites which require

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a Transport Assessment/Transport Statement will be required to undertake an air quality assessment that identifies the potential impact of the development, together with contributions towards air quality monitoring.

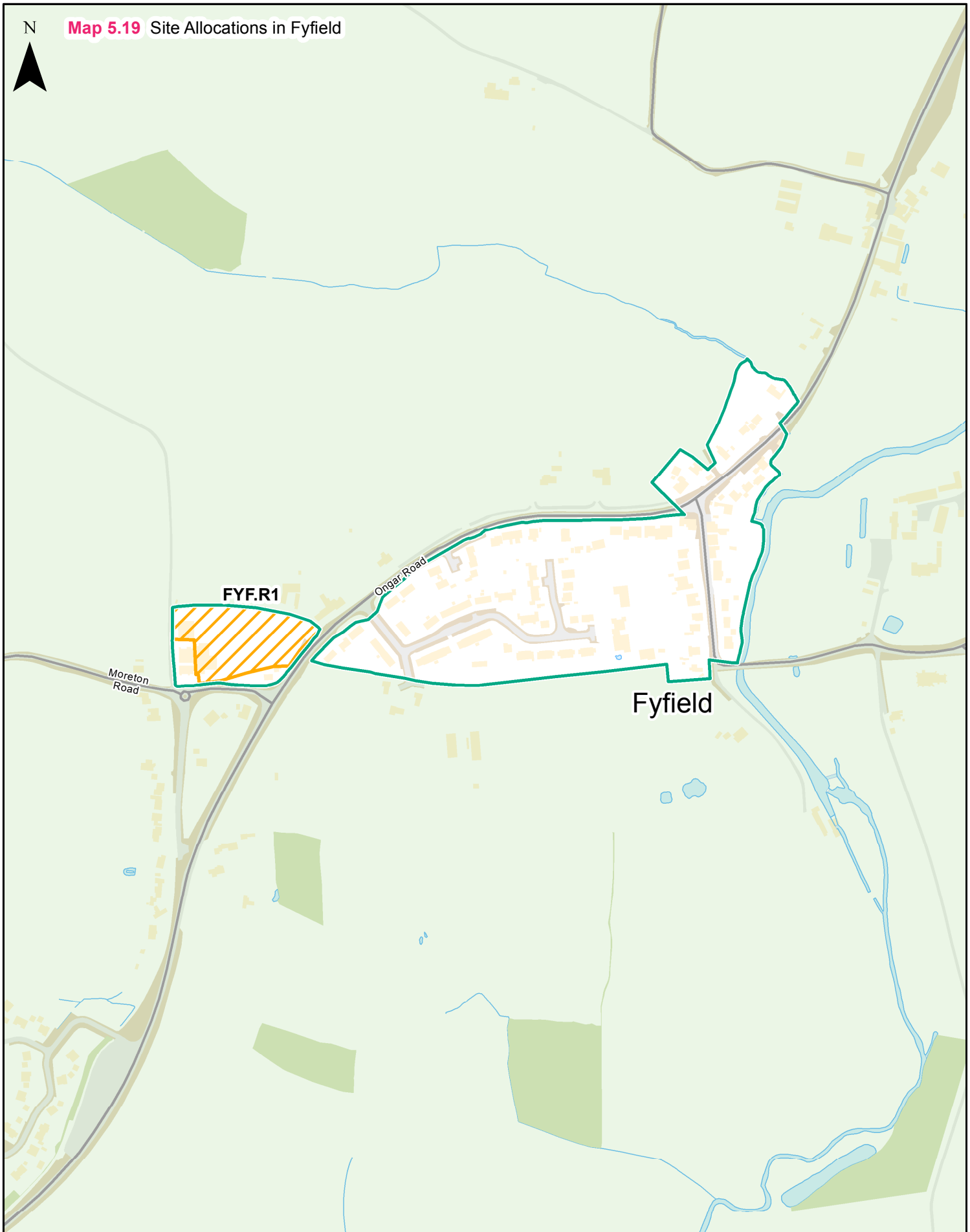
Flood Risk









- H. In accordance with Policy DM 15, development on residential or traveller allocations must be located wholly within Flood Zone 1.

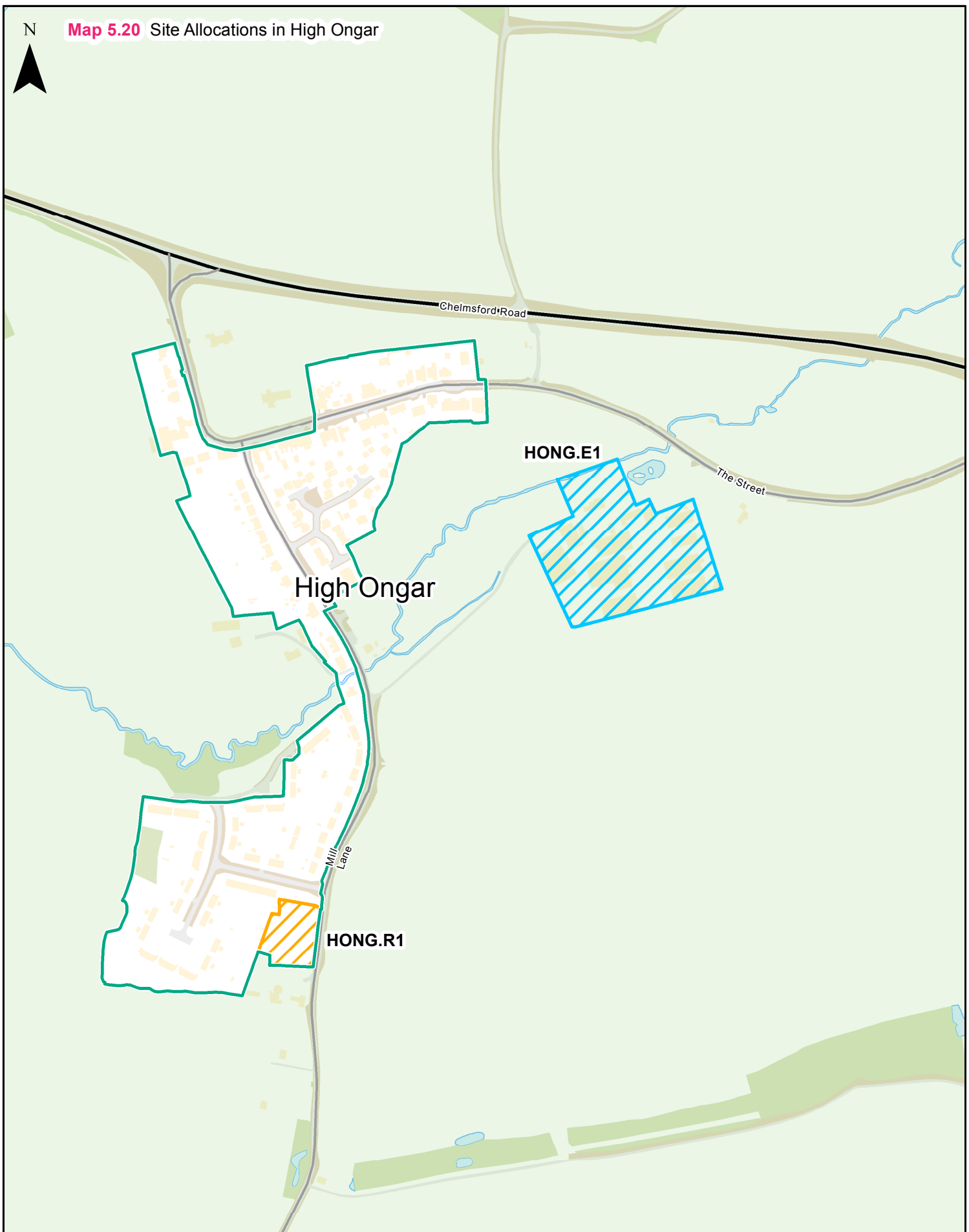
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	<div>Scale: 1:5,000 @ A4</div>	<div><div>Contains Ordnance Survey & Royal Mail Data</div><div>© Crown Copyright & Database Right 2016</div><div>EFDC Licence No: 100018534 2016</div></div> <div><div>The Local Plan should be read as a whole.</div><div>Proposals will be judged against all relevant policies.</div></div>	



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EFDC-SP-0007-Rev2

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Map 5.20
Site Allocations in
High Ongar

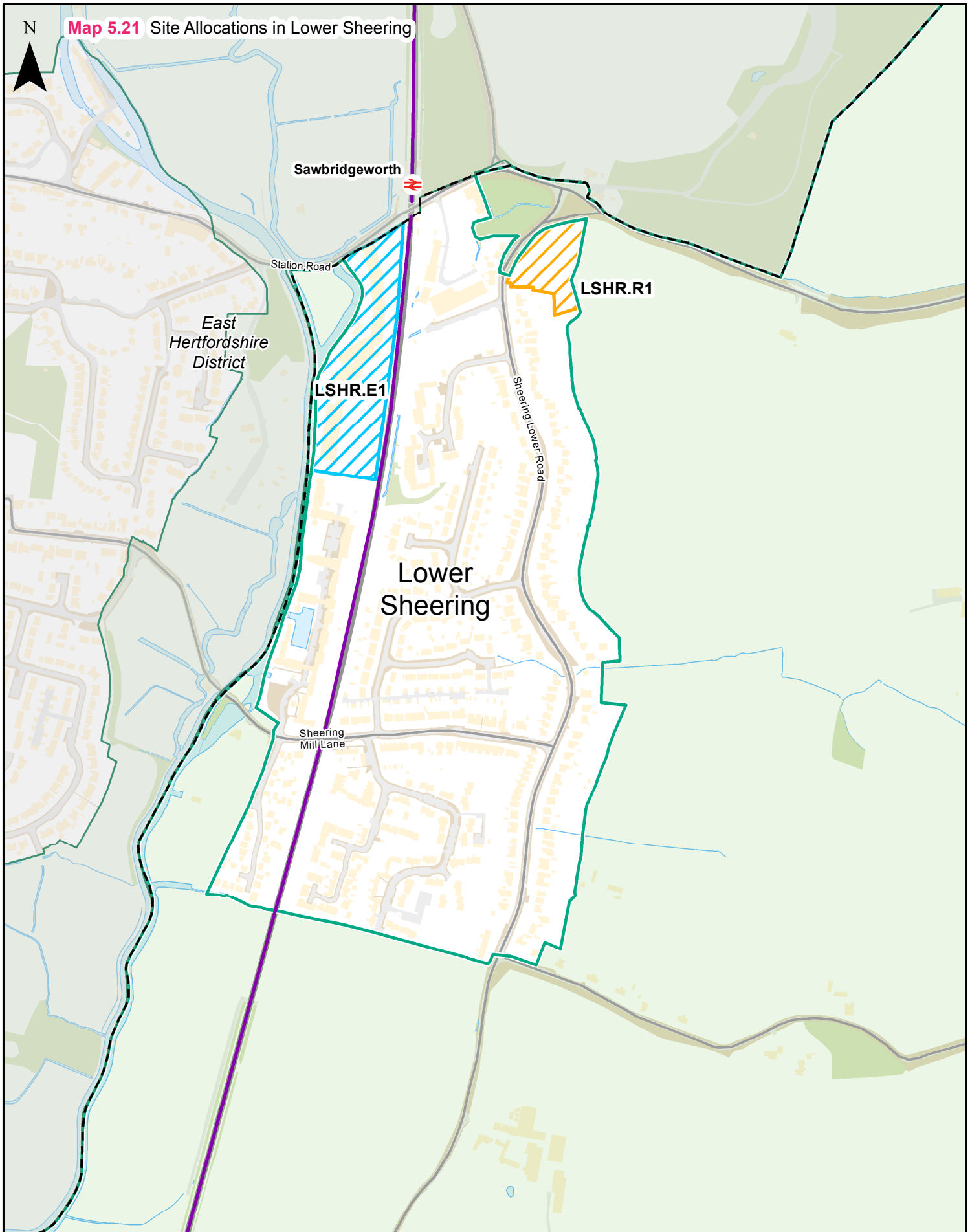
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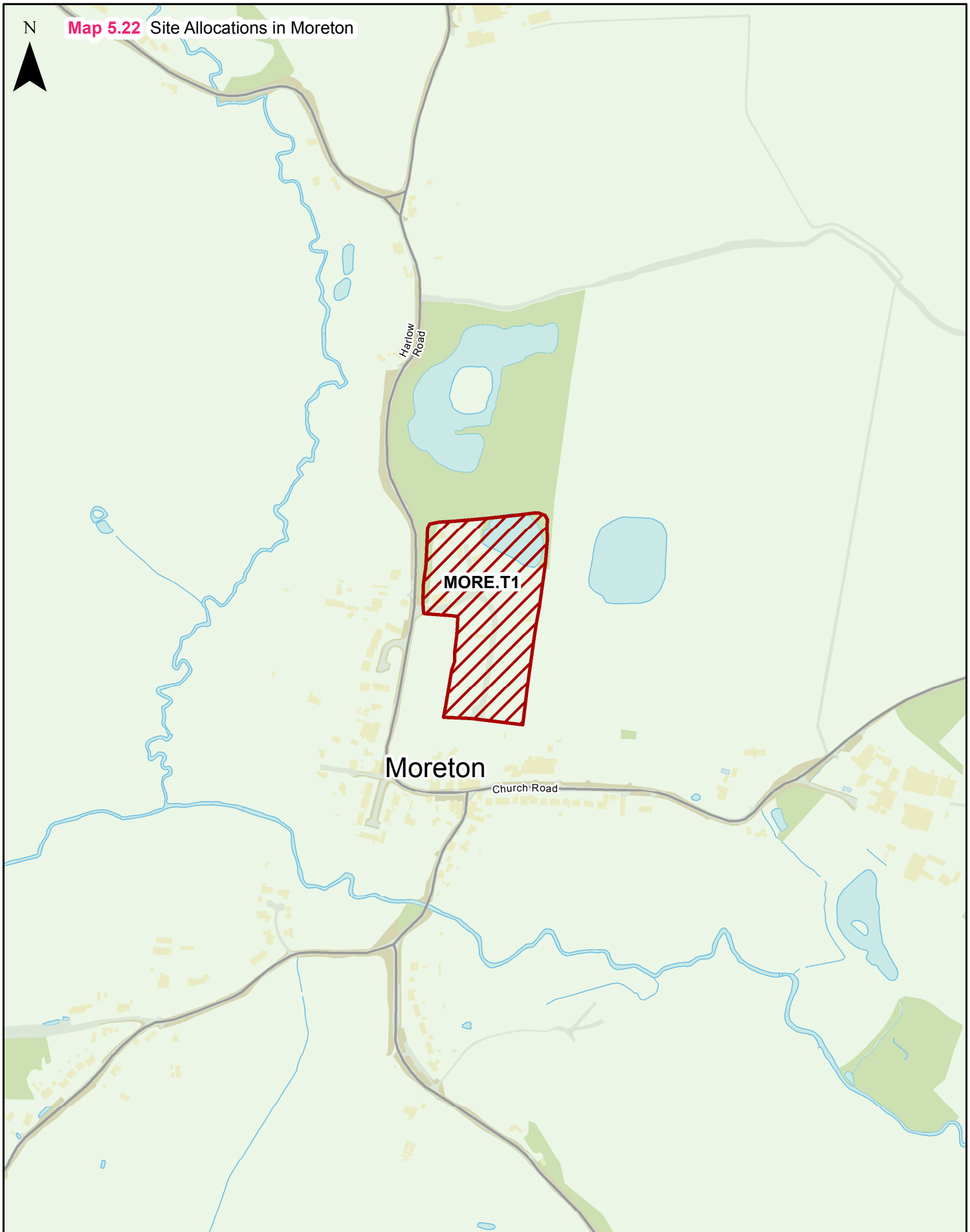
Legend

- | | | |
|-----------------------------|---|--------------------------|
| Residential site allocation | Residential and traveller site allocation | Green Belt Boundary |
| Employment site allocation | Masterplan Area | District Open Land |
| Traveller site allocation | Concept Framework Plan Area | Local Authority boundary |

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.



