

Additional proposed amendment as a result of Hearing Agenda
 Statement of Common Ground
 Amendment from one of EFDC's previous Hearing Statements

Amendment No	Question	Policy/Paragraph Number	Proposed Amendment
1	2	DM 1 – A	A. <u>Where possible</u> , 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 through the provision of connections between physical and functional networks.
1a		Supporting text to Policy DM 1 (Additional sentence to paragraph 4.11)	“... The starting point for when a Preliminary Ecological Assessment is required is set out in the Epping Forest District Council’s Local List of Validation Requirements and <u>will take account of the most up to date versions of LVRPA and Essex County Council’s Biodiversity Action Plans.</u> ”
2	4	DM 2 - B	B. New residential development likely to have a significant effect, either alone or in combination with other development in these areas within Epping Forest District, in respect of air quality as well as, in the case of residential development within the Zone of Influence, on recreational pressures will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects. Such measures will include those identified in the most up-to-date Mitigation Frameworks adopted by the Council as they relate to air quality and recreational pressures.
3	4	Supporting text to Policy DM 2 (paragraphs 4.16-4.26)	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 the highest level of protection due to their habitats and species that are

Matter 16 proposed amendment schedule for Development Management Policies DM 1 – DM 22
 Submitted with hearing statement for Matter 16
 February 2019 (updated March 2019)

Additional proposed amendment as a result of Hearing Agenda
 Statement of Common Ground
 Amendment from one of EFDC's previous Hearing Statements

			<p><u>vulnerable or rare within a European context. The Council has a duty to secure the maintenance and restoration of these sites. Additionally, where development plans or projects are likely to have a significant effect on European sites, the Council must assess the implications of such effects, and secure any mitigation necessary to prevent an adverse effect on site integrity</u> 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.</p> <p>4.17 The Council has a duty as the 'competent authority' under the Habitats Regulations to <u>maintain and restore European sites, and protect them</u> Epping Forest SAC and the Lee Valley SPA/Ramsar sites from the any potential effects arising of from new development. This can be <u>is best achieved using many by</u> putting measures <u>in place at the plan level so that development projects have clarity on where they can develop and what measures may be necessary to incorporate into a development proposal or addressed through off-site measures including through financial contributions. Strategic approaches to European site mitigation often include</u> but an important approach is one of mitigation through, for example, access management strategies, habitat management, provision of new <u>alternative Natural Green Space for recreation</u> and sustainable transport choices <u>to reduce air pollution</u>.</p> <p>Approach</p> <p>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 <u>and significant parts are known to be in 'unfavourable status'</u>. The Forest is owned and managed by the City of London Corporation and is adjoined by buffer lands purchased by the</p>
--	--	--	---

Additional proposed amendment as a result of Hearing Agenda
 Statement of Common Ground
 Amendment from one of EFDC's previous Hearing Statements

			<p>Corporation to protect its boundaries from encroachment by urban development. These buffers can also act <u>may help</u> 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.</p> <p>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. <u>The Council has taken steps to work with partners to develop a plan level approach to securing the protection of European sites.</u></p> <p>4.20 The Habitats Regulations Assessment <u>2019 has concluded that, as a result of the management regimes in place,</u> there would be no likely significant effect on the Lee Valley SPA/Ramsar sites from recreational pressures arising from new <u>residential development as set out in this Plan.</u> <u>'Windfall' development will need to be considered on a 'case by case' basis in accordance with Policy DM 2 as it relates to the Lee Valley SPA/Ramsar site. The Habitats Regulations Assessment 2019 concluded that likely significant effects arising from recreational pressure could not be screened out for the Epping Forest SAC. Plan level measures to prevent adverse effects on the integrity of the Epping Forest SAC are therefore required. Furthermore, in terms of air quality, refined modelling analysis undertaken to support the Habitats Regulation Assessment 2019 demonstrated that with the implementation of a number of policies contained within this Plan 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 (including those plans being developed by neighbouring local authorities). The Forest is currently assessed as being of 'unfavourable status'. Concerns exist in relation to both increasing recreational use and airborne pollutants, including from traffic. This latter point relates to an underlying traffic/air quality issue as a result of existing</u></p>
--	--	--	---

