

Amendment No.	Policy/Paragraph/Page No.	Proposed Amendment
P 7: Chigwell		
1	paragraph 5.110	<p>To reflect Chigwell Parish Council’s aspiration for a new Community Hub, the following amendment is proposed to paragraph 5.110 of the LPSV:</p> <p>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. <u>The provision of new community facilities, including a Community Hub to act as a focal point for the settlement, will be encouraged and supported as set out in Policy D 4. However other options may be appropriate to meet the demand, including the utilisation and improvement of existing facilities.</u></p>
2	Additional paragraph after paragraph 5.110	<p>In order to provide consistency across the Places policies and to recognise that the Zone of Influence in relation to recreational impacts on the Epping Forest Special Area of Conservation may change in the future the Council proposes that additional supporting text should be introduced to the LPSV after paragraph 5.110 as follow:</p> <p><u>Recognising that the Zone of Influence for recreational impacts for the Epping Forest Special Area of Conservation may be amended from time</u></p>

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		<p><u>to time over the course of the Plan period, residential development in this area may need to comply with the requirements of any Mitigation Strategy as it relates to Recreational Pressures in accordance with Policy DM 2 of this Plan. The most up to date Zone of Influence can be found on the Council's website.</u></p>
3	Additional allocation – Chigwell School	<p>As set out in HW7 (ED58), planning permission was granted in 2015 and again in 2018 for refurbishment of the school building and for 59 residential dwellings as 'enabling development' on land associated with the school. The proposals are inappropriate development in the Green Belt for which very special circumstances (namely, the refurbishment of the school) exist. The Council considers that if implemented this development would result in a significant anomaly in the Green Belt, and the boundary should be altered to remove the land from the Green Belt.</p> <p>Development has not yet started on this site. In the interests of ensuring that the provision of a refurbished or replacement school is delivered alongside the enabling residential development (in accordance with the extant planning permission), and to avoid creating 'white land' once the area is released from the Green Belt, the Council proposes to allocate</p>

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		<p>this site for residential development and the provision of a refurbished or replacement school facility.</p> <p>This will require the following amendments to the LPSV:</p> <p>a. An amendment to the table in Part B of Policy SP 2 Spatial Strategy on page 31 to update the number of homes allocated for Chigwell:</p> <p>Chigwell: ~376 <u>435</u></p> <p>b. An amendment to the supporting text to Policy P 7 at paragraph 5.102 on page 147:</p> <p>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 <u>435</u> 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.</p> <p>c. Amendment to Part B of Policy P 7 Chigwell on page 148 to include Chigwell School as a new residential site allocation:</p> <p>Residential Sites</p>

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		<p>B. In accordance with Policy SP 2 the following sites are allocated for residential development:</p> <p><u>(xii) CHIG.R12 Land at Chigwell School – Provision of a refurbished or replacement school facility and approximately 59 homes as enabling residential development.</u></p> <p>d. Amendment to Map 5.13 Site Allocations in Chigwell to include Chigwell School site as a residential allocation CHIG.R12.</p>
P 9: Roydon		
4	paragraph 5.128	<p>At paragraph 303 (page 128) of its Hearing Statement, the Council proposes an amendment to paragraph 5.128 of the LPSV to clarify that there are no allocations for Traveller accommodation proposed in Parish of Roydon. The Council has identified a typographic error in this amendment; it should have referred to the settlement of Roydon (as opposed to the parish, given the presence of RUR.T1 and RUR.T2 in Hamlet Hill). The Council therefore proposes that the amendment should read as follows:</p>

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		<p>5.128 Policy SP 2 sets out the Council’s approach to traveller sites within the district. There are no allocations for Traveller Accommodation within the <u>settlement of Roydon</u>.</p>
5	Appendix 6, page 165, ROYD.R2	<p>The Council has identified a typographic error in the additional requirements to Appendix 6 of the LPSV for ROYD.R2 at paragraph 309 (page 130) of its Hearing Statement. In relation to the relevant Source Protection Zone, this should be Source Protection Zone 2. An amendment to the proposed development requirement is proposed to that effect.</p> <p><u>Source Protection Zone</u></p> <p><u>The site is located within Source Protection Zone 3 2, corresponding to Roydon Pumping Station. Development proposals should demonstrate provision of adequate safeguards against possible contamination. This should include through the submission of Construction Management Statements in accordance with Part D of Policy DM 21.</u></p>