<div>Epping Forest District Local Plan</div> <div>Submission Version December 2017</div> <div> Epping Forest District Council</div>	<div>Drawing No. EFDC-SP-0010-Rev2</div>	<div>Map 5.21</div> <div>Site Allocations in Lower Sheering</div>	<div>Legend</div> <div><div> Residential site allocation</div><div> Residential and traveller site allocation</div><div> Green Belt Boundary</div></div> <div><div> Employment site allocation</div><div> Masterplan Area</div><div> District Open Land</div></div> <div><div> Traveller site allocation</div><div> Concept Framework Plan Area</div><div> Local Authority boundary</div></div> <div>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.</div>
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Map 5.22

Site Allocations in
Moreton

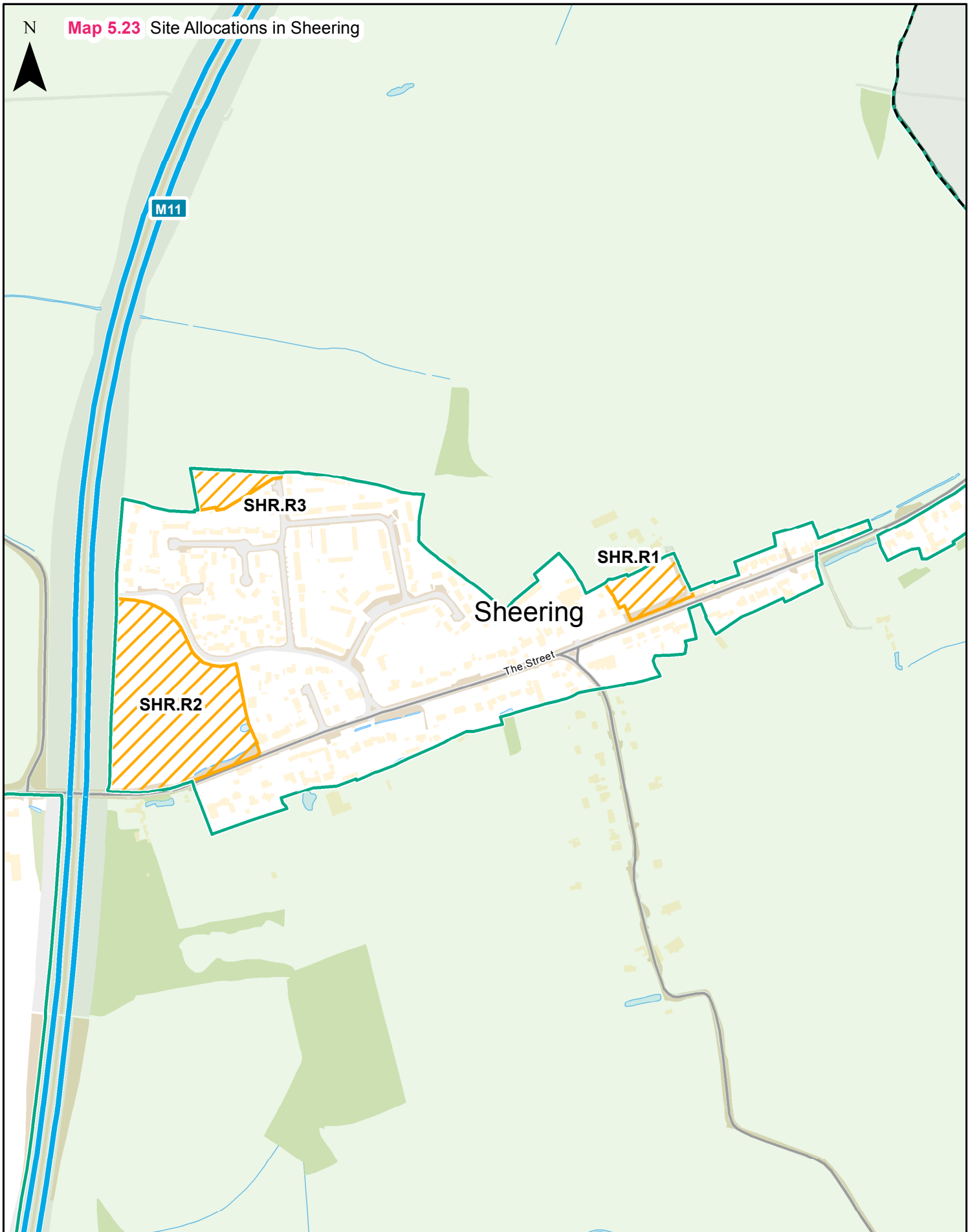
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Proposals will be judged against all relevant
policies.

Legend

- | | | |
|-----------------------------|---|--------------------------|
| Residential site allocation | Residential and traveller site allocation | Green Belt Boundary |
| Employment site allocation | Masterplan Area | District Open Land |
| Traveller site allocation | Concept Framework Plan Area | Local Authority boundary |

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.



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Map 5.23

Site Allocations in Sheering

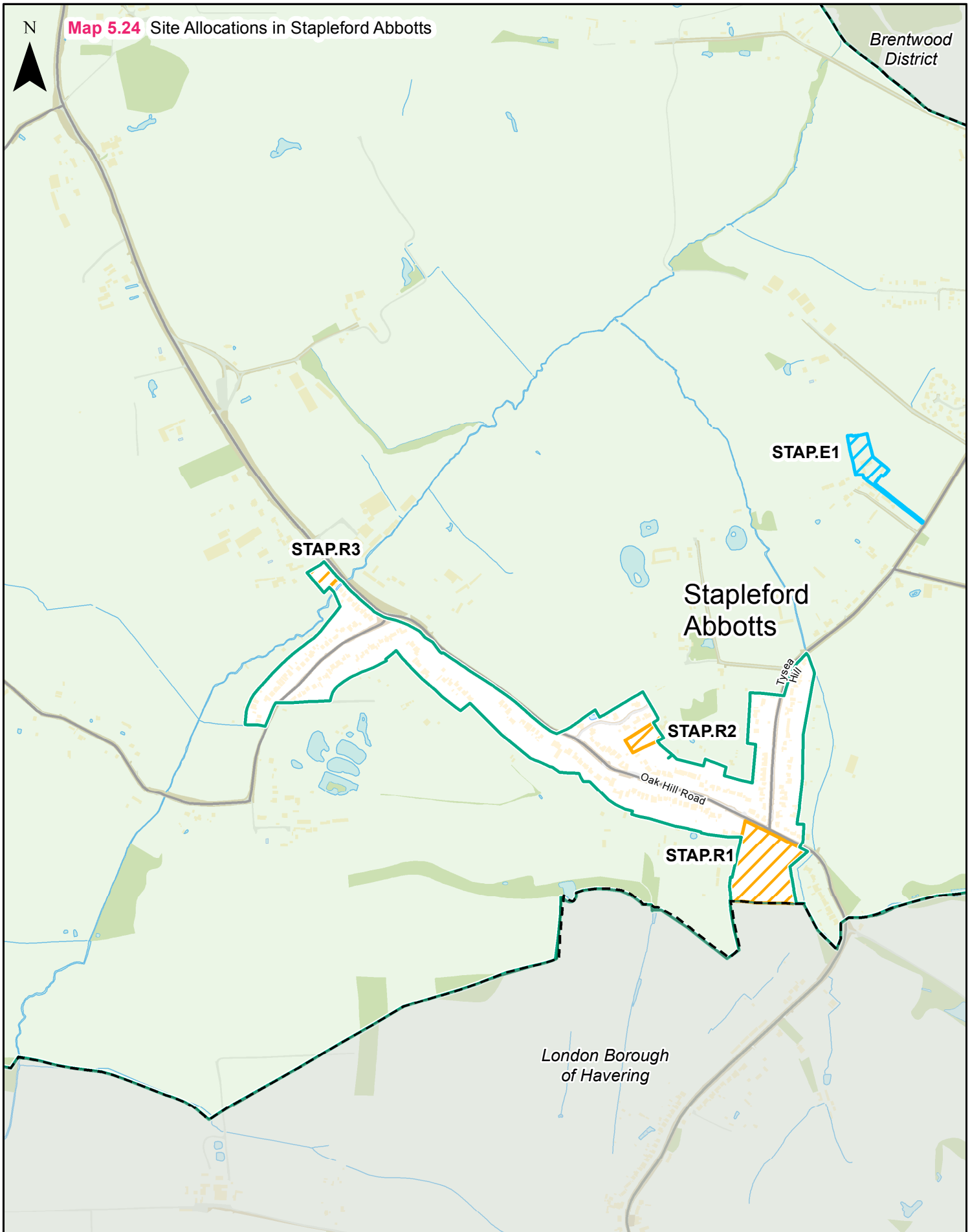
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Proposals will be judged against all relevant
policies.

Legend

- | | | |
|-----------------------------|---|--------------------------|
| Residential site allocation | Residential and traveller site allocation | Green Belt Boundary |
| Employment site allocation | Masterplan Area | District Open Land |
| Traveller site allocation | Concept Framework Plan Area | Local Authority boundary |

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.



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Rural Sites in the East of the District

Residential Sites

5.162 There are a number of small rural villages across the District.

5.163 Policy SP 2 sets out the number of homes the Council will plan for over the Plan period in the rural parts of the east of the District to meet Local needs.

5.164 Following an assessment of the suitability, availability and achievability of Residential Sites, the Council has identified two sites within the eastern part of the District's rural area for potential allocation to meet the identified housing requirement, as set out in Policy P 13.

5.165 Proposals for residential development will be expected to comply with site specific requirements as set out in Appendix 6.

Sites for Traveller Accommodation

5.166 Policy SP 2 sets out the Council's approach to Traveller Sites within the District. One site has been allocated:

- RUR.T4 Land at Valley View, Curtis Mill Lane

Employment Sites

5.167 Policy E 1 sets out the Council's preferred approach to identifying sites for employment (B Class) uses. This is to support the redevelopment, renewal or extension of existing premises for their designated use while identifying new Employment Sites as necessary to meet the identified need as set out in Policy SP 2.

5.168 There are twenty existing rural Employment Sites in the eastern part of the District that have been identified for designation in the Local Plan:

- RUR.E1 – Brickfield House, Thornwood (0.37ha)
- RUR.E2 – Land at Kingstons Farm, Matching (1.68ha)
- RUR.E3 – Matching Airfield South (2.81ha)
- RUR.E4 – Land at London Road, Stanford Rivers (4.64ha)
- RUR.E6 – Land at Housham Hall Farm, Matching (1.92ha)

- RUR.E7 – Land at Searles Farm, Foster Street (1.53ha)
- RUR.E8 – Fosters Croft, Foster Street (0.43ha)
- RUR.E9 – Horseshoe Farm, London Road (0.96ha)
- RUR.E10 – Land at Little Hyde Hall Farm, Sheering (0.92ha)
- RUR.E11 – Land at Quickbury Farm, Sheering (1.52ha)
- RUR.E12 – New House Farm, Little Laver Road (1.05ha)
- RUR.E14 – Matching Airfield North (1.34ha)
- RUR.E15 – Land at Rolls Farm Barns, Hastingwood Road (2.91ha)
- RUR.E18 – Land at Dunmow Road, Fyfield (0.21ha)
- RUR.E19 – Dorrington Farm (1.85ha)
- RUR.E20 – Land at Stewarts Farm, Stanford Rivers (0.6ha)
- RUR.E21 – Land at Paslow Hall Farm, High Ongar (1.66ha)
- RUR.E22 – Hastingwood Business Centre, Hastingwood (0.29ha)
- RUR.E23 – Hobbs Cross Business Centre, Theydon Garnon (1.76ha)
- RUR.E24 – Land at Holts Farm, Threshers Bush (0.27ha)

5.169 There is also an existing Employment Site that is allocated for a further 5,120sqm of B2/B8 class use (general industrial/storage and warehousing):

- RUR.E19 – Dorrington Farm, Rye Hill Road (1.85ha)

Infrastructure Requirements

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

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

Policy P 13 Rural Sites in the East of the District

- A. Proposals for development on allocated sites should accord with the site specific requirements set out in Appendix 6.