Additional proposed amendment as a result of Hearing Agenda
 Statement of Common Ground
 Amendment from one of EFDC's previous Hearing Statements

			<p>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.</p> <p>4.21 In recognition of this stewardship role the <u>need to address the 'in-combination' effects the West Essex/East Hertfordshire Housing Market Area</u> authorities have signed a Memorandum of Understanding (March 2017) with the City of London Corporation as <u>Conservators of Epping Forest</u> 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:</p> <ul style="list-style-type: none"> • 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). <p>4.22 The MoU parties are now actively working together through an oversight Board and working groups to fulfil these requirements.</p>
--	--	--	---

Additional proposed amendment as a result of Hearing Agenda
 Statement of Common Ground
 Amendment from one of EFDC's previous Hearing Statements

			<p>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. <u>A number of policies within this Plan, including 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. These mechanisms will form part of a mitigation framework for managing the effects of new development on the Epping Forest SAC.</u> In addition, Policy DM 2 provides the mechanisms for managing future recreational pressures on the Forest in particular. The Council's approach is to put in place a mitigation framework, will also include a combined approach of identifying a range of access management measures together with the provision of green infrastructure to encourage recreation activities to take place at suitable alternative sites. The framework will have an evidence based suit of costed mitigation and monitoring measures and set out delivery, governance and review processes. In addition the Council will 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.</p> <p>4.24 In pursuit of protecting the vulnerable habitats of Epping Forest the Council, <u>the mitigation framework will include a range of measures. One aspect of the strategy will be 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. The suitability of natural green space and corridors will be dependent on a range of</u></p>
--	--	--	---

Additional proposed amendment as a result of Hearing Agenda
 Statement of Common Ground
 Amendment from one of EFDC's previous Hearing Statements

			<p><u>factors including location and the potential of the land to increase recreational opportunities and biodiversity value.</u></p> <p>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 <u>zone</u> 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) which, based on the latest Visitor Survey undertaken in October/November 2017, is <u>6.2km</u>, the Council <u>will set out through the recreational pressures mitigation framework the level of will seek financial contributions to be sought to support the development and implementation and monitoring of those mitigation measures. Monitoring measures include the undertaking, from time to time, of further Visitor Surveys, which may result in a change to the identified 'zone of influence', an access management strategy by the City of London Corporation.</u></p> <p>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.</p>
4	6	DM 3	<p>Add:</p> <p>"A. (i) be sensitive to their setting in the landscape, <u>in particular in settlement edge locations, and its local distinctiveness and characteristic.</u>"</p> <p><u>"B. The impact of proposed development and its design will be assessed with reference to landscape sensitivity studies and the Historic Environment Characterisation Study or subsequent studies."</u></p>

Additional proposed amendment as a result of Hearing Agenda
Statement of Common Ground
Amendment from one of EFDC's previous Hearing Statements

5	8	<p>Supporting text to Policy D 2 (after paragraph 6.23)</p> <p>Superseded by amendment no. 5a</p>	<p><u>E. "A number of education sites in the District are located within areas designated as Green Belt. The Council acknowledges that due to the extent of the Green Belt in Epping Forest, there may be instances where new buildings related to community or educational uses may be proposed (e.g. a new village hall or new buildings related to an existing school). In accordance with national planning policy, such proposals will be considered inappropriate development which should not be approved within the Green Belt except in very special circumstances. As community and educational facilities are generally considered to be essential uses within the District, when determining whether very special circumstances exist, a clear locational need for such facilities will be a material consideration that weighs in favour of granting planning permission and should be accorded appropriate weight."</u></p>
5a		<p>Supporting text to Policy DM 4 (after paragraph 4.34)</p> <p>EFDC/ECC SoCG Summary update (EB1508 paragraph 14, pg 7)</p>	<p><u>4.34 "A number of community and education sites in the District are located within areas designated as Green Belt. The Council acknowledges that due to the extent of the Green Belt in Epping Forest District, there may be instances where new buildings related to community or educational uses may be proposed (e.g., a new village hall or new buildings related to an existing school). In accordance with national planning policy such proposals will be considered inappropriate development which should not be approved within the Green Belt except in very special circumstances. As such community and educational facilities are generally considered to be essential uses within the District. When determining whether very special circumstances exist, a clear locational need for such facilities will be a material consideration that weighs in favour of granting planning permission and should be accorded appropriate weight."</u></p>
6	9	DM 5 - A	<p>(a) (i) retain and where possible enhance existing green infrastructure, including trees, hedgerows, woods and meadows, green lanes, wetlands, ponds and watercourses, <u>and improve connectivity of habitats;</u></p>