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6	ROYD.R3	<p>Further to the receipt of Croudace Homes’ hearing statement, the Council has held discussions with the site promoter. The site promoter has confirmed that they are not intending to bring forward a development on a site of this scale. On the basis that ROYD.R3 will no longer meet the developable test, as set out in the NPPF, the Council proposes to delete the site allocation from the LPSV.</p> <p>The Council proposes to undertake the consequential amendments to the LPSV arising from the deletion of this site allocation including amendments to: Policy SP 2; Policy P 9, supporting text and associated figures; Appendix 6, the Council’s housing trajectory and the Policies Map.</p>
P 10: Nazeing		
7	Paragraph 5.143	<p>The Council has identified a typographic error in its Hearing Statement regarding the amendment to paragraph 5.143 of the LPSV. The reference to Policy D 2 should be Policy D 4. The Council proposes a change to the amendment to correct this error.</p> <p>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. <u>The provision</u></p>

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		<p><u>of a new community centre to act as a focal point for the settlement will be encouraged and supported, as set out in Policy D 4. However other options may be appropriate to meet the demand, including the utilisation and improvement of existing facilities.</u></p>
8	For Policy P 10, Part G and Appendix 6	<p>To ensure consistency of development requirements across the LPSV in relation to flood risk, the Council proposes two amendments to Policy P 10, Part G and the development requirements in Appendix 6 for South Nazeing Concept Framework:</p> <p>For Policy P 10, Part G:</p> <p><u>G. In accordance with Policy DM15, development on residential allocations must be located wholly within Flood Zone 1. Except for essential infrastructure and water compatible developments, no built development on residential allocations will be permitted on land within Flood Zones 2 and 3 as shown on the Council's latest SFRA maps, including the appropriate allowance for climate change.</u></p> <p>Appendix 6 development requirements for the South Nazeing Concept Framework Plan (Appendix 6 of the LPSV, page 174):</p>

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		<p>Flood Risk</p> <p>In accordance with Policy DM15, development on residential allocations must be located wholly within Flood Zone 1. Except for essential infrastructure and water compatible developments, no built development on residential allocations will be permitted on land within Flood Zones 2 and 3 as shown on the Council's latest SFRA maps, including the appropriate allowance for climate change.</p>
9	Appendix 6, page 165, NAZE.R2	<p>The Council recognises that there is a typographic error in the development requirements for NAZE.R2. In relation to establishing a new defensible Green Belt boundary, this should be to the eastern edge of the site. An amendment to the development requirement is proposed to that effect:</p> <p><i>As part of the development proposals, a new defensible boundary to the Green Belt will need to be established along the western <u>eastern</u> edge of the site. Existing features in the landscape should be used as the new defensible boundary to the Green Belt along the northern and southern edges of the site. As part of the development</i></p>

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		<p><i>proposals the existing features along the northern and southern edges of the site may need to be strengthened.</i></p>
<p>P 14: Rural sites in the west of the District</p>		
10	New allocation - Chimes Garden Centre	<p>The Council has identified one further site (Chimes Garden Centre) benefitting from planning permission that once implemented would represent a major anomaly that would require an alteration to the Green Belt boundary as set out in HW7 (ED58). The Council considers this site would benefit from being allocated for residential development in the LPSV.</p> <p>This change will require the following modifications to the LPSV to allocate this site for residential development:</p> <ul style="list-style-type: none"> (a) An amendment to the table in Part B of Policy SP 2 Spatial Strategy on page 31 to include the number of homes allocated for Rural West: <p><u>Rural West: ~33</u></p>

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		<p>(b) An amendment to Map 2.5 Green Belt Boundary Alterations on page 50 of the LPSV to show the revised Green Belt boundary.</p> <p>(c) An amendment to the supporting text to Policy P 14 at paragraph 5.173 on page 176 and the addition of a new paragraph following paragraph 5.173:</p> <p>5.173 The Council <u>has</u> considered the possible spatial options to accommodate new homes within the more rural parts of the District. No <u>One</u> allocations for residential development are <u>is</u> proposed in the western part of the District's rural area., for potential allocation to meet the identified housing requirement, as set out in Policy P 14.</p> <p><u>Proposals for residential development will be expected to comply with site specific requirements as set out in Appendix 6."</u></p> <p>(d) Include a new Part B to Policy P 14 Rural Sites in the West of the District on page 176 to include Chimes Garden Centre as a new residential site allocation (along with consequential changes to the lettering of the remaining parts of Policy P 14):</p>

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		<p><u>Residential Sites</u></p> <p><u>B. In accordance with Policy SP 2 the following site is allocated for residential development:</u></p> <p><u>(i) RUR.R3 Land at Old Nazeing Road – Approximately 33 homes</u></p> <p>(e) Amendment to Map 5.26 Rural Site Allocations –West of District to include Chimes Garden Centre site as a residential allocation RUR.R3.</p> <p>Consequential changes will be required to Appendix 6 (including a Site Requirements proforma) and the Policies Map.</p>