Residential Sites

- B. In accordance with Policy SP 2 the following sites are allocated for residential development:
- (i) RUR.R1 Avenue Home, Latton Common – Approximately 11 homes
 - (ii) RUR.R2 Norton Heath Riding Centre – Approximately 30 homes

Employment Sites

- C. In accordance with Policy E 1 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.E19 – Dorrington Farm (see Policy SP 5 and allocation SP 4.1)
 - (xvi) RUR.E20 – Land at Stewarts Farm
 - (xvii) RUR.E21 – Land at Paslow Hall Farm, King Street, High Ongar
 - (xviii) RUR.E22 – Hastingwood Business Centre, Hastingwood
 - (xix) RUR.E23 – Hobbs Cross Business Centre, Theydon Garnon

- (xx) RUR.E24 – Land at Holts Farm, Threshers Bush

- D. In accordance with Policy SP 2 and Policy E 1 the following site is designated for employment uses with a further allocated expansion for B Use Class employment uses:

- (i) RUR.E19 – Dorrington Farm, Rye Hill Road (see Policy SP 5 and allocation SP 4.1)

Traveller sites

- E. In accordance with Policy SP 3 the following site is allocated for Traveller Accommodation:

- (i) RUR.T4 Land at Valley View, Curtis Mill Lane – up to 1 pitch

Infrastructure Requirements

- F. Infrastructure requirements must be delivered at a rate and scale to meet the needs that arise from the proposed development, in accordance with the Infrastructure Delivery Plan. Specifically, development on these allocations will be expected to contribute proportionately towards the following infrastructure items:
- (i) Highways and junction upgrades; and
 - (ii) Local utilities upgrades;
- G. The Council will only permit planning applications that contribute towards the delivery of those infrastructure items set out above and in the Infrastructure Delivery Plan, unless subsequent iterations of the Infrastructure Delivery Plan or discussions with providers determine that these items are no longer required.

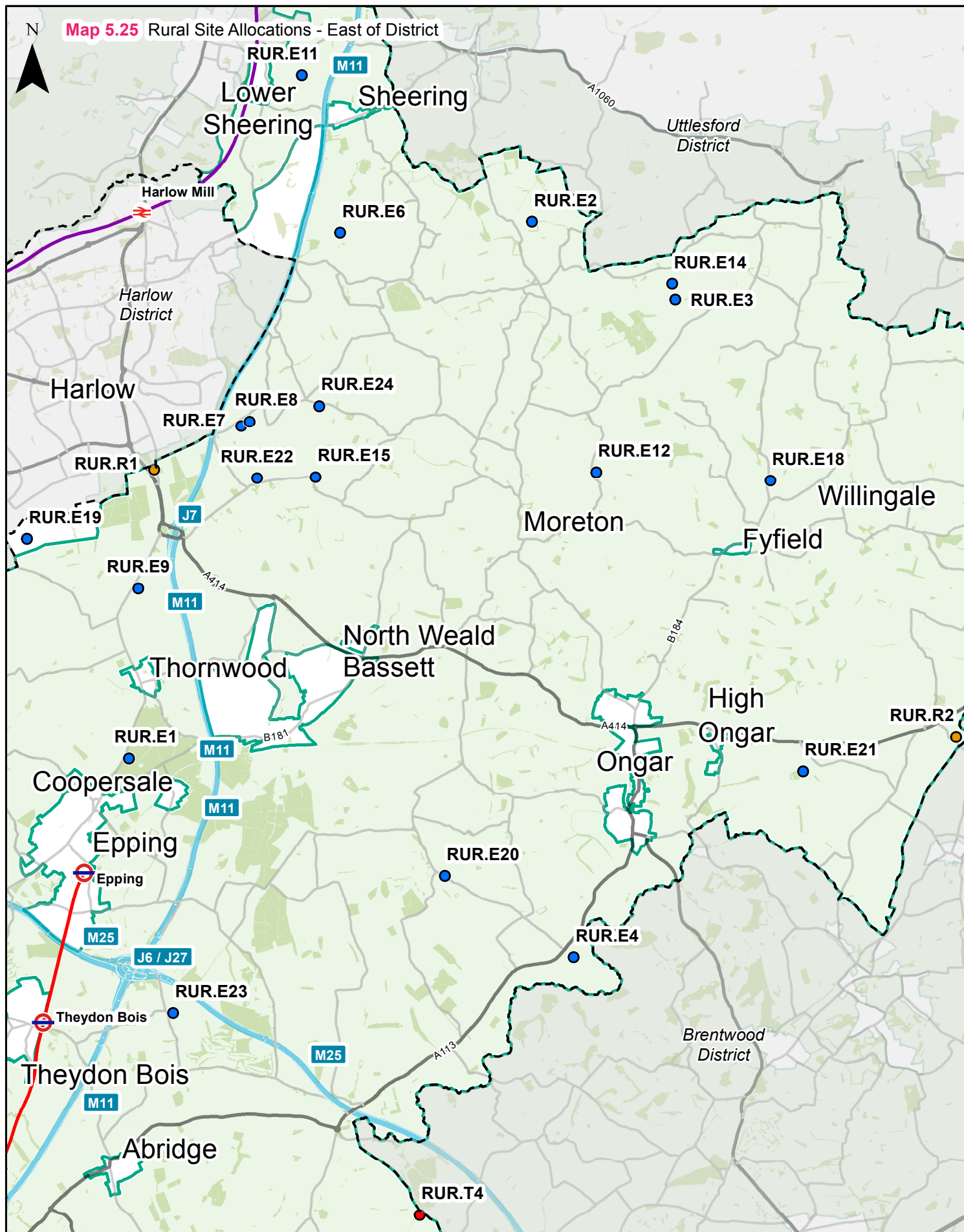
Air Pollution

- H. The development of the allocated 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 Epping Forest. In accordance with Policy DM 2 and Policy DM 22, all proposals on sites which require a Transport Assessment/Transport Statement will be required to undertake an air quality assessment that identifies the potential impact of the development, together with contributions towards air quality monitoring.

Flood Risk

- I. In accordance with Policy DM 15, development on residential or traveller allocations must be located wholly within Flood Zone 1.

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



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Map 5.25

Rural Site Allocations -
East of District

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Proposals will be judged against all relevant
policies.

Legend

Rural residential site
allocation

Rural employment site
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 Appendix 6: Site Specific Requirements for Site Allocations.

Rural Sites in the West of the District

Residential Sites

- 5.171 There are a number of small rural villages across the District.
- 5.172 Policy SP 2 sets out the number of homes the Council will plan for over the Plan period in the rural parts of the west of the District to meet local needs.
- 5.173 The Council has considered the possible spatial options to accommodate new homes within the more rural parts of the District. No allocations for residential development are proposed within the western part of the District's rural area.

Sites for Traveller Accommodation

- 5.174 Policy SP 2 sets out the Council's approach to Traveller Sites within the District. Four sites have been allocated for Traveller Accommodation:
- RUR.T1 Land at Sons Nursery, Hamlet Hill
 - RUR.T2 Land at Ashview, Hamlet Hill
 - RUR.T3 Land at James Mead, Waltham Road
 - RUR.T5 Land at Stoneshot View

Employment Sites

- 5.175 Policy E 1 sets out the Council's preferred approach to identifying sites for employment (B Class) uses. This is to support the redevelopment, renewal or extension of existing premises for their designated use while identifying new Employment Sites as necessary to meet the identified need as set out in Policy SP 2.
- 5.176 There are two existing Employment Sites that have been identified for designation in the Local Plan :
- RUR.E5 – Land at Hayleys Manor, Epping Upland (2.07ha)
 - RUR.E13 – Warlies Park House, Horseshoe Hill (0.56ha)

Infrastructure Requirements

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

Policy P 14 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 Appendix 6.

Employment Sites

- B. There are no new employment site allocations in the rural locations in the west of the District. In accordance with Policy E 1 the following existing sites are designated for employment uses:
- (i) RUR.E5 – Land at Hayleys Manor, Epping Upland
 - (ii) RUR.E13 – Warlies Park House, Horseshoe Hill

Traveller sites

- C. In accordance with Policy SP 3 the following sites are allocated for Traveller Accommodation:
- (i) RUR.T1 Land at Sons Nursery, Hamlet Hill – up to 2 pitches
 - (ii) RUR.T2 Land at Ashview, Hamlet Hill – up to 1 pitch
 - (iii) RUR.T3 Land at James Mead, Waltham Road – up to 4 pitches
 - (iv) RUR.T5 Land at Stoneshot View – up to 5 pitches

Infrastructure Requirements

- D. Infrastructure requirements must be delivered at a rate and scale to meet the needs that arise from the proposed development, in accordance with the Infrastructure Delivery Plan. Specifically , development on these allocations will be expected to contribute proportionately towards the following infrastructure items:
- (i) Highways and junction upgrades;
 - (ii) Local utilities upgrades;
- E. The Council will only permit planning applications that contribute towards the delivery of those infrastructure items set out above and in the Infrastructure Delivery Plan, unless subsequent

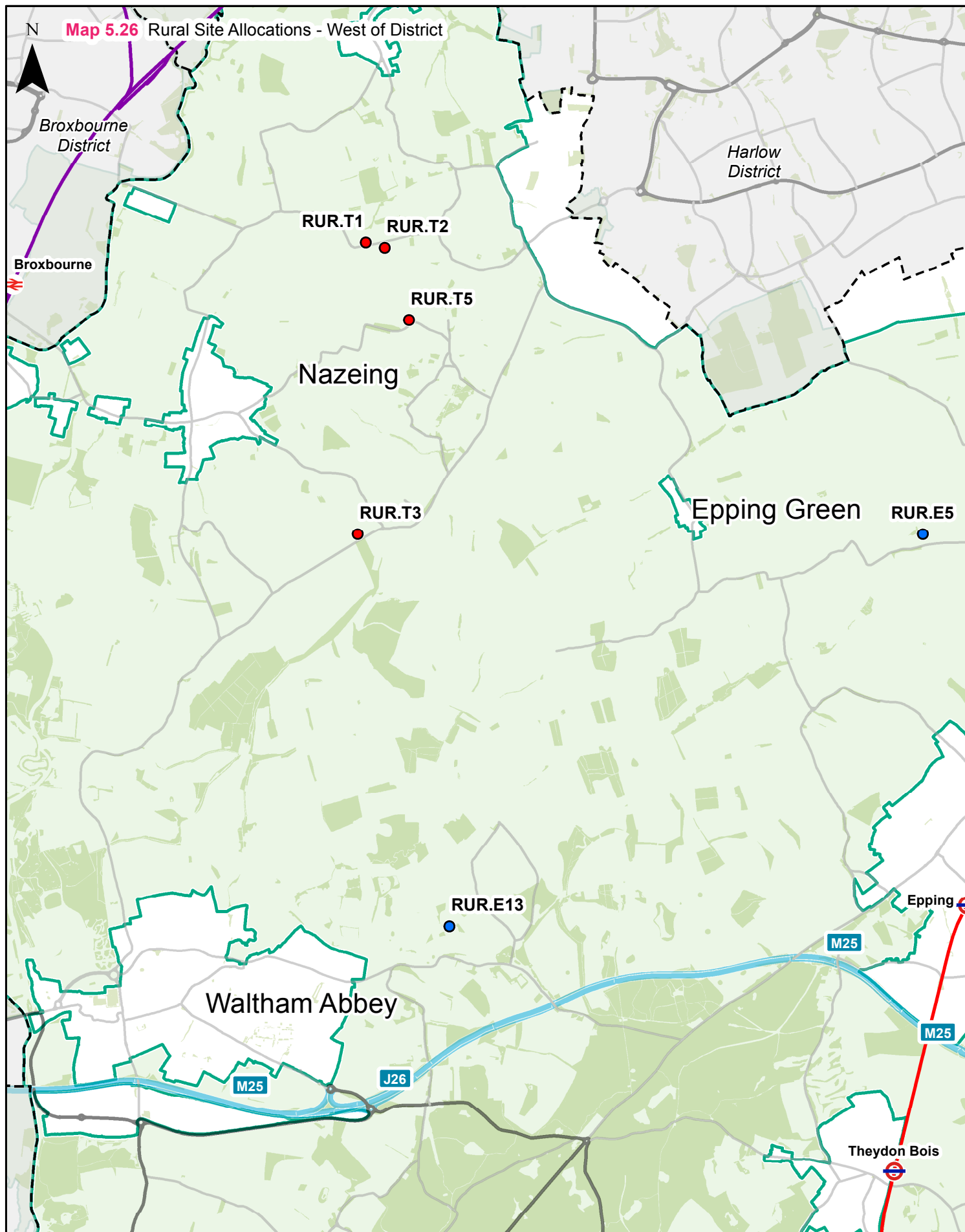
The Local Plan should be read as a whole. Proposals will be judged against all relevant policies.

iterations of the Infrastructure Delivery Plan or discussions with providers determine that these items are no longer required.

Flood Risk

- F. In accordance with Policy DM 15, development on residential or traveller allocations must be located wholly within Flood Zone 1.

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



Epping Forest District Local Plan
Submission Version
December 2017

Drawing No.
EFDC-SP-0024-Rev1

Date: December 2017

Scale: 1:45,000 @A4

Map 5.26

Rural Site Allocations -
West of District

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

Legend

- Rural residential site allocation
- Rural employment site 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 Appendix 6: Site Specific Requirements for Site Allocations.

Rural Sites in the South of the District

5.178 There are a number of small rural villages in the south of the District.

Employment Sites

5.179 Policy E 1 sets out the Council's preferred approach to identifying sites for employment (B Class) uses. This is to support the redevelopment, renewal or extension of existing premises for their designated use while identifying new Employment Sites as necessary to meet the identified need as set out in Policy SP 2.