Matter 16 proposed amendment schedule for Development Management Policies DM 1 – DM 22
Submitted with hearing statement for Matter 16
February 2019 (updated March 2019)

Additional proposed amendment as a result of Hearing Agenda
Statement of Common Ground
Amendment from one of EFDC's previous Hearing Statements

7	15	DM 7 - A	A. "The historic environment will be conserved and enhanced in a manner appropriate to its significance. Development proposals should seek to conserve and <u>or</u> enhance the character <u>or</u> appearance and function of heritage assets and their settings, and respect the significance of the historic environment".
8	15	DM 7 - B	B. "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. <u>A heritage statement will be required for any application that may affect heritage assets (both designated and non-designated). Where development proposals may affect heritage assets of archaeological interest, an archaeological evaluation will be required.</u> "
9	15	Title of DM 7 policy	Retitle from Heritage Assets to <u>Historic Environment</u>
9a		Supporting text to Policy DM 7 (paragraph 4.59)	"The types of historic asset to which this Policy applies are 'designated heritage assets: i.e. Listed Buildings, Registered Parks and Gardens, Scheduled Monuments, and Conservation Areas <u>and Protected Lanes</u> and 'non designated' assets such as <u>Protected Lanes</u> , locally listed buildings and structures (such as monuments and memorials) ..."
10	18	DM 9 - A (i)	A. (i) "Relate positively to their context, <u>drawing on the local character and historic environment;</u> "

Additional proposed amendment as a result of Hearing Agenda
Statement of Common Ground
Amendment from one of EFDC's previous Hearing Statements

11	18	DM 9 - C	The Council will require the use of the established Quality Review Panel for larger or contentious sites <u>schemes of more than 50 homes or 5,000 sq metres of commercial/other floorspace</u> at appropriate stages, to be agreed with the Council to inform detail design proposals for major developments . <u>Other smaller schemes which are complex or contentious</u> may also be appropriate for review.
12	20	DM 9 – A (v)	(v) “incorporate design measures to <u>promote healthy communities and individuals</u> , reduce social exclusion, the risk of crime, and the fear of crime.”
12a		DM 9 – A (vi) SOCG with Sport England (ED4, pg 3)	<u>(vi) enable/encourage healthy and active lifestyles.</u>
13	20	DM 9 – H (iv)	<p>Privacy and Amenity</p> <p>H. Development proposals must take account of the privacy and amenity of the development’s users and neighbours, <u>and consider building user comfort and wellbeing within the design and layout</u>. The Council will expect proposals to:</p> <p>(i) provide adequate <u>good</u> sunlight, daylight and open aspects to all parts of the development and adjacent buildings and land (including any private amenity) space);</p> <p><u>(ii) minimise risks of overheating and provide adequate ventilation within development proposals.</u></p> <p>(ii)<u>(iii)</u> avoid overlooking and loss of privacy detrimental to the living conditions of neighbouring residents and the residents of the proposed development;</p>

Additional proposed amendment as a result of Hearing Agenda
Statement of Common Ground
Amendment from one of EFDC's previous Hearing Statements

