

**EPPING FOREST DISTRICT COUNCIL: Examination of the District Local Plan, 2011 – 2033.**

**Inspector:** Louise Phillips MA (Cantab) MSc MRTPI

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**HEARING AGENDAS – WEEK 4**

The fourth week of hearing sessions will take place on **Tuesday 26 – Wednesday 27 March 2019.**

Participants should be aware of my Matters, Issues and Questions (MIQs) (Document **ED5**). These will provide the framework for discussion at the hearings, but the agendas identify a few specific issues which I have not raised before. Participants should also be aware of the statements submitted in response to my MIQs by the Council and others, which are available on the website. Could I please draw your attention to the Council's schedule of proposed amendments to the Development Management Policies at Appendix 2 of its statement. I will raise these proposed amendments for discussion at the hearings.

The Policies will be discussed in the order they appear on the agenda, but to make best use of examination time, I cannot be specific about whether they will be discussed in the morning or afternoon sessions. The morning sessions will start at 10am and the afternoon sessions will start at 2pm, if required. Please see the latest programme on the website for further details and a list of participants.

**Please note that Policies DM2 and DM22 will be considered at the hearing session scheduled for Tuesday 21 May 2019.**

*Louise Phillips*

INSPECTOR

18 March 2019.

## **DAY 9: TUESDAY 26 MARCH 2019**

### **MORNING SESSION (10AM) & AFTERNOON SESSION (2PM)**

#### **MATTER 16: Development Management Policies**

***Issue 1: Are the Development Management Policies in the Plan justified, effective and consistent with national policy in respect of the specific matters set out below? Are there any other issues concerning their soundness?***

- **DM1: Habitat Protection & Improving Biodiversity**
- **DM3: Landscape Character, Ancient Landscapes & Geodiversity**
- **DM4: Green Belt**
  - Should the policy include more locally specific criteria, such as for interpreting the terms “disproportionate”, “materially larger” and “openness”?
- **DM5: Green and Blue Infrastructure**
  - Is Part B(i) unduly restrictive in its requirements for tree protection?
  - Could the policy prevent necessary development, such as that required for traffic mitigation schemes?
- **DM6: Designated and Undesignated Open Spaces**
  - Does the assessment of open space provision take account of the growth proposed by the Plan as well as the needs of the existing population? Does it take account of the proximity of open space to particular communities?
- **DM7: Heritage Assets**
  - Is Part B consistent with paragraphs 132-135 of the NPPF?
- **DM8: Heritage at Risk**
- **DM9: High Quality Design**
  - Should Part H(i) expect “good” levels of sunlight etc. rather than “adequate”?
  - Does/should the Plan set standards for private amenity space for residential development?
- **DM10: Housing Design & Quality**

## **DAY 10: WEDNESDAY 27 MARCH 2019**

### **MORNING SESSION (10AM) & AFTERNOON SESSION (2PM)**

#### **MATTER 16: Development Management Policies**

*Issue 1: Are the Development Management Policies in the Plan justified, effective and consistent with national policy in respect of the specific matters set out below? Are there any other issues concerning their soundness?*

- **DM11: Waste Recycling Facilities in New Development**
  - Should the Plan consider Civic Amenity Points?
- **DM12: Subterranean Basement Development & Lightwells**
  - Discussion of Part G and paragraph 89, bullet 3 of the NPPF.
- **DM13: Advertisements**
- **DM14: Shopfronts and On-Street Dining**
- **DM15: Managing and Reducing Flood Risk**
- **DM16: Sustainable Drainage Systems**
- **DM17: Protecting and Enhancing Watercourses and Flood Defences**
  - Discussion of the Statement of the Canal & River Trust.
- **DM18: On-Site Management and Reuse of Waste Water and Water Supply**
- **DM19: Sustainable Water Use**
- **DM20: Low Carbon and Renewable Energy**
- **DM21: Local Environmental Impacts, Pollution and Land Contamination**