5.180 There are two existing Employment Sites that have been identified for designation in the Local Plan :

- RUR.E16 – Taylors Farm, Gravel Lane (0.63ha)
- RUR.E17 – Brookside Garage, Gravel Lane (0.34ha)

Infrastructure Requirements

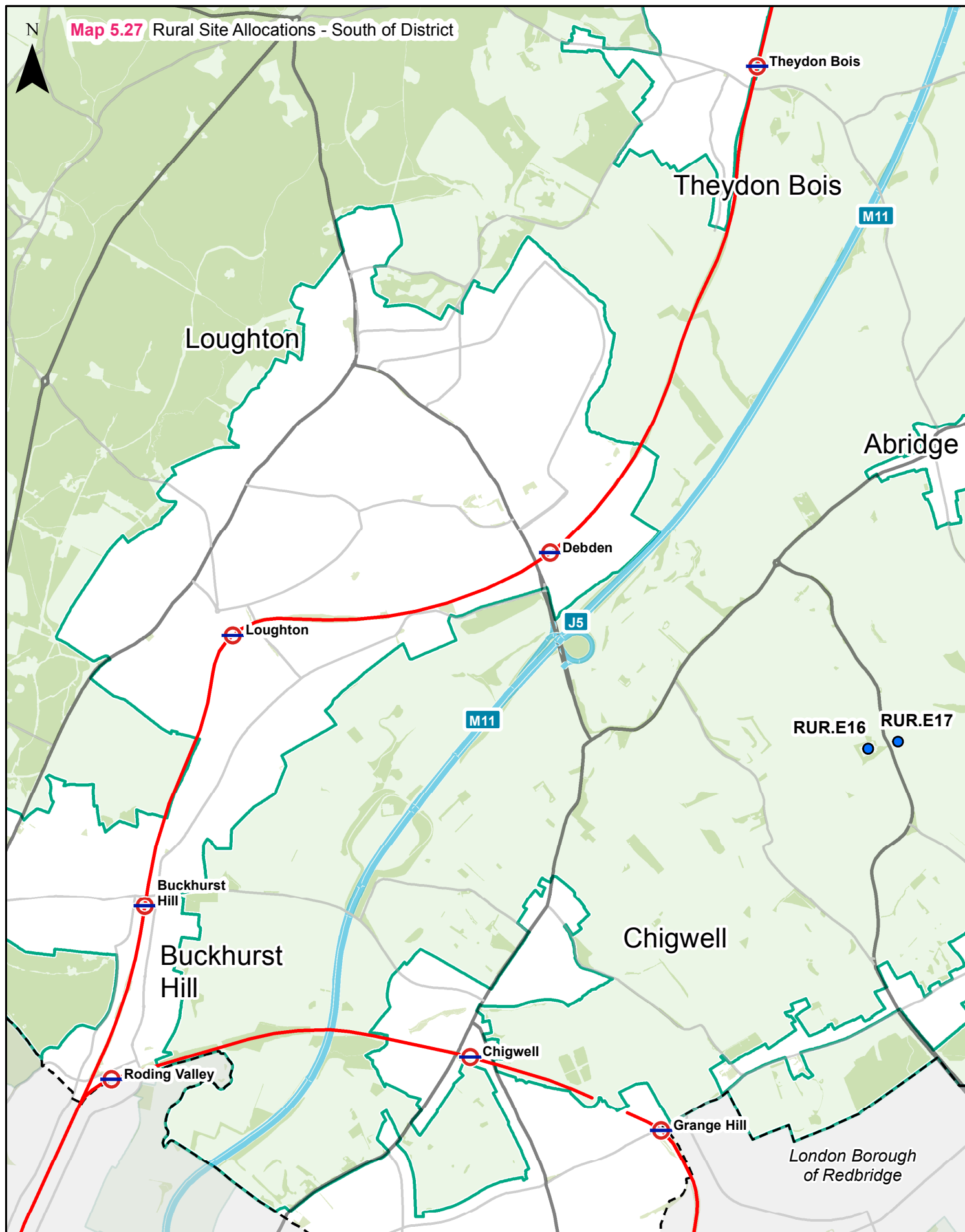
5.181 The supporting text to Policy SP 2 confirms the importance of identifying and delivering key infrastructure to support residential and employment growth across the District. The infrastructure needs for the more rural parts of the District will be set out in the Infrastructure Delivery Plan.

Policy P 15 Rural sites in the south of the District

Employment Sites

- A. In accordance with Policy E 1 the following existing sites are designated for employment uses:
- (i) RUR.E16 – Taylors Farm, Gravel Lane
 - (ii) RUR.E17 – Brookside Garage, Gravel Lane

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



**Epping Forest District
Local Plan**
Submission Version
December 2017

Drawing No.
EFDC-SP-0025-Rev1

Date: December 2017

Map 5.27

Rural Site Allocations -
South of District

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

Legend

- Rural residential site allocation
- Rural employment site 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 Appendix 6: Site Specific Requirements for Site Allocations.

Chapter Six

Infrastructure and Delivery

Introduction

- 6.1 This chapter of the Local Plan sets out the means by which the Council will implement the policies of the Plan. As set out in this chapter, 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.
- 6.2 The main focus of this chapter is the mechanisms by which the Council will ensure that the infrastructure required to underpin the Plan will be delivered. It also sets out the role of Neighbourhood Plans in delivering the vision set out in this document and the process for monitoring and future review of this Plan.
- 6.3 This chapter should be read in parallel with the District's Infrastructure Delivery Plan which sets out the key infrastructure requirements to support the proposed growth for the District as identified in this Plan. Accordingly, Policies D 1 to D 5 set out the policies by which the Council will seek to ensure that investment in infrastructure keeps pace with growth.

Delivery of Infrastructure

- 6.4 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, open space and social and community infrastructure (including education, health care facilities, leisure and other community facilities).
- 6.5 The Council has compiled an Infrastructure Delivery Plan (IDP) that sets out the infrastructure required to support growth over the Plan period. The IDP identifies:
 - 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.
- 6.6 This ensures that new development is served by the necessary infrastructure, delivered in a predictable, timely and effective fashion. The IDP has been developed in consultation and co-operation with infrastructure providers and other partner organisations and has also given consideration to wider impacts upon the viability and therefore the deliverability of development within the District.
- 6.7 The Council will ensure, through the implementation policy D 1 (and other policies within the plan) that the necessary infrastructure identified in the IDP is delivered and phased appropriately.

Approach

- 6.8 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.
- 6.9 New development will be required to make best use of existing infrastructure and where necessary, provide or contribute towards the provision of additional services, facilities and infrastructure at a rate and scale which meets the needs and requirements that are expected to arise from that development.
- 6.10 Proposals will be required to clearly demonstrate that infrastructure can be provided and phased to support the needs of the development. Proposals will need to take into account the relevant business plans and programmes produced by infrastructure and service providers to demonstrate how provision will be brought forward to ensure development is appropriately phased in relation to planned infrastructure improvements. In assessing infrastructure and service requirements, the Council will have regard to the cumulative impact of developments in the locality and across the District.
- 6.11 Whilst funding may be available from Central Government and other sources for strategic infrastructure including utilities and road

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

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.

- 6.12 The Schedule set out in the Infrastructure Delivery Plan identifies the Infrastructure Delivery stakeholder responsible for delivery of each item of infrastructure and where developer funding is likely to be required. The Council will secure such contributions through planning obligations, conditions, and s278 Highways agreements (where appropriate).
- 6.13 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.
- 6.14 In order to realise the aspirations of the Harlow and Gilston Garden Town, and acknowledging the importance of development in this location being brought forward in a holistic, planned manner, development proposals within the Garden Town Communities (as identified by Policy SP 2) will be expected to contribute equitably and proportionally towards delivering their collective infrastructure requirements. In developing proposals, developers should be mindful of the requirements set out in the IDP.
- 6.15 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 District Council's IDP, developers will also be expected to refer to the County Council's Developers' Guide to Infrastructure Contributions.
- 6.16 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 Housing.

- 6.17 The Council recognises that viability constraints may justify an exception being made to the delivery of infrastructure in full accordance with Local Plan Policy D 1 at the time of the application. Where, following the review of an independently verified viability and financial appraisal, the Council is satisfied that there are overriding viability concerns that prohibit the delivery of infrastructure in accordance with Policy D 1, the Council will expect the delivery of additional infrastructure 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 D 1 Delivery of Infrastructure

- A. New development must be served and supported by appropriate on and off-site infrastructure and services as identified through the Infrastructure Delivery Plan. 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. Applications must be able to demonstrate that such capacity will prove to be sufficient and sustainable over time both in physical and financial terms.
- B. Where a proposed development requires additional infrastructure capacity to support the growth, measures must be agreed with the Council and the appropriate infrastructure provider. Such measures may include (not exclusively):
 - (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

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

(iv) the provision of land.

For the purposes of this policy, a wide definition of infrastructure and infrastructure providers will be applied.

- C. 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) a financial and viability appraisal (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.
- D. 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.
- E. In negotiating planning obligations, the Council will take into account economic viability. Where relevant, development proposals should be supported by a financial and viability appraisal (with supporting evidence), which is transparent and complies with relevant national or local guidance applicable at the time. Where a financial and viability appraisal has been submitted the Council will undertake an independent review of that appraisal for which the applicant will bear the cost.
- F. Where viability constraints can be demonstrated by evidence, the Council may consider prioritising contributions in line with the IDP Schedule and phasing developer contributions appropriately.
- G. Development proposals within the Garden Town Communities (as identified by Policy SP 5) will be expected to contribute collectively, equitably and

proportionally towards delivering the identified infrastructure requirements related to each of the sites.

Essential Facilities and Services

- 6.18 Over the Plan period, increased levels of provision of essential facilities and services will be required to support growth and development. These essential facilities and services include:
- Education – early years, primary, secondary and post 16 education;
 - Health – primary care (including GPs), acute and mental health care; and
 - Emergency services – Fire, Police and Ambulance.
- 6.19 The scale and range of this provision will need to be appropriate to the level of demand generated by development, and should address the specific needs of different groups of people. The timely delivery of services and facilities will be important to ensure the District can accommodate growth in a sustainable way.

Key Evidence

- Infrastructure Delivery Plan (Arup, 2017); and
- Essex County Council's Developers Guide to Infrastructure Contributions (ECC, 2016).

Education

- 6.20 Access to high quality education is an important element of building and supporting sustainable communities and promoting economic prosperity. The Epping Forest District Council Infrastructure Delivery Plan and Infrastructure Delivery Schedule set out the future requirements for education services over the Plan period.
- 6.21 Essex County Council is the Children's Services Authority, and has the statutory duty to secure sufficient places in state funded schools, free early 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

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

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.

- 6.22 Essex County Council seeks contributions, where appropriate, from developments of ten or more dwellings to mitigate the impact on education facilities. For large developments, where the need for a new school is identified, it should be provided on site to meet the needs of the new population. For smaller developments which do not in themselves generate sufficient demand for a new school but which put pressure on existing establishments, financial contributions towards new, expanded or improved off-site facilities will be sought. Contributions will not be sought on sites smaller than ten dwellings, unless their co-location with other sites would have a cumulative impact. More information is provided in Essex County Council's 'Developers Guide to Infrastructure Contributions (2016)' and the District Council's Infrastructure Delivery Plan.
- 6.23 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).

Health

- 6.24 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.
- 6.25 Developers will be expected, where appropriate, to make contributions towards

new, expanded or improved health facilities to meet the needs of additional residents. These facilities may be provided on-site (in the case of large development proposals) or contributions may be required to improve or expand off-site facilities.

- 6.26 The Princess Alexandra Hospital NHS Trust is currently considering options to meet its future service requirements through a Strategic Outline Business Case. As part of this work the potential to relocate the Princess Alexandra Hospital ('PAH') from its current site within Harlow is being considered. Two potential sites for relocation are currently being considered, the first being at Gilston to the north of Harlow (within the East Hertfordshire District Council administrative boundary), and the second being land to the East of Harlow within the Epping Forest District administrative boundary (see Policy SP 5).
- 6.27 In this context, both the District and County Council's will work cooperatively 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 replacement/relocation of PAH is considered to play an important role in this.
- 6.28 The public health function of Essex County Council focuses on health improvement and supporting communities to remain healthy. In many instances this work will focus on the implementation of preventative measures to help reduce poor health across the County. Accordingly, most housing 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.
- 6.29 With new housing development comes the potential for an impact upon the existing capacity of health services and facilities in the District. Expansion of existing health facilities within the district as a direct result of development will be supported in principle by both the District and County Councils.

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

- 6.30 For large housing applications, the extent of potential health impacts should be assessed through a Health Impact Assessment to ensure that adequate levels of healthcare services continue to be provided for the new development and community as a whole. Where significant impacts are identified, planning permission will be refused unless infrastructure provision and/or funding to meet the health requirements of the development are provided. Health Impact Assessments should be prepared in accordance with advice and best practice as published by the Department of Health and other agencies such as NHS North Essex and in line with the Council's Local List of Validation Requirements.

Policy D 2 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 well-being will only be permitted where it can be clearly demonstrated that:
- (i) The service or facility is no longer needed; or
 - (ii) It is demonstrated that it is no longer practical, desirable or viable to retain them; or
 - (iii) The proposals will provide sufficient community benefit to outweigh the loss of the existing facility or service
- C. Proposals for new facilities will be supported where they 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, including those set out in Neighbourhood Plans or Development Orders, including Community Right to Build Orders, along with appropriate supporting development which may make such provision economically viable.

All Use Class C2 developments and Use Class C3 residential development in excess of 50 units will be required to prepare a Health Impact Assessment that will measure the wider impact upon healthy living and

the demands that are placed upon the capacity of health services and facilities arising from the development.

Utilities

- 6.31 Utilities infrastructure includes water supply, waste water and sewage treatment, electricity and gas. In order to bring forward development, sufficient capacity is required across each to meet the needs of the development.

Key Evidence

- Infrastructure Delivery Plan (Arup, 2017); and
- Essex County Council's Developers Guide to Infrastructure Contributions (ECC, 2016).

Approach

- 6.32 The Council will work with utility service providers to secure the provision of utilities infrastructure (including water supply, waste water and sewage treatment, gas and electricity) needed to serve existing and new communities. The Infrastructure Delivery Plan and Infrastructure Delivery Schedule will set out the future requirements for new and upgraded utilities over the plan period.
- 6.33 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 strategic sites around Harlow, development may need to be phased to ensure utilities infrastructure is in place.