			<p>(iii)(iv) not result in an over-bearing or overly enclosed form of development which materially impacts on either the outlook of occupiers of neighbouring properties or the residents of the proposed development; and</p> <p>(iv)(v) address issues of vibration, noise, fumes, odour, light pollution, air quality and microclimatic conditions likely to arise from any use or activities as a result of the development or from neighbouring uses or activities.</p>
14	20	Supporting text to Policy DM 9 (paragraph 4.72)	<p>“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 latest Passivhaus, Home Quality Mark and BREEAM UK New Construction standards 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.”</p>
15	22	DM 10 - A	<p>A. “All new housing development is required to meet or exceed the minimum internal space standards set out in <u>the latest Nationally PDescribed Space Standard</u>, and open space standards, <u>as adopted or endorsed by the Council.</u>” Table 4.1 should be deleted.</p>
15a		DM 10 - B	<p>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 <u>to enable reasonable use</u>, or to shared communal amenity space and children’s play space.”</p>
16	23	Supporting text to Policy DM 10 (paragraph 4.78)	<p>“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</p>

Additional proposed amendment as a result of Hearing Agenda
Statement of Common Ground
Amendment from one of EFDC's previous Hearing Statements

			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, referring to DM 6 <u>and the Council's latest Open Space Strategy.</u> "
17	24	DM 9 - D	<p>D. "Development proposals must relate positively to their locality, having regard to:</p> <p><u>(vii) in the case of 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.</u>"</p> <p>Part E of DM 10 Residential extensions should be deleted as follows:</p> <p>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.</p>
18	27	DM 12 – A (v)	(v) " will not adversely impact <u>conserve or enhance</u> the local natural and historic environment, <u>in line with the considerations set out in Policy DM 7</u> ".
19	27	Supporting text for DM 12 (paragraph 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, <u>historic or</u> natural environments in line with national planning policy".

Additional proposed amendment as a result of Hearing Agenda
Statement of Common Ground
Amendment from one of EFDC's previous Hearing Statements

19a		DM 12-G	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. result in disproportionate additions over and above the size of the original building or which would not have a greater impact on the openness of the Green Belt, either themselves or cumulatively with other developments
20	27	Appendix 1: Acronyms and Glossary (page 199)	Heritage Asset “A building, monument, site, place, area or landscape, <u>or archaeological remains</u> 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).”
21	28	DM 13 – A (v)	(v) <u>“in the interests of amenity</u> illuminated signs will not be permitted in residential areas <u>in order to protect the general characteristics of such areas.”</u>
22	29	DM 14 – A (ii)	(ii) “Replacement shopfronts should relate to the host building and conserve <u>historic original</u> -materials and features as far as possible;”
23	30	Supporting text for Policy DM 15 (paragraph 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

Additional proposed amendment as a result of Hearing Agenda
Statement of Common Ground
Amendment from one of EFDC's previous Hearing Statements

			for other areas. <u>Development proposals should also take into account the Environment Agency 'Risk of Flooding from Surface Water Maps' (RoFSW)."</u>
24	30	Supporting text for Policy DM 16 (paragraph 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 <u>the Council, Government; British Water, the Environment Agency and Essex County Council. Sources of detailed design guidance include Essex County Council's SuDS Design Guide and the CIRIA SuDS Manual.</u> " (refer EFDC's hearing statement on Policy DM 16, Question 33)"
25	31	DM 15 - B	B. <u>"Development proposals 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 or) which include land which falls wholly or partially within Flood Zones 2 and/or 3a and other areas affected by other sources of flooding will be required to provide sufficient evidence for the Council to assess whether the requirements of the Sequential Test and if necessary, the Exception Test, have been satisfied. The Sequential Test does not need to be applied to sites which have been allocated in this Local Plan and where the proposed development is in accordance with this Local Plan."</u>
26	32	DM 15 - C	C. <u>"Where required by national policy and guidance development pProposals 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:"</u>
26a		DM 15 – H	<u>H. "Site specific Flood Risk Assessment must be undertaken in accordance with relevant national and local requirements. Revised hydraulic modelling including climate change</u>

Additional proposed amendment as a result of Hearing Agenda
Statement of Common Ground
Amendment from one of EFDC's previous Hearing Statements