Policy D 3 Utilities

- A. Planning permission will be granted for proposals only where there is 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

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

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.

- B. Where there is a capacity problem and no improvements are programmed by the utilities provider, the Council will require the developer to fund appropriate improvements which must be completed prior to occupation of the development, or the relevant phase of development.
- C. Large developments may need to be phased to ensure there is sufficient capacity, and that any required upgrades can take place prior to occupation.

Community, Leisure and Cultural Facilities

- 6.34 National planning policy emphasises the need for local authorities to plan for healthy and inclusive communities.
- 6.35 Community, leisure and cultural facilities make a vital contribution to the social and economic life of a community, particularly in rural areas. They are often especially important to elderly people and those who do not have easy access to transport. Access to a range of community facilities provides significant benefits including promoting health and wellbeing, facilitating social inclusion and encouraging education and learning. The loss of such facilities through redevelopment and change of use is detrimental to the fabric of communities and should be resisted. Population growth and demographic change places additional demands on provision and the needs associated with growth need to be planned for.

Key Evidence

- Infrastructure Delivery Plan (Arup, 2017);
- Open Space Strategy (4 Global, 2017);
- Built Facilities Strategy (4 Global, 2017); and
- Playing Pitch Strategy (4 Global, 2017).

Approach

- 6.36 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.
- 6.37 The Council has produced evidence in the form of the Playing Pitch Strategy and Built Facilities Strategy which identify facilities of particular value that require protection. This evidence should be used alongside the application of this policy.
- 6.38 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.
- 6.39 The District and County Council's 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. Digital technologies and innovative ways of providing library services can engage and encourage new users, including by operating satellite or mobile libraries. This will make village and community halls more valuable to a broader spectrum of the community.
- 6.40 Access to a range of indoor sports and leisure facilities are also vital for healthy communities. The Council will ensure existing facilities are retained and improved where possible. The

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

Council supports dual use of school sports facilities by the community.

- 6.41 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 larger development sites 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 Developer Guide (2016 or further iterations).
- 6.42 In some instances, it may be necessary to consolidate or relocate facilities to better serve the growing population and provide more accessible facilities. Where this is appropriate there should be no net loss of community, leisure or cultural facilities.
- 6.43 In order to retain sites for community uses and meet the identified need, the Council will require robust evidence from applicants seeking to demonstrate that there is no longer a reasonable prospect of the site's continued use for community purposes before considering its release to other uses. Differing requirements will need to be met depending upon the size, nature and location of the site or property. In general, it should be marketed effectively for a minimum of 12 months at a rate which is comparable to local market value for its existing use and it must be demonstrated that the continuous use of the site for such uses is no longer viable, taking into account the site's existing and potential long-term market demand for such uses.

Policy D 4 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

proportionate to the scale of the proposed development and in accordance with the standards in the Infrastructure Delivery Plan and Essex County Council's "Developers Guide to Infrastructure Contributions (2016)"

- C. Strategic and larger developments will be expected to make on-site provision for community, leisure and cultural facilities where feasible. For smaller developments a financial contribution will be sought where required.
- 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 culture 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:
 - (iii) The facility is no longer needed for any of the functions that it can perform; or
 - (iv) It is demonstrated that it is no longer practical, desirable or viable to retain them; or
 - (v) 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
 - (vi) The proposal will clearly provide sufficient community benefit to outweigh the loss of the existing facility, meeting evidence of a local need.
- H. The change of use of existing community facilities or premises (whether designated or undesignated) to other uses will not normally be permitted unless the applicant can demonstrate through evidence, including marketing of the site, that there is no longer a reasonable prospect of the site being used for the existing community uses.
- I. The Council will work positively with national governing bodies and communities, including local voluntary organisations, and support proposals to

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

develop, retain, improve or re-use community, leisure or cultural facilities, including those set out in Neighbourhood Plan or Development Orders including Community Right to Build Orders, along with the appropriate supporting development which may make such provision economically viable

Development Order, or any other such future Order) will be considered in accordance with national policy guidance. The visual impacts of telecommunications proposals should be minimised, particularly on rooftops/roof slopes.

Communications Infrastructure

- 6.44 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 should be minimised as far as possible.

Key Evidence

- Infrastructure Delivery Plan (Arup, 2017)

Approach

- 6.45 There are currently parts of the District that have slow speeds of internet connectivity. The Council will seek to ensure that all new development, and wherever possible, all residents and business have superfast speeds of internet connectivity in line with the Superfast Essex programme objective that 95% of Essex should have access to fibre broadband (with the potential to provide superfast speeds of 24 Mbps and above) by 2019. The Council addresses this matter in the Infrastructure Delivery Plan which accompanies the Local Plan.

Policy D 5 Communications Infrastructure

- A. The Council will promote enhanced digital connectivity throughout the District by supporting high speed broadband and telecommunication infrastructure. In particular applicants submitting planning applications for 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

Neighbourhood Planning

- 6.46 Neighbourhood Plans provide a mechanism for communities to bring forward development and to have a say in the location of development.
- 6.47 The final Local Plan will set out the strategic policies to provide the framework for delivery of homes, jobs and infrastructure in the District. Neighbourhood Plans must be in general conformity 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.
- 6.48 Alterations to Green Belt boundaries must be made through the Local Plan process.

Key Evidence

- Emerging Neighbourhood Plans in the District.

Approach

- 6.49 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 D 6 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; and

The Local Plan should be read as a whole. Proposals will be judged against all relevant 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 Neighbourhood Plan policies are supported by evidence on local need for new homes, jobs and facilities, for their Plan area.

Monitoring and Enforcement

- 6.50 Local Plans need to be reviewed regularly to assess how well their policies and proposals are being implemented and to ensure that they are up to date. Monitoring provides the objective basis necessary for such reviews.
- 6.51 On occasion there are breaches of planning controls in the District as a result of development being undertaken without the required planning permission or a failure to comply with conditions or limitations on planning permissions. The Council, as Local Planning Authority, has the discretion to take whatever enforcement action is considered necessary in the public interest, when considered expedient to do so having regard to the Development Plan and any other material considerations. This process should be transparent so that people understand what action the Council is likely to take in response to alleged breaches of planning control.

Key Evidence

- Local Enforcement Plan (EFDC, 2013)

Approach

- 6.52 The indicators against which policies will be monitored are listed in Appendix 3. This information will be collected as part of the preparation of the Authority's Monitoring Report. Where it would appear through monitoring that targets are not being met, it may be necessary to review the policies within the Local Plan to establish whether they need to be amended in order to secure delivery of the spatial vision. The need to review policies will be identified in the Authority's Monitoring Report.
- 6.53 A database will be maintained in relation to planning obligations and unilateral undertakings including details of the development site,

relevant dates for receipt of funds, the purpose of the obligation, level of funding received and the timescale for delivery of the infrastructure.

- 6.54 The Council will keep up to date the Local Enforcement Plan adopted in December 2013 to manage enforcement proactively in a way considered appropriate to the District, and in line with 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.

Policy D 7 Monitoring 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. It will deal with the enforcement of planning controls in accordance with the Council's Local Enforcement Plan.

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
LSCCLSP	London Stansted Cambridge Corridor Local Strategic Partnership
LSOA	Lower Super Output Area
LVRP	Lee Valley Regional Park
LVRPA	Lee Valley Regional Park Authority
LoWS	Local Wildlife Site
Mbps	Megabits per second
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
SAC	Special Area of Conservation
SCI	Statement of Community Involvement

Appendix 1: Acronyms and Glossary

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
Sq.M	Square Metres
SSSI	Site of Special Scientific Interest
SuDS	Sustainable Drainage Systems
SWMP	Surface Water Management Plan
VDS	Village Design Statement

Glossary

Accessible and Adaptable Homes Standards

Standards for layout and circulation space set within the Building Regulations 2010 as amended in 2015 and 2016. Refer “Approved Document M: Access to and use of buildings Volume 1, dwellings” HM government

Affordable Housing

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. The Government is intending to extend this to include Starter Homes.

Agricultural Land Classification

All land in agricultural use is graded in England according to the following system: Grade 1 (excellent), 2 (very good), 3a (good), 3b (moderate), 4 (poor) and 5 (very poor). The best and most versatile agricultural land are grades 1, 2 and 3a i.e. it is most flexible, productive and efficient in response to inputs and can best deliver food and non food crops for future generations.

Air Quality Management Areas (AQMA)

Air Quality Management Areas (AQMA) are designations used by DEFRA to manage areas with air pollution.

Air Quality Action Plan

A document produced by the Council with Natural England setting out the steps that will be taken to reduce pollution within an Air Quality Management Area (AQMA). This could include steps to reduce car usage and promote public transport.

Amenity Space

Outdoor space that may be private or communal but enables the enjoyment of the property. If the space is private this is for the enjoyment of the occupants of the dwelling for relaxing, drying washing etc.

Ancient Tree

A tree in its third or final stage of life. Ancient trees have reached a great age in comparison with other trees of the same species so their age differs depending upon the species of tree.

Ancient Woodland

An area that has been wooded continuously since 1600 AD.

Appropriate Assessment

An assessment of the effect of a development on the Natura 2000 network (A Europe-wide network of sites of international importance for nature conservation). The network comprises Special Protection Areas under the Birds Directive and Special Areas of Conservation under the Habitats Directive (collectively referred to as European sites)

Arboricultural Implications Assessment

A written statement of the impact of any tree loss required to implement the design of a proposed development

Area Action Plans (AAPs)

Area Action Plans are used to provide the planning framework for areas where significant change or conservation is needed.

Article 4 Direction

A legal mechanism which withdraws deemed planning permission granted by the General Permitted Development Order. See ‘Use Class’ below

Authority Monitoring Report (AMR)

Produced by the Council to provide an assessment of the progress made against targets and the performance of policies. The monitoring period will generally be from April to March. Previous editions were known as Annual Monitoring Report.

Backland Development

Backland development refers to the development of land to the rear of existing buildings including garden land.

Basement Impact Assessment

A process that combines surface and groundwater conditions, and geotechnical analysis into a comprehensive review the purpose of which is to establish ground movements in relation to any

basement development and the impact on neighbouring properties.

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.

BREEAM

BREEAM is an environment assessment and rating method for buildings recognised nationally and abroad. The assessment evaluates a buildings specification, design, construction and use, and aims to encourage low carbon and low impact design, to minimise energy use and maximise the use of low carbon technologies.

Brownfield

See 'Previously Developed Land'

Brownfield Register

Introduced by the Housing and Planning Act 2016, this is a public register to be held by local planning authorities providing a comprehensive list of brownfield sites that are suitable for housing development or housing led schemes where the predominant land use is housing.

Carbon Footprint

The amount of carbon dioxide released into the atmosphere as a result of the particular individual, organisation or community. The carbon footprint of a development is counted over its lifetime i.e. the materials used and their sources, construction, lifetime use and demolition.

Climate Change Adaptation

Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures, which moderate harm or exploit beneficial opportunities.

Climate Change Allowances

Predictions of anticipated change for peak river flow by river basin district, peak rainfall intensity, sea level rise, offshore wind speed and extreme wave height. They are based on climate change projections and different scenarios of carbon dioxide emissions. There are different allowances for different periods of time over the next century. They are used by the Environment Agency when advising on flood risk.

Climate Change Mitigation

Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Code for Sustainable Homes

The Code for Sustainable Homes (DCLG, 2008) is a set of national standards for the sustainable design and construction of new homes, using a 1 to 6 star rating to identify the overall sustainability performance of a new home.

Combined Cooling, Heat and Power (CCHP)

Is the use of a CHP system in conjunction with an absorption chiller to provide electricity, heat and cooling -also known as 'tri-generation'.

Combined Heat and Power (CHP)

Is a highly efficient process that captures and uses the heat that is a by product of electricity generation.

Community Facilities and Services

Community services and facilities provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community.

Community Infrastructure Levy (CIL)

Community Infrastructure Levy is a mechanism by which local planning authorities can secure monies

from development to help fund both strategic and local infrastructure needs. Section 106 agreements will still be used to secure affordable housing provision and site specific infrastructure requirements.

Community Right to Build Order

A type of Neighbourhood Development Order prepared by a Parish council and 'made' by the local planning authority that grants planning permission for a site-specific development proposal or classes of development.

Concept Framework Plan

A document that sets out how development and infrastructure can be delivered in a coordinated way for two or more adjacent 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 by the landowners/promoters of the relevant sites and endorsed by the Council prior to the submission 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 (CPZ)

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 issued by Civil Enforcement Officers.

Conservation Areas

A Conservation Area is an area of special architectural or historic interest, with a character or appearance which is considered to be desirable to preserve or enhance.

Construction Management Statement

Explains the methods used in the construction of a development and can include measures such as the time periods in the day over which construction occurs and delivery times for materials etc.

Critical Drainage Area (CDA)

Identified in surface water management plans these are areas particularly susceptible to surface water flooding

Custom Build Housing

Custom build housing is built by the occupier working with a developer to develop their own home.

Design and Access Statements

Design and Access Statements are short reports which accompany and support planning applications where required, to outline design principles and concepts that have been applied to a proposal in relation to layout, scale, landscaping, and overall appearance.

Design Code

A set of illustrated design rules which instruct and may advise on the physical development of a site or area. The graphic and written components of the code are detailed and precise, and build on a design vision such as a masterplan or a design and development framework for a site or area.

Development

'Development' includes building operations (e.g. structural alterations, construction, rebuilding, most demolition); material changes of use of land and buildings; engineering operations (e.g. groundworks); mining operations; other operations normally carried out by a person operating a business as a builder; subdivision of a building (or any part of it) used as a dwelling house for the use as two or more separate dwelling houses. As defined by s55 of the Town and Country Planning Act 1990

Development Proposals

Any proposed development scheme presented/submitted to the Council for consideration or determination. This includes, planning applications (outline or full) and proposals submitted as part of pre-application enquiries.

Development Brief

Used to give guidance on resolving design and planning issues on a specific site.

District Open Land

Land outlined in this Local Plan that is intended to be afforded the same protection as Green Belt land via the use of a Local Green Space designation.

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.

Dwelling

A self-contained unit of accommodation used by a single household as a home. This includes houses, flats, bungalows as well as mobile homes and houseboats.

Enabling Development

Enabling Development means allowing development to take place that would not normally be granted permission, to enable the delivery of a development which provides significant public benefit.

Enterprise Zone

A government initiative whereby relief is given for business rates and some business taxes and a simplified planning process applies to the area.

Environmental Impact Assessment (EIA)

A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

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 by providing a natural barrier of land which is safeguard from encroachment of development. The land also provides areas of 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 transposed into UK law through the Conservation of Habitats and Species Regulations 2010.

European Site

This is a site protected for its importance to biodiversity. They are defined in Regulation 8 of the Conservation of Habitats and Species Regulations 2010 and include candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas.

Evidence Base

The information and data gathered to justify the "soundness" of the policy approach set out in the Local Development Plan, including physical, economic, and social characteristics of an area.

Expression of Interest for the Harlow and Gilston Garden Town

The submission by the Harlow and Gilston Garden Town partner Councils to the Government, formally notifying their intention to bid for Garden Town status and funding in response to the Garden Town Prospectus published in 2016. This was the first stage in Garden Town bidding process.

Flood Risk Assessment Zone (FRAZ)

EFDC flood risk assessment zones are catchments of ordinary water courses where surface water run off is contributing to river flooding or are areas of known historical flooding. Refer Appendix B of the SFRA 1.

Flood Zone

Land within Flood Zones 2 and 3 are areas at medium or high risk from a source of flooding including from rivers and the sea, rainfall on the ground surface and rising groundwater, overwhelmed sewers and drainage systems, and from reservoirs, canals and lakes and other artificial sources.

Food Security

Is reliable access to a sufficient quantity of affordable and nutritious food. In this context food security refers to the ability of the region or nation to be able to produce or otherwise provide food for itself, and the extent to which this can be maintained in periods of environmental or socio-political difficulty.

Functional Economic Market Area (FEMA)

The geographical area at which economies and markets actually operate which is not contained by administrative boundaries.

Geodiversity

The range of rocks, minerals, fossils, soils and landforms.

Garden Town Communities/Garden Village

Large scale development planned in a holistic and comprehensive way, including extensions to existing settlements. Development of this nature is based on the 'garden town' 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 green spaces, gardens, open spaces and landscaped areas integral to their design.

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'.

Green Infrastructure

Green Infrastructure is a network of high quality green spaces and other environmental features such as

parks, public open spaces, playing fields, sports pitches, woodlands, and allotments. The provision of Green Infrastructure can provide social, economic and environmental benefits close to where people live and work.

Green and Blue Corridors

A natural linear feature/habitat that supports biodiversity, primarily by enabling wildlife to move along it and connect 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 links

Sites or characteristics that link spaces e.g. a hedgerow with footpath, or a river bank

Green Wall

A wall partially or completely covered in vegetation that includes a growing medium such as soil and usually has a watering system incorporated. They are also known as living walls or vertical gardens and they provide insulation to a building.

Grey Water Systems

Enable grey water - Domestic wastewater (excluding sewage) to be treated and reused within the home and garden.

Groundwater Source Protection Zone

Identified by the Environment Agency this is a zone that shows the potential for contaminant migration into sources of drinking water from any activities that might cause pollution in the area. The aim is to assist in pollution prevention.

Habitats Regulation Assessment (HRA)

A process whereby the potential impact of development on sites protected by the Habitats Directive is assessed.

Historic Environment

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic Environment Record

Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographical area for public benefit and use. Heritage Asset

Heritage Asset

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Heritage Statement

A heritage statement describes the significance of a heritage asset affected by proposed development including any setting. What might be included in it will depend upon the significance of the asset and the level of development proposed.

Independent Examination

The Local Plan will be examined by an independent inspector whose role is to assess whether the Plan has been prepared in accordance with the Duty to Co-operate, legal and procedural requirements, and whether it is sound.

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 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.

Indicative Plot Ratio

In the context of employment site allocations, it is a ratio representing the density of employment floorspace (sqm) that can be delivered on a hectare of land. The indicative plot ratio for employment allocation sites varies depending on the proposed employment use and the assumed building typologies (for instance higher plot ratios are assumed for office uses compared with light industrial uses).

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 Delivery Plan (IDP)

This will contain the key infrastructure required to support the homes and commercial development in the Local Plan. This includes physical infrastructure such as transport energy and water, social and community infrastructure such as health, education and emergency services and green infrastructure such as open spaces and allotments. The IDP sits alongside the Local Plan and will contain a programme identifying when items of infrastructure are expected to be in place, funding and costs. It will be regularly updated as more information becomes available.

Landscape Character Assessment

An assessment to identify different landscape areas which have a distinct character based on a recognisable pattern of elements, including combinations of geology, land-form, soils, vegetation, land use and human settlement.

Lifetime Homes

Homes that are designed to a standard to allow lifetime use at minimal cost by being adaptable throughout an individual's life stages enabling aging people to continue to live in their homes.

Listed Building or structure

A building or structure considered to be of special architectural or historic interest that appears on the National Heritage List for England.

Local Development Document

Is a development plan document or a supplementary planning document.

Local Development Order

An Order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.

Local Development Scheme (LDS)

This is a public statement of the Council's programme for the production of Local Development Documents. The scheme will be revised when necessary.

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 (LNR)

Places with wildlife or geological features that or special interest locally. These are normally owned and statutorily designated by the local authority. In Epping Forest District, Local Nature Reserves are managed by the Essex Wildlife Trust.

Local Plan (LP)

The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community and stakeholders. Once adopted the Local Plan will legally form part of the Development Plan for the District, superseding the Replacement Local Plan (2006).

Local Wildlife Sites (LWS)

Local Wildlife Sites, whilst not of national status, have a county-wide significance. Each site identified provides a high-grade habitat for a diverse range of flora and fauna meriting careful conservation. Sites are evaluated according to criteria, including: diversity of species; features of wildlife importance; rarity of habitat and species in local and county context; management and current use; public access and linkages with other sites and areas.

Low Carbon and Renewable Energy

Renewable energy is energy harnessed from natural systems e.g. the heat from the Earth, solar, geothermal, wind power. Low carbon energy is associated with a lower carbon output than traditional fossil fuels e.g. combined heat and power.

Lower Super Output Area (LSOA)

A geographical area used in the analysis of census data that is usually equal to or smaller than a ward. For example Epping Forest District contains 32 electoral wards and 78 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, and arts, culture and

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tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Major Development

Refers to types of applications for development as follows: 10 or more dwellings/over half a hectare/building(s) exceed 1000square metres, office light industrial, general industrial or retail 1000square metres or more/over 1 hectare, traveller sites 10 or more pitches, sites of more than 1 hectare.

Memorandum of Understanding (MoU)

A formal agreement between two or more parties, not legally binding but carrying a degree of seriousness and mutual respect.

Minimum Net Capacity

For Strategic Masterplans as that are endorsed in the Plan, development proposals which are brought forward should ensure that the total development capacity meets or exceeds the number included in the Policy.

Minor Development

Refers to types of applications for development as follows: 1-9 dwellings (unless floorspace exceeds 1000square metres) under 0.5 hectare, office/light industrial, general industrial and retail – up to 999square metres/under 1 hectare, travellers site – 0-9 pitches.

Mixed and Balanced Communities

Communities comprising of people living in a range of housing tenures and receiving varying levels of household income.

National Nature Reserve (NNR)

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. NNRs are managed by Natural England and other bodies such as the National Trust, Forestry Commission, RSPB, Wildlife Trusts and local authorities.

National Planning Policy Framework (NPPF)

Sets out the Government's planning policies for England, and provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflects the needs and priorities of their communities.

Neighbourhood Development Order (NDO)

An Order prepared by a Parish Council and 'made' by a local planning authority through which planning permission for a specific development proposal or classes of development can be permitted.

Neighbourhood Plans

A plan prepared by a Parish Council for a particular neighbourhood area.

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, supported housing and other forms of specialist accommodation. It does not include traveller site development (Policy H 4), community-led housing, or houses in multiple occupation.

Objectively Assessed Economic Need (OAEN)

An assessment of need for commercial development in an area undertaken within the criteria contained in national Planning Policy Guidance.

Objectively Assessed Housing Need (OAHN)

An assessment of need for housing in an area undertaken within the criteria contained in national Planning Policy Guidance.

Open Space

All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Ordinary Watercourse

A watercourse that is not part of a main river and includes rivers, streams, ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows.

‘Other’ Development

Refers to types of applications for development as follows: Householder applications, change of use, adverts, listed building extensions/alterations, listed building demolition, application for relevant demolition of an unlisted building in a Conservation Area, Certificates of Lawfulness and Notifications.

Permeable Development/Permeability

Easily move through, in this context to access the countryside on edge of development.

Permeable Land or Surfaces

Allow rainwater to soak away naturally e.g. grass.

Planning Obligation

A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Planning Practice Guidance

Online guidance from government that expands upon the provisions in the National Planning Policy Framework.

Pitch

On a Gypsy and 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 (PDL)

Land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.

This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously- developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Primary and Secondary Frontages

Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.

Primary Shopping Area

A defined area where retail development is concentrated (generally comprising the primary and secondary frontages which are adjoining and closely related to the primary frontage) with Town Centres and Small 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. It is a light touch process which applies where the principle of the development has already been established.

Priority Habitats and Species

Species and Habitats of Principle Importance included in the English Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006

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 and through

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pre-application engagement. Promoters do not necessarily own the land they are promoting, nor are they necessarily involved in implementing the proposals.

Protected Species

A species of animal or plant which it is forbidden by law to destroy.

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 on design issues in relation to important new development schemes and proposals for important public spaces including significant minor applications, major planning applications, pre-application development proposals, strategic masterplans and concept frameworks. 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

A wetland of international importance, protected under the Ramsar Convention on the sustainable use and conservation of Wetlands.

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 Historic Interest in England that recognises the importance of these as heritage assets of particular significance.

Replacement Dwellings

A replacement dwelling refers to the demolition of an existing dwelling and replacing it with a new one on-site.

Right to Buy

Government provisions for tenants to buy their home from a local authority or registered social housing provider at a discount from what would be the market rate.

Routing Management Plan

Enables the safe planning of HGV traffic routes to and from development

Rural Exception Sites and Schemes

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites and schemes seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

s106 Agreement

A mechanism to make a development proposal acceptable in planning terms that would otherwise not be acceptable, focused on site-specific mitigation of the impact of development. They can involve the provision of facilities or contributions toward infrastructure.

Saved Plan or Saved Policies

The Planning and Compulsory Purchase Act 2004 (as amended) allowed existing plans or policies to be "saved"; that is they remained part of the development plan until superseded by up to date policies.

Scheduled Monument

Scheduled for their archaeological and historic character, these are nationally important sites that would particularly benefit from close management.

Self Build

Self Build housing is housing built by individuals (or groups of individuals) for their own occupation.

Sequential Test

A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, town centres before edge of centre and out of centre.

Site of Special Scientific Interest (SSSI)

Sites designated to protect their wildlife or geology including those designated under the Wildlife and Countryside Act 1981.

Site Waste Management Plan

A SWMP is often produced for large scale construction projects, and outlines how and where site waste will be transported and disposed.

Special Advertisement Control

This places additional restrictions on the display of advertisements

Special Area of Conservation (SAC)

Area given special protection under the European Union's Habitats Directive which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010. Special Protection Area (SPA)

Area that has been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive

Standard Occupational Classification (SOC)

A common UK classification of occupational information whereby jobs are classified by their skill level and skill content.

Starter Home

A Government initiative to provide a form of affordable housing that is a market home discounted for sale to the under 40 age group.

Statement of Common Ground

A written statement of the agreed facts between at least two parties, relating to a development proposal subject to a planning appeal or a policy matter subject to public examination

Statement of Community Involvement (SCI)

A document setting out standards to be achieved by the local authority in involving the community in the preparation, alteration and continuing review of all Local Development Documents and planning applications.

Strategic Allocations

Allocations for specific or mixed uses of development contained in Development Plan Documents. The policies in the document identify any specific requirements for individual allocations.

Strategic Land Availability Assessment (SLAA)

An evidence base document which identifies sites with potential for housing and employment uses and assesses their deliverability.

Strategic Housing Market Assessment (SHMA)

An evidence base document which analyses the local housing market characteristics and seeks to identify what factors influence those housing markets.

Strategic Masterplan

A masterplan is the process by which organisations undertake analysis and prepare strategies, and the proposals that are needed to plan for major change in a defined physical area. It acts as a context from which development projects come forward for parts of the area.

Sub National Population Projections (SNPP)

The Office of National Statistics (ONS) provides an independent view of the future population in each local authority, called the Sub National Population Projections (SNPP). The Department for Communities & Local Government (DCLG) uses these population numbers to estimate the number of new households likely to form in the future. The resulting projection can be viewed as a proxy for housing demand.

Sui Generis

Uses which do not fall within any identified use class in the Use Classes Order are called 'sui generis' within national planning policy. See 'Use Class' below

Supplementary Planning Document (SPD)

Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Surface Water Management Plan (SWMP)

A plan providing a large-scale assessment of the causes of surface water flooding, identification of areas at risk and prioritise areas for future detailed studies and alleviation work.

Sustainable Community Strategy (SCS)

A strategy, prepared by the Local Strategic Partnership which promotes the economic, environmental and social well-being of the District. It co-ordinates the actions of local public, private, voluntary and community sectors, contributing to District wide sustainable development.

Sustainable Development

Development that meets the needs of the present without compromising the ability of future generations to meet their own needs or positive growth that achieves economic, environmental and social progress. The National Planning Policy Framework places a requirement on local planning authorities to positively seek opportunities to meet the development needs of their area and guide development to sustainable solutions.