		Set out in EFDC's Matter 4 Hearing Statement – Issue 5, Q2	<u>allowances will be required as part of a site specific Flood Risk Assessment where this is deemed necessary by the Council.</u>
27	33	DM 16 - A	<p>A. “All proposals for new development must seek to manage surface water as close to its source as possible <u>using the most appropriate SuDS solution, or a combination of solutions, taking into account site specific circumstances and the Council's preferred –in line with the following drainage hierarchy in the following order:</u></p> <p><u>(i) store rainwater for later use;</u></p> <p><u>(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;</u></p> <p><u>(iii) attenuate rainwater in ponds or open water features for controlled release;</u></p> <p><u>(iv) attenuate rainwater by storing in tanks or sealed water features for controlled release</u></p> <p><u>Wherever possible, SuDS should be designed and implemented in ways that deliver other policy objectives of this Plan, including effective use of water, biodiversity, amenity and landscape.”</u></p>
28	33	Supporting text to DM 16 (paragraph 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 <u>the Council, Government; British Water, the Environment Agency and Essex County Council, including the Essex SuDS Design Guide and the CIRIA SuDS Manual.</u> ”

Additional proposed amendment as a result of Hearing Agenda
 Statement of Common Ground
 Amendment from one of EFDC's previous Hearing Statements

29	33	DM 16 - B	<p>“B. Other methods must also reflect the stringent drainage hierarchy contained within the current CIRIA SuDS Manual (2015), which provides further detailed guidance over and above Building Regulations:</p> <p>(i) controlled discharge of rainwater direct to a watercourse/surface water body;</p> <p>(ii) controlled discharge rainwater to a surface water sewer/drain;</p> <p>(iii) controlled discharge rainwater to the combined sewer.”</p>
30	34	DM 16 - D	<p>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:</p> <p>(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 <u>from the site to a sewer and/or a watercourse</u>;</p> <p>(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;</p> <p>(iii) all ‘minor’ and ‘other’ <u>non-major</u> 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”</p>

Additional proposed amendment as a result of Hearing Agenda
 Statement of Common Ground
 Amendment from one of EFDC's previous Hearing Statements

31	34	Appendix 1: Acronyms and Glossary (page 201)	<p>Major Development</p> <p><u>“Refers to the definition of ‘major development’ under section 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. This includes development proposals involving types of applications for development as follows: 10 or more dwellings; or housing development on site equal to or larger than 0.5 hectare; or any development proposals with a floor space of /over half a hectare/building(s) exceed 1000square metres, office light industrial, general industrial or retail 1000 square metres or more; or/over 1 hectare, traveller sites 10 or more pitches, any development sites of more than 1 hectare or more.”</u></p> <p>Minor Development</p> <p>Refers to types of applications for development as follows: 1-9 dwellings (unless floorspace exceeds 1000 square metres) under 0.5 hectare, office/light industrial; general industrial and retail – up to 999 square metres/under1 hectare, travellers site – 0-9 pitches. Development other than Major Development within the following categories:</p> <ul style="list-style-type: none"> • Applications for 1-9 dwellings; or • Applications for housing development on sites under 0.5 hectare; and • Applications for buildings having a floor space of up to 999 square metres • Applications for a Gypsy and/or Travelling Showpeople site of 1-9 pitches
32	35	DM 16 – D (i)	<p><u>“(i) all major development proposals will be required to submit a Drainage Strategy which demonstrate how the proposed development will 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 from the site to a sewer and/or a watercourse;”</u></p>

Additional proposed amendment as a result of Hearing Agenda
Statement of Common Ground
Amendment from one of EFDC's previous Hearing Statements