Sustainable Drainage Systems (SuDS)

These are drainage systems designed to manage surface water and groundwater to sustainably reduce the potential impact of new and existing developments on flood risk

Sustainability Appraisal (SA)/Strategic Environmental Assessment (SEA)

The Planning and Compulsory Purchase Act 2004 requires Local Development Plans to be prepared with a view to contributing to the achievement of sustainable development. The purpose of sustainability appraisal is to appraise the social, environmental and economic effects of the strategies and policies in a Local Development Plan from the outset of the preparation process.

Sustainable Transport

Efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.

Swale

A marshy depression that can be man made as part of a sustainable drainage system.

Transport Assessment

A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.

Transport Statement

A simplified version of a transport assessment where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required.

Travellers

Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such. (Planning Policy for Travellers Sites August 2015, Department for Communities and Local Government)

Travelling Showpeople

Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Travellers as defined above.

Travel Plan

A long term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.

Tree Preservation Order (TPO)

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. rented or shared ownership.

Use Class

Refers to a classification of land uses into groups in the 'Use Classes Order' for the purposes of town planning. [Refer: Town and Country Planning Use Classes Order 1987 (as amended), Town and Country Planning (General Permitted Development) (England) Order 2015, Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016].

Validation Requirements

The information that is required to be submitted with a planning application in order to be considered 'valid'. This includes particular plans or supporting documents that must be included with a planning application. It includes national requirements and local requirements which are specific to Epping Forest District. The 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 veterans but veterans are not all ancient.

Visitor Accommodation

All forms of accommodation that can be used by travellers or tourists such as hotels, youth hostels, activity centres, campsites, cabins, treehouses etc.

Windfall Sites

Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

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. In accordance with the Report on Site Selection (2016), a yard 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

Policy SP 1 Presumption in favour of sustainable development

Policies to be replaced:

Policy CP1 Achieving Sustainable Development Objectives

Policy SP 2 Spatial Development Strategy 2011- 2033

Policies to be replaced:

Policy CP3 New Development
Policy CP6 Achieving Sustainable Urban Development Patterns
Policy CP7 Urban Form and Quality
Policy CP8 Sustainable Economic Development
Policy GB16 Affordable Housing
Policy H1A Housing provision
Policy H10A Gypsy Caravan Sites
Policy H11A Travelling Showpeople

Policy SP 3 Place Shaping

Policies to be replaced:

None – this is a new policy

Policy SP 4 Development and Delivery of Garden Communities in the Harlow and Gilston Garden Town

Policies to be replaced:

Policy H3A Housing Density

Policy SP 5 Garden Town Communities

Policies to be replaced:

None – this is a new policy

Policy SP 6 Green Belt and District Open Land

Policies to be replaced:

Policy GB1 Green Belt Boundary

Policy SP 7 The Natural Environment, Landscape Character and Green Infrastructure

Policies to be replaced:

Policy CP2 Protecting the Quality of the Rural and Built Environment

Chapter 3: Housing, Economic and Transport Policies

Policy H 1	Housing Mix and Accommodation types
Policy H 2	Affordable Housing
Policy H 3	Rural Exception Sites
Policy H 4	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 E 1 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 E 2 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
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Appendix 2: List of Policies replacing all policies of the Epping Forest District Local Plan (1998) and Alterations (2006)

Policy E13B	Protection of Glasshouse Areas
Policy E13C	Prevention of Dereliction of New Glasshouse Sites

Policy E 4 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	Carthage 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 T 1 Sustainable Transport Choices

Policy T 2 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 DM 1 Habitat Protection and Improving Biodiversity

Policies to be replaced:

Policy NC1	SPAs, SACs, and SSSIs
Policy NC2	County Wildlife Sites
Policy NC3	Replacement of Lost Habitat
Policy NC4	Protection of Established Habitat
Policy NC5	Promotion of Nature Conservation Schemes

Policy DM 2 Epping Forest SAC and the Lee Valley SPA

Policies to be replaced:

Policy NC1	SPAs, SACs, and SSSIs
Policy HC5	Epping Forest

Policy DM 3 Landscape Character and Ancient Landscapes

Policies to be replaced:

Policy LL1	Rural Landscape
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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 DM 4 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 DM 5 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 DM 6 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 DM 7 Heritage Assets

Policies to be replaced:

Policy HC1	Scheduled Monuments and Other Archaeological Sites
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 DM 8 Heritage at Risk

Policies to be replaced:

None – this is a new policy

Policy DM 9 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 DM 10 Housing Design and Quality

Policies to be replaced:

Policy DBE5	Design and Layout of New Development
Policy DBE6	Car Parking in New Development
Policy DBE8	Private Amenity Space
Policy DBE10	Residential Extensions
Policy DBE11	Sub Division of Properties

Policy DM 11 Waste Recycling Facilities on New Development

Policies to be replaced:

None – this is a new policy

Policy DM 12 Subterranean, Basement Development and Lightwells

Policies to be replaced:

None – this is a new policy

Policy DM 13 Advertisements

Policies to be replaced:

DBE13 Advertisements

Policy DM 14 Shopfronts and On Street Dining

Policies to be replaced:

DBE12 Shopfronts

Policy DM 15 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 DM 16 Sustainable Drainage Systems

Policies to be replaced:

Policy U3B Sustainable Drainage Systems

Policy DM 17 Protecting and Enhancing Watercourses and Flood Defences

Policies to be replaced:

Policy U2A Development in Flood Risk Areas
Policy U3A Catchment Effects

Policy DM 18 On Site Management of Waste Water and Water Supply

Policies to be replaced:

Policy U1 Infrastructure Adequacy
Policy RP3 Water Quality

Policy DM 19 Sustainable Water Use

Policies to be replaced:

None – this is a new policy

Policy DM 20 Low Carbon and Renewable Energy

Policies to be replaced:

Policy CP10 Renewable Energy Schemes

Policy DM 21 Local environmental Impacts, Pollution and Land Contamination

Policies to be replaced:

Policy RP4 Contaminated Land
Policy RP5A Adverse Environmental Impacts
Policy RP6 Hazardous Substances and Installations Policy RST21 Lighting for Driving Ranges

Chapter 5: Places

Policy P 1	Epping
Policy P 2	Loughton
Policy P 3	Waltham Abbey
Policy P 4	Ongar
Policy P 5	Buckhurst Hill
Policy P 6	North Weald Bassett

Policy P 7	Chigwell
Policy P 8	Theydon Bois
Policy P 9	Roydon
Policy P 10	Nazeing
Policy P 11	Thornwood
Policy P 12	Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sewardstonebury, Sheering and Stapleford Abbots
Policy P 13	Rural sites in the east of the District
Policy P 14	Rural sites in the west of the District
Policy P 15	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 D 1 Delivery of Infrastructure

Policies to be replaced:

Policy I1A	Planning Obligations
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Policy D 2 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
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 D 5 Communications Infrastructure

Policies to be replaced:

Policy U5	Masts and Aerials under 15m
Policy U6	Other Masts and Aerials

Policy D 6 Neighbourhood Planning

Policies to be replaced:

None – this is a new policy

Policy D 7 Monitoring 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 is the minimum 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 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 houses, floorspace or flood defence improvements, and others through grant or refusal of planning permission indicating how the policy is performing.

Monitoring Indicators	Key aspects / policies being measured
Changes in population breakdown by age and by area Changes in household composition by type Changes in life expectancy Indices of multiple deprivation scorings Overall employment and unemployment rate Breakdown of jobs by industry, and SIC classification Business composition by size Annual Tourism Income Changes in travel to work patterns, flows and mode of transport Changes in house price by size and by area Change of household income	Plan vision and objectives, SP 1
Five year housing land supply position, Development Trajectories for housing including for Travellers, and employment trajectory. Whether the Council have delivered 75% of the annualised requirement or the projected completion rate (whichever is the lower) for three consecutive years.	SP 1, SP 2, E 1, DM 2, D 7

Appendix 3: Measures to monitor effectiveness

<p>Number of new homes approved and/or completed through Self-build, community housing or custom house building.</p> <p>Number of new homes approved and/or completed through provision of specialist housing</p> <p>Progress against the Action Plan for monitoring impacts on air quality in the Epping Forest SAC.</p>	
<p>Net gain/loss of residential development by location, tenure (e.g. affordable homes, traveller's pitch, specialist needs), and size (e.g. number of bedrooms).</p> <p>Net gain/loss of Industrial (B-use class) floorspace by Use Class, location, and whether they are located inside or outside of defined employment designation/allocations.</p> <p>Net gain/loss of town centre uses by Use Class, location, and whether they are located inside or outside of defined Town Centres area.</p> <p>Changes to proportions of A1 and non-A1 uses within defined Town Centres and Primary and Secondary retail frontages.</p> <p>Land area and floorspace of new glasshouses constructed by location, floorspace and location of new ancillary facilities for glasshouse use.</p> <p>Net number of tourist accommodation by bedspaces, location and type e.g. Hotel, B & B, lodges, camp site pitches.</p> <p>Net gain/loss of essential services, community uses, leisure and cultural facilities by location.</p> <p>Number of planning permissions granted through the Rural Exceptions policy (Policy H3)</p>	<p>SP 2, SP 3, SP 4, SP 5, H 1, H 2, H 3, H 4, E 1, E 2, E 3, DM 19, P 1-P 15, D 2, D 4</p>
<p>The progress, production and endorsement of strategic masterplans and/ or design codes to guide development proposals.</p>	<p>SP 2, SP 4, SP 5, SP 7, DM 9</p>
<p>Applications refused on the grounds of harm to the Green Belt or District Open Land by type and location</p> <p>Planning permission granted for development in the GB where Very Special Circumstance has been demonstrated to outweigh the harm to the surrounding Green Belt.</p>	<p>SP 6, DM 4</p>
<p>Net gain/loss of public open space</p> <p>Net gain/loss of linkages in the Green and Blue Infrastructure Network</p>	<p>SP 7, DM 1, DM 2, DM 3, DM 5, DM 6</p>

Appendix 3: Measures to monitor effectiveness

<p>Net gain/loss/improve in accessibility of natural habitat, areas of biodiversity (including international, national and local designations) and buffer land</p> <p>Positive landscape impact assessments on proposals approved and negative landscape impact assessments by EFDC on proposals refused.</p>	
<p>Number of Transport plans approved by location and land use type</p> <p>New developments containing electrical charging points by land use type</p> <p>Net gain/loss of public rights of way</p>	T 1
<p>Net gain/loss of designated and undesignated heritage assets</p> <p>Changes in Listed Building at Risk register</p>	DM 7, DM 8
<p>Number of planning permissions granted against Environment Agency Advice</p> <p>Number of development approved in flood risk zones 2, 3a and 3b by use class and flood risk compatibility.</p> <p>Number and location of sustainable drainage schemes approved for major development proposals</p> <p>Number and location of developments contributing to maintenance of watercourse infrastructure, including watercourse re naturalisation or flood storage areas</p>	DM 15, DM 16, DM 17
<p>Number of decentralised low carbon and renewable energy schemes approved in development</p>	DM 20
<p>Change in Air Quality Management Area</p> <p>Number of planning permissions granted with an approved Air Quality Assessment.</p>	DM 22
<p>Progress against the Infrastructure Delivery Plan</p> <p>Net gain/loss of essential facilities and services by type and location</p> <p>Net gain/loss of community, leisure and cultural facilities</p>	D 1, D 2 , D 4, T 2
<p>Number of Neighbourhood Plans, Community Right to Build Orders and Neighbourhood Development Orders Made.</p>	D 6

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	MP07	East of Harlow Masterplan Area
MP02	North Weald Bassett Masterplan Area	MP05	Limes Farm Masterplan Area	MP08	Jessel Green Masterplan Area
MP03	North Weald Airfield Masterplan Area	MP06	Water Lane Masterplan Area	MP09	Waltham Abbey North Masterplan Area

Concept Framework Plan Area

CFP01	South Nazeing Concept Framework Plan Area
CFP02	West Ongar Concept Framework Plan Area

Residential allocations

BUCK.R1	Land at Powell Road	EPP.R9	Land at Bower Vale	NWB.R2	Land at Tylers Farm
BUCK.R2	Queens Road Car Park	EPP.R10	Land to rear of High Street	NWB.R3	Land South of Vicarage Lane

Appendix 4: Policy Designations

BUCK.R3	Stores at Lower Queens Road	EPP.R11	Epping Library	NWB.R4	Land at Chase Farm
CHIG.R1	Land adjacent to the Paddock	FYF.R1	Land at Gypsy Mead	NWB.R5	Land at The Acorns, Chase Farm
CHIG.R2	Woodview	HONG.R1	Land at Mill Lane	ROYD.R1	The Old Coal Yard
CHIG.R3	Land at Manor Road	LOU.R1	Loughton London Underground Car Park	ROYD.R2	Land at Kingsmead School
CHIG.R4	Land between Froghall Lane and Railway Line	LOU.R2	Debden London Underground Car Park	ROYD.R3	Land at Epping Road
CHIG.R5	Land at Chigwell Nurseries	LOU.R3	Land at Vere Road	ROYD.R4	Land at Parklands Nursery
CHIG.R6	The Limes Estate	LOU.R4	Borders Lane Playing Fields	SHR.R1	Land at Daubneys Farm
CHIG.R7	Land at Chigwell Convent	LOU.R5	Land at Jessel Green	SHR.R2	Land East of the M11
CHIG.R8	Land at Fencepiece Road	LOU.R6	Royal Oak Public House	SHR.R3	Land North of Primley Lane
CHIG.R9	Land at Grange Court	LOU.R7	Loughton Library	STAP.R1	Land at Oakfield Road
CHIG.R10	The Maypole	LOU.R8	Land West of High Road	STAP.R2	Land to the rear of Mountford & Bishops Bron
CHIG.R11	Land at Hainault Road	LOU.R9	Land at Former Epping Forest College Site	STAP.R3	Land at The Drive
ONG.R1	Land West of Chipping Ongar	LOU.R10	Land at Station Road	THYB.R1	Land at Forest Drive
ONG.R2	Land at Bowes Field	LOU.R11	Land West of Roding Road	THYB.R2	Theydon Bois London Underground Car Park
ONG.R3	Land South-West of Fyfield Road	LOU.R12	Land at 63 Wellfields	THYB.R3	Land at Coppice Row
ONG.R4	Land North of Chelmsford Road	LOU.R13	Land at 70 Wellfields	THOR.R1	Land at Tudor House