33	37	<p>Additional text to to Policy DM 17 Part A</p> <p>Superseded by amendment no. 33a</p>	<p>A. New development must be set back at a distance of at least 8 metres from a main river and an ordinary watercourse, or at an appropriate width as agreed by the Council and/or the Environment Agency, in order to provide a naturalised and undeveloped buffer zone, free of built development, other than for site access and other essential infrastructure connections.</p> <p><u>New development is required to be set back from the edge of main rivers and watercourses in order to achieve a naturalised and undeveloped buffer zone. This is normally a distance of 8m.</u></p> <p>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.</p>
33a		<p>DM 17 A</p> <p>This proposed amendment is as a result of discussions with the Canal and River Trust and has been agreed by the Environment Agency</p>	<p>A. New development must be set back at a distance of at least 8 metres from a main river and ordinary watercourse, 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.</p> <p><u>Exceptions may be acceptable for the navigable sections of the rivers Lee and Stort where a smaller buffer would result in a better environment or facilities for users of these multifunctional assets and where it can be demonstrated that there would be no adverse impacts on flood risk, flood defences and the natural environment is enhanced. Any reduction of this 8 metre zone should be justified as part of a planning application. Consent from the Environment Agency is required for any works within the</u></p>

Additional proposed amendment as a result of Hearing Agenda
Statement of Common Ground
Amendment from one of EFDC's previous Hearing Statements

			<p><u>byelaw distance of a main river, which is generally 8 metres. Consent from Epping Forest District Council is required for any works to or within 8m of an ordinary watercourse.</u></p> <p>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 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.</p>
34	39	Revised text for Part B of DM 18	<p>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. Where there are capacity concerns regarding the local public sewer network, developers will be required to demonstrate that consultation has taken place with local sewerage infrastructure provider and that any necessary upgrade can be delivered in advance of the occupation of development. All developers are encouraged to discuss their development proposals with local sewerage infrastructure providers ahead of the submission of their planning applications. Failure to do so may increase the risk of phasing conditions being imposed to ensure that any network capacity is provided ahead of the occupation of development.</p>
35	39	Supporting text to Policy DM 18 (paragraph 4.131)	<p>“The Council expects developers to work with the water companies to ensure that their proposals can be suitably serviced with <u>an adequate</u> 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, <u>development proposals should to ensure demonstrate that the suitable arrangements are in place</u> for foul water drainage and treatment, <u>taking into account</u></p>

Additional proposed amendment as a result of Hearing Agenda
Statement of Common Ground
Amendment from one of EFDC's previous Hearing Statements

			potential impacts on from their developments and respect for the Groundwater Source Protection Zones <u>in particular as well as the wider</u> environment in general. ”
36	40	Supporting text to Policy DM 19 (paragraph 4.139)	“ The Code for Sustainable Homes <u>Home Quality Mark Technical Manual</u> provides a useful benchmark to assist in water efficiency measures and the <u>latest BREEAM UK 2014 for New Construction</u> is the relevant standard for nondomestic 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 option.”
37	41	Supporting text to Policy DM 20 (include new paragraph after 4.143)	“ <u>The design and siting of energy efficiency equipment should consider the historic environment. Certain classes of historic buildings are exempt from the need to comply with the energy efficiency requirements where compliance would unacceptably alter their character and appearance. In line with Part L of the Building Regulations, special considerations are given to a number of buildings. These include locally listed buildings, buildings of architectural or historic interest within registered parks and gardens and the curtilages of scheduled monuments, and buildings of traditional construction with permeable fabric that both absorbs and readily allows the evaporation of moisture.</u> ”
38	41	DM 20 – C to E	<p>“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.</p> <p><u>D.C.</u> 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.</p>

Additional proposed amendment as a result of Hearing Agenda
Statement of Common Ground
Amendment from one of EFDC's previous Hearing Statements

			<p>E.D. 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:</p> <ul style="list-style-type: none"> (i) connection with existing CHP/CCHP <u>heat</u> distribution networks; (ii) site wide CHP/CCHP <u>heat network</u> fuelled by renewable energy sources; (iii) communal CHP/CCHP <u>network</u> fuelled by renewable energy sources; and (iv) gas fired CHP/CCHP <u>individual gas boilers or Combined Heat and Power (CHP).</u>”
39	43	DM 21 - E	<p>“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. <u>For existing buildings which are heritage assets, in considering whether sustainable construction requirements are practical, consideration should be given to policies DM 7 and DM 8. Historic buildings dating pre-1919 are often of a traditional construction which performs differently, and not all types of sustainable construction would be appropriate in alteration and extensions to these buildings.</u>”</p>