Appendix 4: Policy Designations

ONG.R5	Land at Greensted Road	LOU.R14	Land at Alderton Hill	THOR.R2	Land East of High Road
ONG.R6	Land between Stanford Rivers Road and Brentwood Road	LOU.R15	Land at Traps Hill	WAL.R1	Land West of Galley Hill Road
ONG.R7	Land South of Hunters Chase and West of Brentwood Road	LOU.R16	St Thomas More RC Church	WAL.R2	Land at Lea Valley Nursery
ONG.R8	The Stag Pub	LOU.R17	Land to the rear of High Road	WAL.R3	Land adjoining Parklands
COOP.R1	Land at Parklands	LOU.R18	Land at High Beech Road	WAL.R4	Fire Station at Sewardstone Road
EPP.R1	Land South of Epping - West	LSHR.R1	Land at Lower Sheering	WAL.R5	Waltham Abbey Community Centre
EPP.R2	Land South of Epping - East	RUR.R1	Avenue Home	WAL.R6	Land at Roundhills
EPP.R3	Epping London Underground Car Park	RUR.R2	Norton Heath Riding Centre	WAL.R7	Land at Pine Tree Nursery
EPP.R4	Land at St Johns Road	NAZE.R1	Land at Perry Hill		
EPP.R5	Epping Sports Centre	NAZE.R2	The Fencing Centre at Pecks Hill		
EPP.R6	Cottis Lane Car Park	NAZE.R3	Land to the rear of Pound Close		
EPP.R7	Bakers Lane Car Park	NAZE.R4	Land at St Leonards Farm		
EPP.R8	Land and part of Civic Offices	NWB.R1	Land at Blumans		

Employment allocations

LOU.E2	Langston Road Industrial Estate	RUR.E19	Dorrington Farm	WAL.E8	Land North of A121
NWB.E4	North Weald Airfield	WAL.E6	Galley Hill Road Industrial Estate		

Traveller site allocations

SP4.1	Latton Priory	RUR.T1	Sons 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 Abbots, Essex, RM4 1HS		

Travelling Showpeople site allocation

MORE.T1	Lakeview, Moreton, Essex
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Garden Communities allocations

SP5.1	Latton Priory	SP5.3	East of Harlow
SP5.2	Water Lane Area		

Employment designations (existing employment sites)

EPP.E1	Land at Eppingdene	RUR.E2	Land at Kingston's Harm	RUR.E23	Hobbs Cross Business Centre
EPP.E2	Land at Coopersale Hall	RUR.E3	Matching Airfield South	RUR.E24	Land at Holts Farm
EPP.E3	Falconeary Court	RUR.E4	Land at London Road	STAP.E1	Land at High Willows
EPP.E4	Bower Hill Industrial Estate	RUR.E5	Land at Hayleys Manor	THOR.E1	Camfaud Concrete Pumps
HONG.E1	Nash Hall Industrial Estate	RUR.E6	Land at Housham Hall Farm	THOR.E2	Land at Esgors Farm
LOU.E1	Oakwood Hill 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
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.E7	Providence Nursery at Avey Lane
NAZE.E6	Millbrook Business Park	RUR.E15	Land at Rolls Farm Barns	NWB.E2	Tylers Green Industrial Area
NAZE.E7	Land at Winston Farm	RUR.E16	Taylor's Farm	NWB.E3	Weald Hall Farm and Commercial Centre
NWB.E1	New House Farm at Vicarage Lane	RUR.E17	Brookside Garage		

Appendix 4: Policy Designations

ONG.E1	Essex Technology and Innovation Centre	RUR.E20	Land at Stewarts Farm
RUR.E1	Brickfield House	RUR.E21	Land at Paslow Hall Farm
RUR.E18	Land at Dunmow Road	RUR.E22	Hastingwood Business Centre

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 Centre Boundary

TCB01	Epping Town
TCB02	Loughton High Road
TCB03	Buckhurst Hill
TCB04	Ongar
TCB05	Waltham Abbey
TCB06	Loughton Broadway

Primary Retail 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 Retail 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
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

District Open Land

DOL01	North Weald
DOL02	Thornwood
DOL03	Chigwell

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
PL04	Tawney Lane, Stapleford Tawney	PL12	Tawney Common, Colliers Hatch	PL20	Mutton Row, Stanford Rivers
PL05	Norton Lane, Norton Mandeville	PL13	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

Appendix 4: Policy Designations

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

Appendix 4: Policy Designations

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
SCH12	Loughton camp, hillfort	SCH24	Moated site known as Tadgells, 100m south west of The Cottage, Housham Tye		

Registered Parks and Gardens

RPG01	Blake Hall, Ongar	RPG03	Copped Hall, Epping	RPG05	The House, Marsh Lane	RPG07	Briggs, 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
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Appendix 4: Policy Designations

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
SAC02	City of London Corporation Epping Forest Buffer Lands

Safeguarded Route

SG01	Latton Priory Safeguarded Route
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Special Protection Area

SPA01	Lee Valley Regional Park
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Local Nature Reserves

LNR01	Church Lane Flood Meadow, North Weald	LNR06	Roughtalley's Wood, North Weald
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Appendix 4: Policy Designations

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

Appendix 4: Policy Designations

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
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

Appendix 4: Policy Designations

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
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

Appendix 4: Policy Designations

					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
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	Hawsmere Springs, Near Stapleford Tawney	LWS127	Ongar Wood	LWS200	Envile 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

Appendix 4: Policy Designations

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
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	Lea Valley, South
LWS72	Berners Wood	LWS145	Hardy's Plantation/Roots Spring, Near Berners Roding	LWS218	Lea Valley, Central

Appendix 4: Policy Designations

LWS73	St. Andrew's/St. Christopher's Church, Willingale	LWS146	Bushey-hays Spring	LWS219	Lea 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, Stanford 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

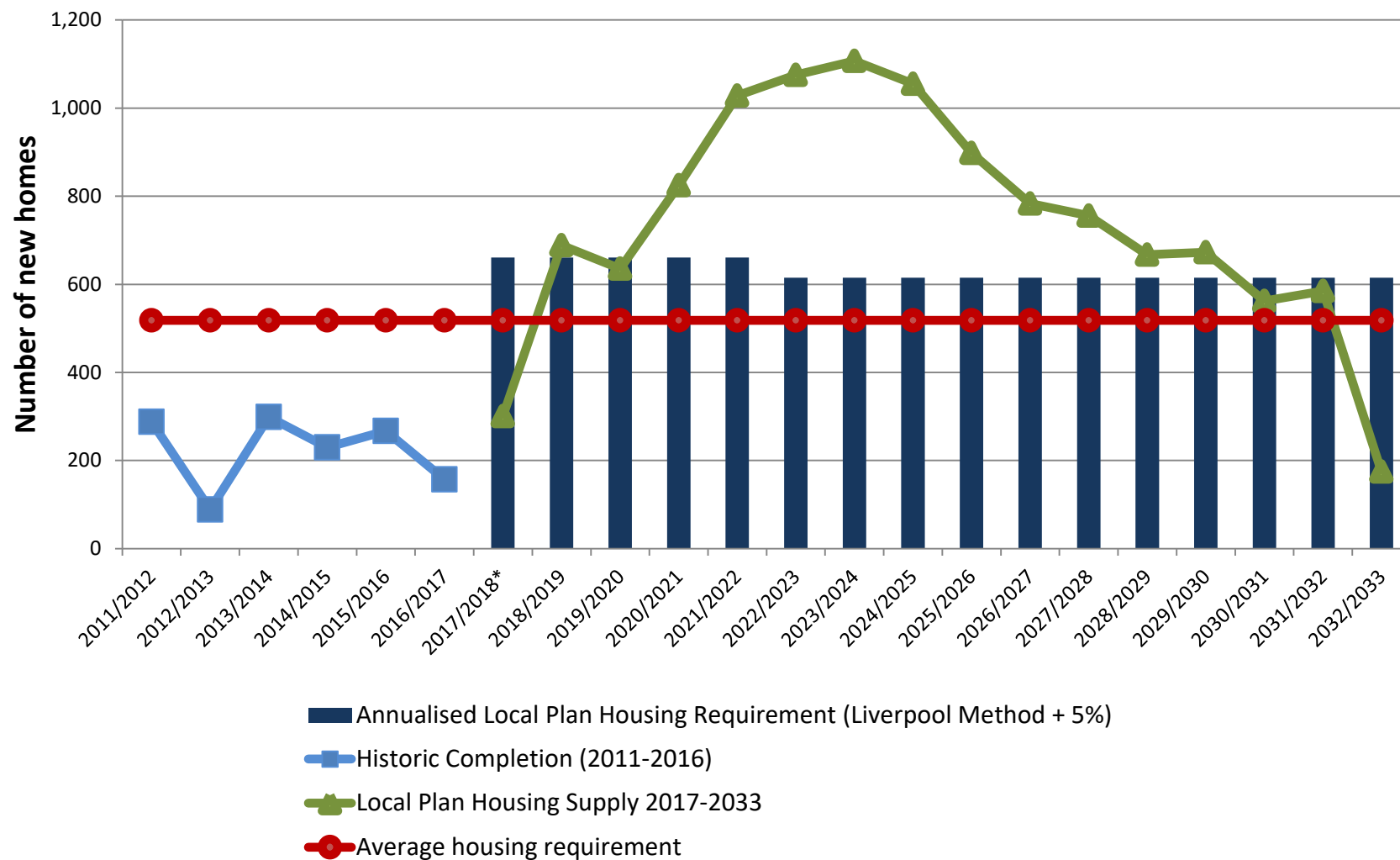
Housing Trajectory

Total		Start of Plan Period						Year 1-5					Year 6-10						Year 11-15					Year 16
		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	1,330	288	89	299	230	267	157	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Commitments (sites with planning permission)	1,801	0	0	0	0	0	0	334	706	563	182	16	0	0	0	0	0	0	0	0	0	0	0	
10% lapse rate	-180	0	0	0	0	0	0	-33	-71	-56	-18	-2	0	0	0	0	0	0	0	0	0	0	0	
Garden Communities																								
Latton Priory	1,050	0	0	0	0	0	0	0	0	0	0	50	100	100	100	100	100	100	100	100	100	100	0	
Water Lane Area	2,100	0	0	0	0	0	0	0	0	0	0	100	200	200	200	200	200	200	200	200	200	200	0	
East of Harlow	750	0	0	0	0	0	0	0	0	0	0	0	50	100	100	100	100	100	100	100	0	0	0	
Other Local Plan Allocations																								
Buckhurst Hill	87	0	0	0	0	0	0	0	0	0	35	37	0	0	0	0	0	0	15	0	0	0	0	
Chigwell	376	0	0	0	0	0	0	0	25	41	26	14	20	20	30	35	0	0	32	33	20	40	40	
Ongar	590	0	0	0	0	0	0	0	0	9	52	118	118	120	120	53	0	0	0	0	0	0	0	
Coopersale	6	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	
Epping	1,305	0	0	0	0	0	0	0	0	5	100	167	156	117	95	95	95	95	95	95	95	95	0	
Fyfield	14	0	0	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	
High Ongar	10	0	0	0	0	0	0	0	0	0	5	5	0	0	0	0	0	0	0	0	0	0	0	
Loughton/Debden	1,021	0	0	0	0	0	0	0	14	46	131	171	170	150	150	90	63	36	0	0	0	0	0	
Lower Sheering	14	0	0	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	

Appendix 5: Housing, Employment and Traveller Trajectories

	Total	Start of Plan Period						Year 1-5					Year 6-10					Year 11-15					Year 16
		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
Nazeing	122	0	0	0	0	0	0	0	0	0	59	63	0	0	0	0	0	0	0	0	0	0	0
North Weald Bassett	1,050	0	0	0	0	0	0	0	0	0	25	74	41	90	90	90	90	90	90	90	90	90	100
Roydon	62	0	0	0	0	0	0	0	0	0	51	11	0	0	0	0	0	0	0	0	0	0	0
Sheering	84	0	0	0	0	0	0	0	0	0	53	31	0	0	0	0	0	0	0	0	0	0	0
Stapleford Abbots	47	0	0	0	0	0	0	0	14	0	0	16	17	0	0	0	0	0	0	0	0	0	0
Theydon Bois	57	0	0	0	0	0	0	0	0	0	31	26	0	0	0	0	0	0	0	0	0	0	0
Thornwood	172	0	0	0	0	0	0	0	0	8	44	50	30	40	0	0	0	0	0	0	0	0	0
Waltham Abbey	858	0	0	0	0	0	0	0	8	0	0	81	132	135	135	100	100	100	0	20	22	25	0
Other rural sites	41	0	0	0	0	0	0	0	0	20	21	0	0	0	0	0	0	0	0	0	0	0	0
Windfall	385	0	0	0	0	0	0	0	0	0	0	0	0	35	35	35	35	35	35	35	35	35	35
Total Housing Supply (recorded and projected)	13,152	288	89	299	230	267	157	301	696	636	825	1,028	1,075	1,107	1,055	898	783	756	667	673	562	585	175
Future housing requirement *	10,070	N/A	N/A	N/A	N/A	N/A	N/A	661	661	661	661	661	615	615	615	615	615	615	615	615	615	615	615

EFDC Local Plan Housing Trajectory



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.E2	Langston Road Industrial Estate	1	1			
NWB.E4	North Weald Airfield	10		5	5	
RUR.E19	Dorrington Farm	1.85	0.94			
WAL.E6	Galley Hill Road Industrial Estate	1.28	1.28			
WAL.E8	Land North of A121	10		5	5	
Total		23.22	3.22	10	10	0

Trajectory for Travellers' provision

Allocation Reference	Site Address	Total Supply (Number of pitches)	2011/12-2016/17	2017/18-2021/22	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	Sons 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		
Completions		16	16				
Extant Permissions		16		16			
Total Supply		70	16	34	10	10	0
Local Plan requirement		64	16	33	8	4	3

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